

OFFICE-FLEX SPACE FOR LEASE

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# 2500 Lehigh Avenue

GLENVIEW, ILLINOIS



**NAI**Hiffman  
Commercial Real Estate Services, Worldwide

**Jason J. Wurtz**

Executive Vice President  
630 693 0692  
jwurtz@hiffman.com

**Bennett Baker**

Associate Broker  
630 317 0751  
bbaker@hiffman.com



## 31,100 SF Office-Flex Building Available

Single Tenant or Divisible to 5,000+ SF

### PROPERTY HIGHLIGHTS

31,100 RSF, Two-Story Class A Office-Flex Building conveniently situated in North Shore Glenview.

- 23,506 SF - 31,100 SF of Office
- 7,968 SF – 15,868 SF of Warehouse
- Furniture Available
- Existing Executive Offices & Board Room
- Abundant On-Site Parking
- High image market with an amazing walkability score to nearby nature areas



WALKING DISTANCE TO DINING, SHOPPING, AND METRA



MONUMENT SIGNAGE



EASY ACCESS TO I-294 & I-94 VIA WILLOW ROAD EXCHANGE



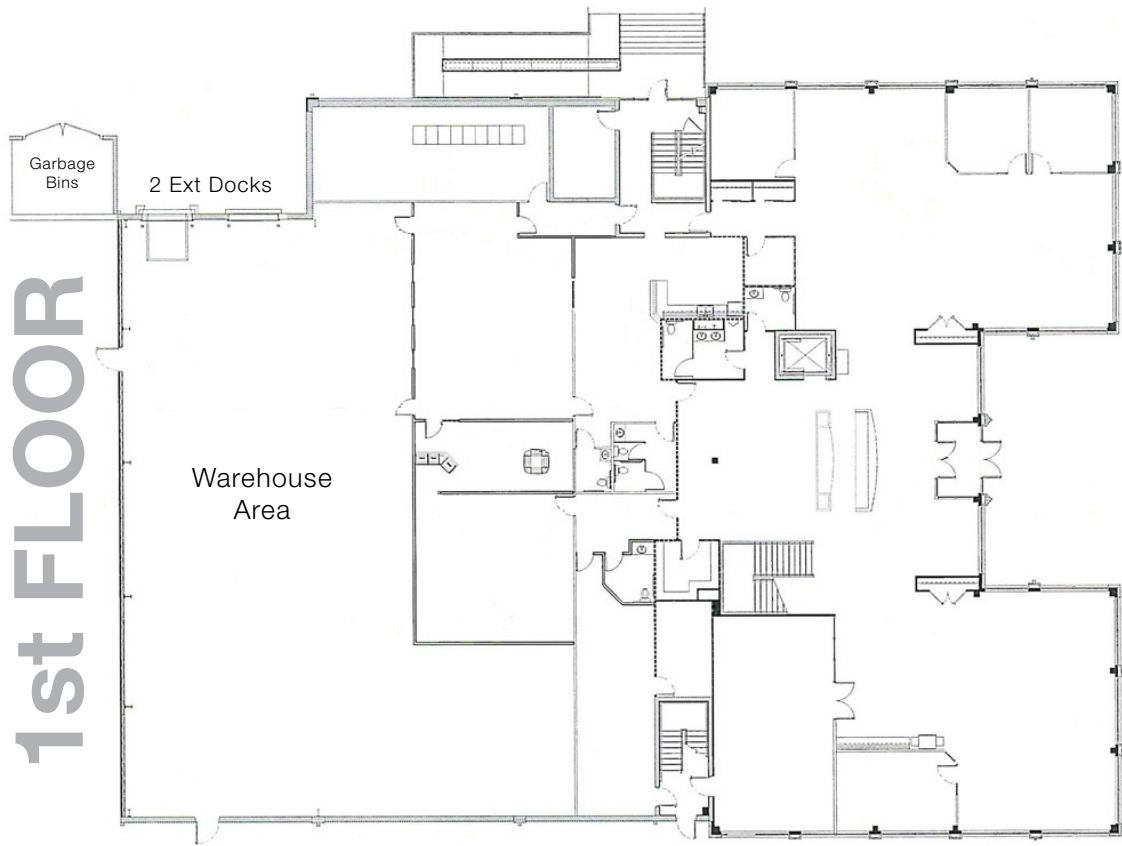
0.7 MILES TO METRA MD-M LINE GLENVIEW STATION



TWO EXCLUSIVE TRUCK HIGH DOCKS



1.78 / 1,000 SF PARKING RATIO



2500 LEHIGH AVENUE GLENVIEW | FOR LEASE



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### LOCATION, LOCATION, LOCATION

Immediate walkable access to the best amenities in the area, including over 60 retail and restaurant options and outdoor amenities

- Walkable (0.5 miles) to Metra MD-M Line Glenview Station
- Pace Bus Stop located in front of property on Patriot Boulevard
- Walkable to **Kent Fuller Prairie Reserve** (32 acre nature preserve located directly behind 2601 Patriot) & **Gallery Park** (140 acre park, biking/walking paths and pond)
- 2.5 miles to I-294 & Willow Road 4-way interchange
- 3 miles to I-94 & Willow Road 4-way interchange
- Over 60 retail & restaurant options within walking distance



THE KENT FULLER AIR STATION PRAIRIE



GALLERY PARK





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ONE OAKBROOK TERRACE SUITE 400  
OAKBROOK TERRACE IL 60181

[HIFFMAN.COM](http://HIFFMAN.COM)  
630 932 1234