

**±1,800 SF COMMERCIAL BUILDING WITH LARGE LOT
IN THE HEART OF DOWNTOWN DES PLAINES
IDEAL FOR RESTAURANT/BAR/BREWERY/SPORTS/FITNESS!**



Discover a fantastic leasing opportunity in the heart of downtown Des Plaines. This commercial building boasts a spacious front lot, perfectly positioned amidst a dynamic mix of retailers and residential high-rises. The brand new Ellison Apartments (113-unit luxury building) is located adjacent to the property. Conveniently across the street is the Metra station (with 880,000 commuters monthly). The interior features a soaring 20-foot ceiling, mezzanine, and bathrooms. The expansive concrete pad in front provides ample space for parking or an inviting outdoor patio. This prime location is ideal for a new restaurant, brewery, or fitness concept.

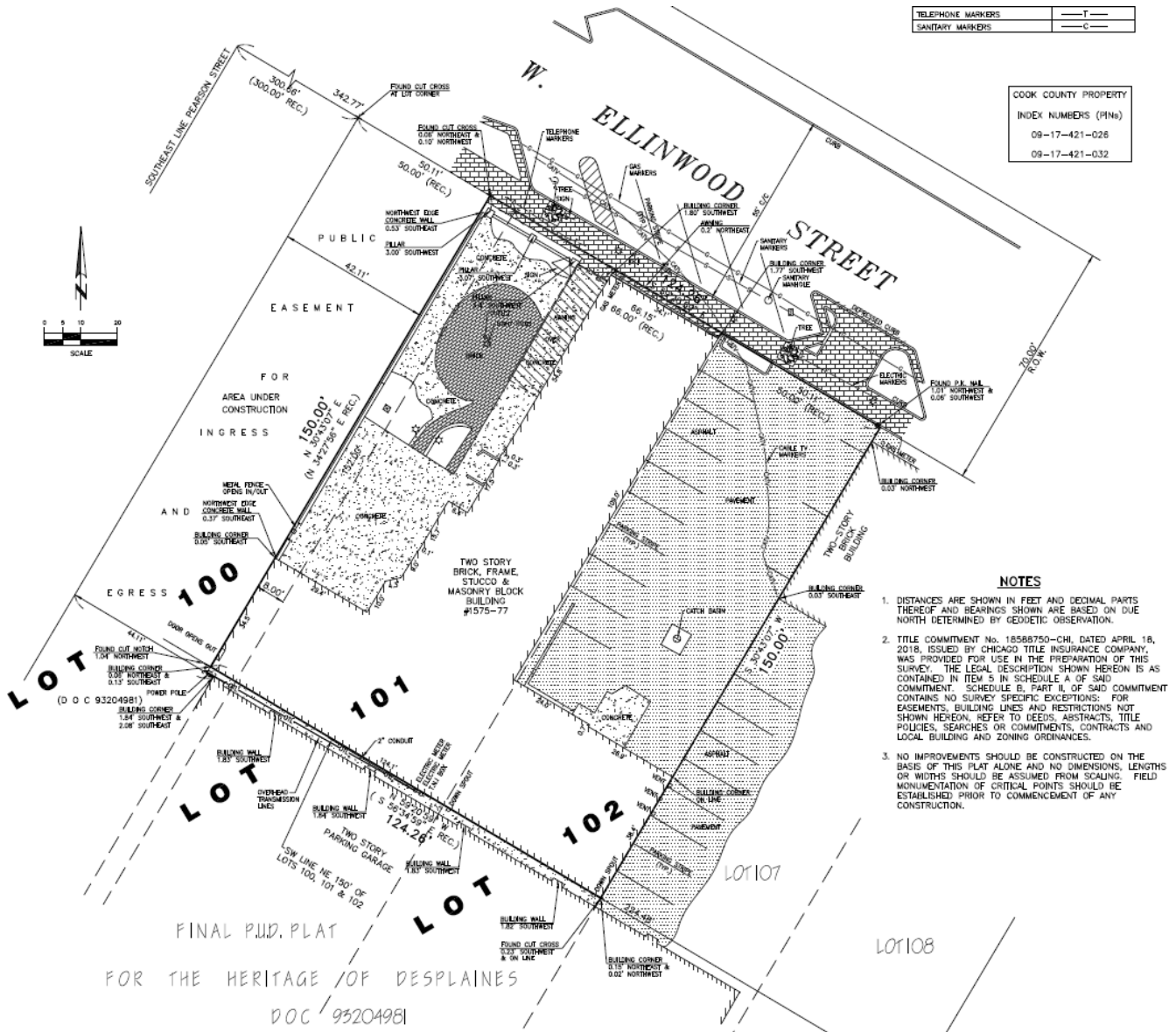
Space Available:	±1,800 SF
Rental Rate:	\$25 PSF, NNN
Building Dimensions:	37' Deep x 49' Wide
Parking Pad:	50' Deep x 80' Wide
Ceiling Height:	20'
Zoning:	C-5 Central Business District



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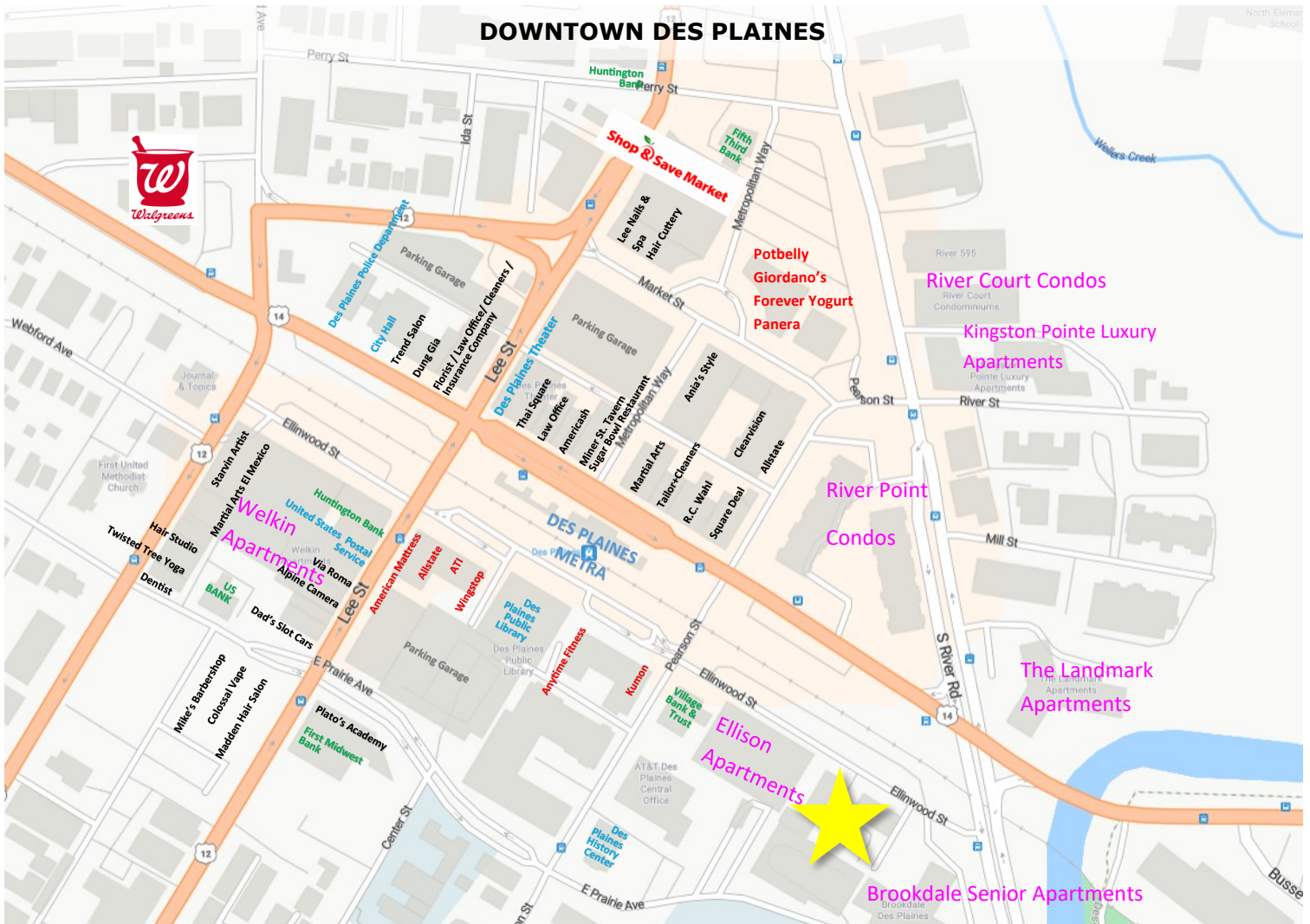
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SURVEY



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The subject location is in the heart of Des Plaines, surrounded by new developments, residential mid and high rises, attractions and convenient public transportation nearby.

[Des Plaines Theater](#)—\$6.6M Restoration completed in 2021.

[Welkin Apartments](#) - 1425 Ellinwood St.—212 unit apartment complex, built in 2023. [Hot Pot 757](#)- Restaurant received unanimous financial support from aldermen to operate on the ground level of the apartment building.

[Ellison Des Plaines Apartment Complex](#)—1555 Ellinwood St.— Brand new 113 luxury units, built in 2019.

[Library Plaza Retail Center](#)— Retail center by The Des Plaines Public Library with tenants including Anytime Fitness, Wing Stop and ATI Physical Therapy.

[Metra Station](#)—1501 Miner St.—Only a 4 minute walk away! 880,000 commuters monthly.

[River Pointe Condominiums](#)— Large condominium complex.

[Brookdale Senior Living](#)



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PHOTOS

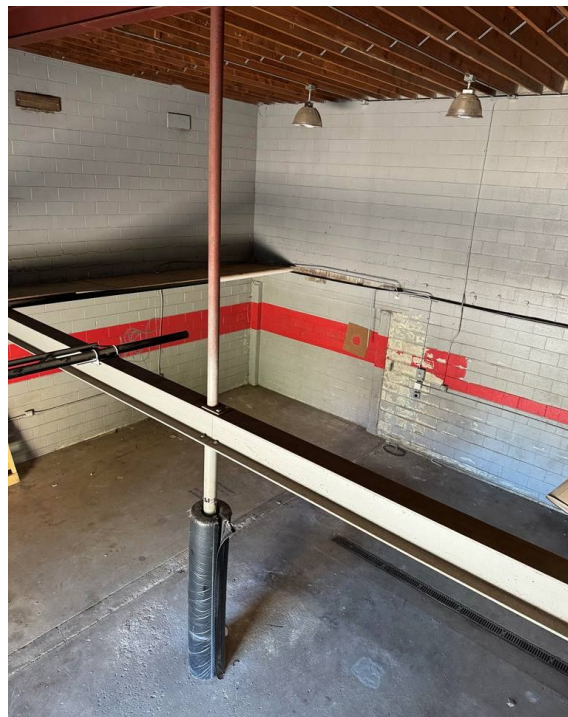
1,800 SF BUILDING



LOCATED NEXT TO NEW MIXED-USE DEVELOPMENT—
ELLISON APARTMENTS. BUILT IN 2019.



MEZZANINE



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