

**One year *free rent* to  
qualified tenants!**



**SALE / LEASE**

# Tenant Incentives Executive Suites | Medical Office For Lease

**533 W. NORTH AVENUE**

Elmhurst, IL 60126

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM**

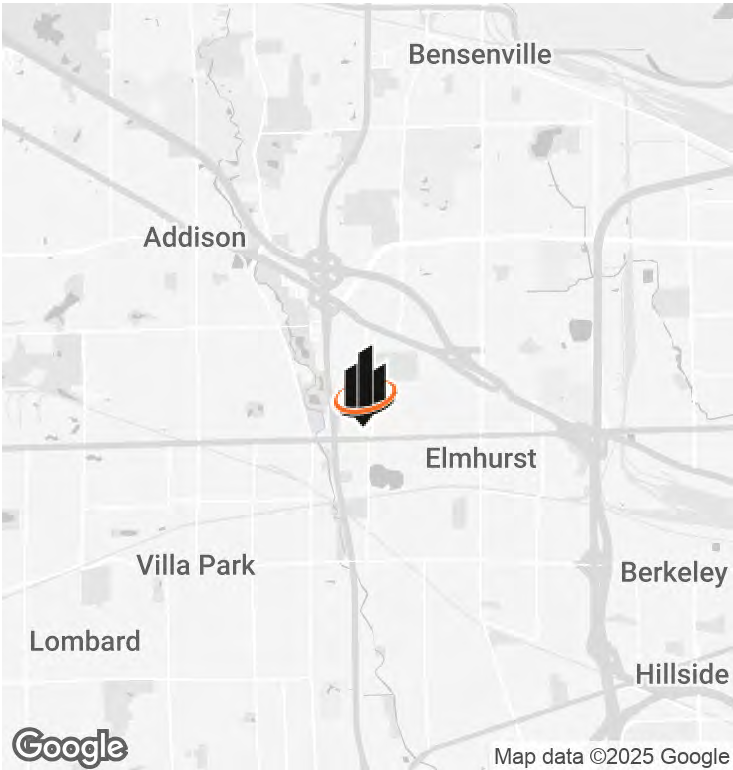
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 to \$12.00 SF/yr MG
BUILDING SIZE:	26,562 SF
AVAILABLE SF:	1,164 - 5,460 SF
LOT SIZE:	0.74 Acres
RENOVATED:	1991
ZONING:	O-1
SUBMARKET:	East/West Corridor
APN:	03-34-414-016; 03-34-414-017

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present DuPage Professional Office located at 533 W. North Avenue, Elmhurst, Illinois in DuPage County. This +/- 26,562 SF Office Building on 0.74 AC has 14 executive suites from 196 SF to 8,641 SF, elevator access to the second floor and lower level. Frontage along North Avenue with 80 parking spaces. Monumental signage, well maintained, low DuPage County taxes. Rent Abatement of 3, 6, 9, or 12 months to qualified tenant based on length of lease term.

PROPERTY HIGHLIGHTS

- +/- 26,562 SF Office on 0.74 AC
- 14 Executive Suites | Monumental Signage
- Wet Sprinkler System | Elevator
- 80 Parking Spaces | Frontage on North Avenue
- Near Major Health Systems and Retailers
- Tenant Incentives based on Term Length

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,164 - 5,460 SF	LEASE RATE:	\$9.00 - \$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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100	Available	1,315 SF	Modified Gross	\$12.00 SF/yr	+/- 1,315 SF Professional Office Large Lobby   Reception 2 Offices   Storage Area Can be Contiguous with Unit 101 or 102
102/103	Available	5,460 SF	Modified Gross	\$12.00 SF/yr	+/-5,460 SF Open Concept Offices   Conference Room Kitchenette   Private Restroom First Floor Assemblage Possibility
202	Available	1,164 SF	Modified Gross	\$12.00 SF/yr	+/- 1,164SF Executive Office Double Entry   Lobby 2 Offices   Storage Conference Area Divisible

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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
206	Available	1,360 SF	Modified Gross	\$12.00 SF/yr	+/-1,360 SF Medical Office Lobby/Reception   In-Suite Restroom 4 Exam Rooms   Office
LL50	Available	1,450 SF	Modified Gross	\$9.00 SF/yr	+/- 1,450 SF Executive Office Reception   Lobby 3 Offices 2 Private Restrooms Kitchenette   Storage

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## SUITE 100 +/-1,315 SF



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## SUITE 202 +/- 1,164 SF AND SUITE 206 +/- 1,360 SF



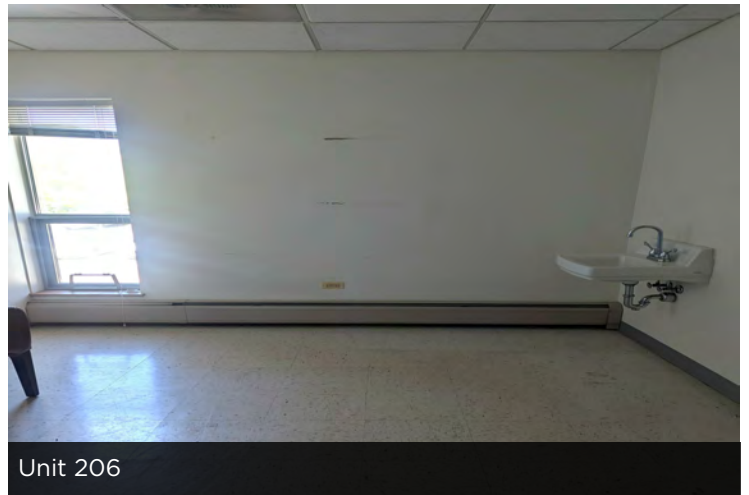
Unit 202



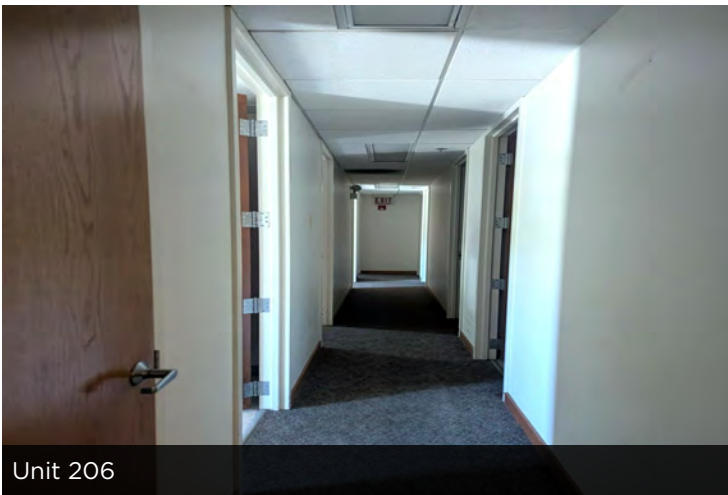
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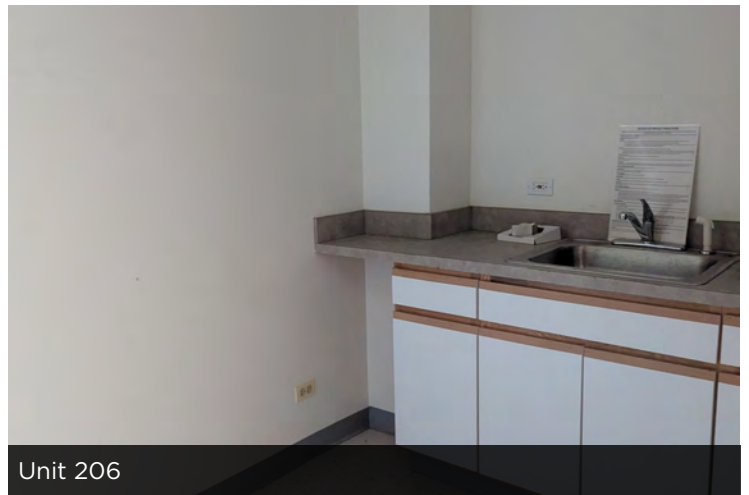
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Unit 206



Unit 206



Unit 206

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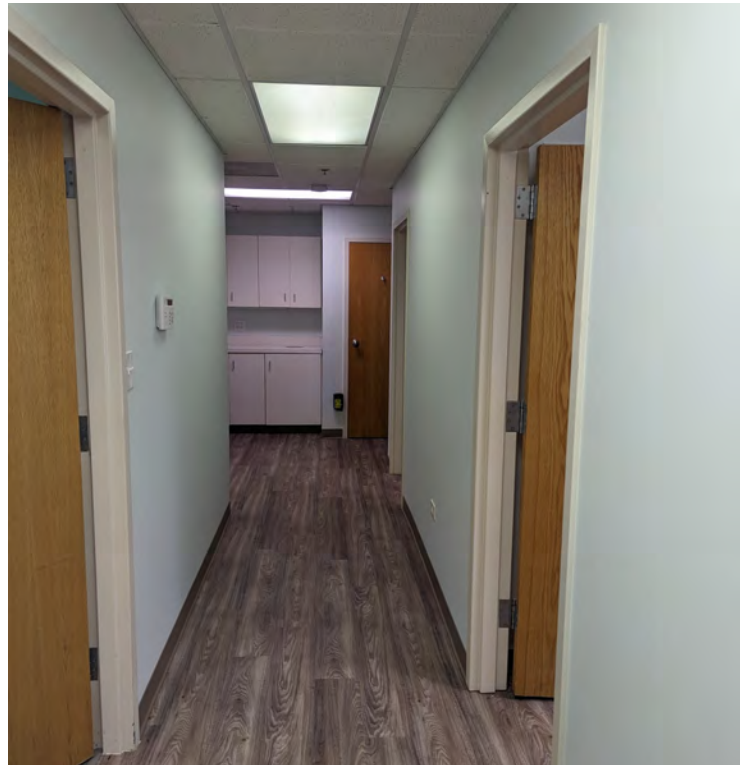
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## LOWER LEVEL SUITE 50 +/-1,450 SF



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LOWER LEVEL SUITES

533 West North Avenue

Elmhurst, IL 60126

AVAILABLE  
Suite LL 30  
±1,419 Rentable SF



AVAILABLE  
Suite LL 10  
±492 Rentable SF

AVAILABLE  
Suite LL 70  
±1,118 Rentable SF

AVAILABLE  
Suite LL 80  
±866 Rentable SF

AVAILABLE  
Suite LL 50  
±1,357 Rentable SF

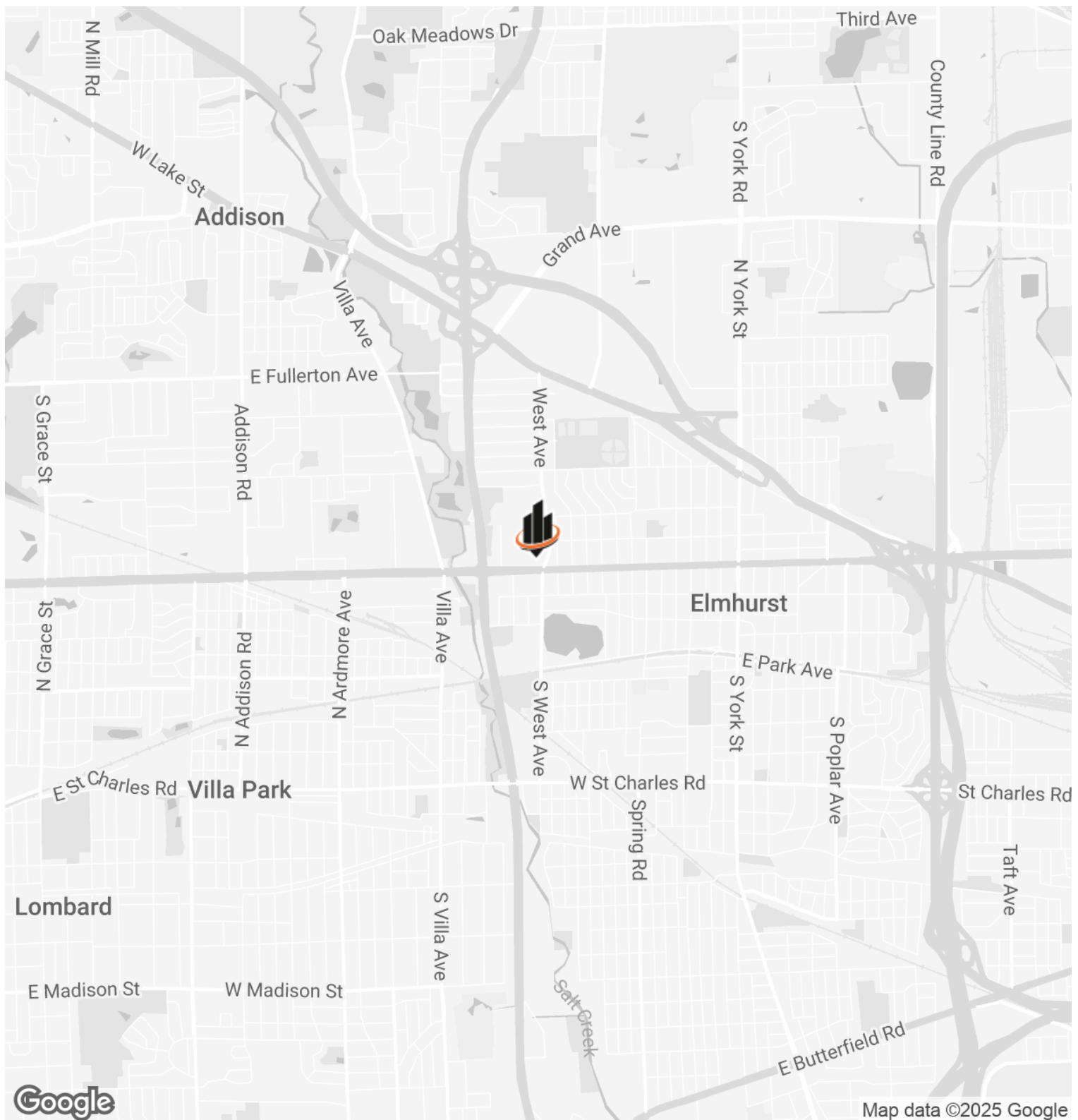
LEASED  
Suite LL 60

Lower Level - "As-Built" Conditions



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## LOCATION MAP



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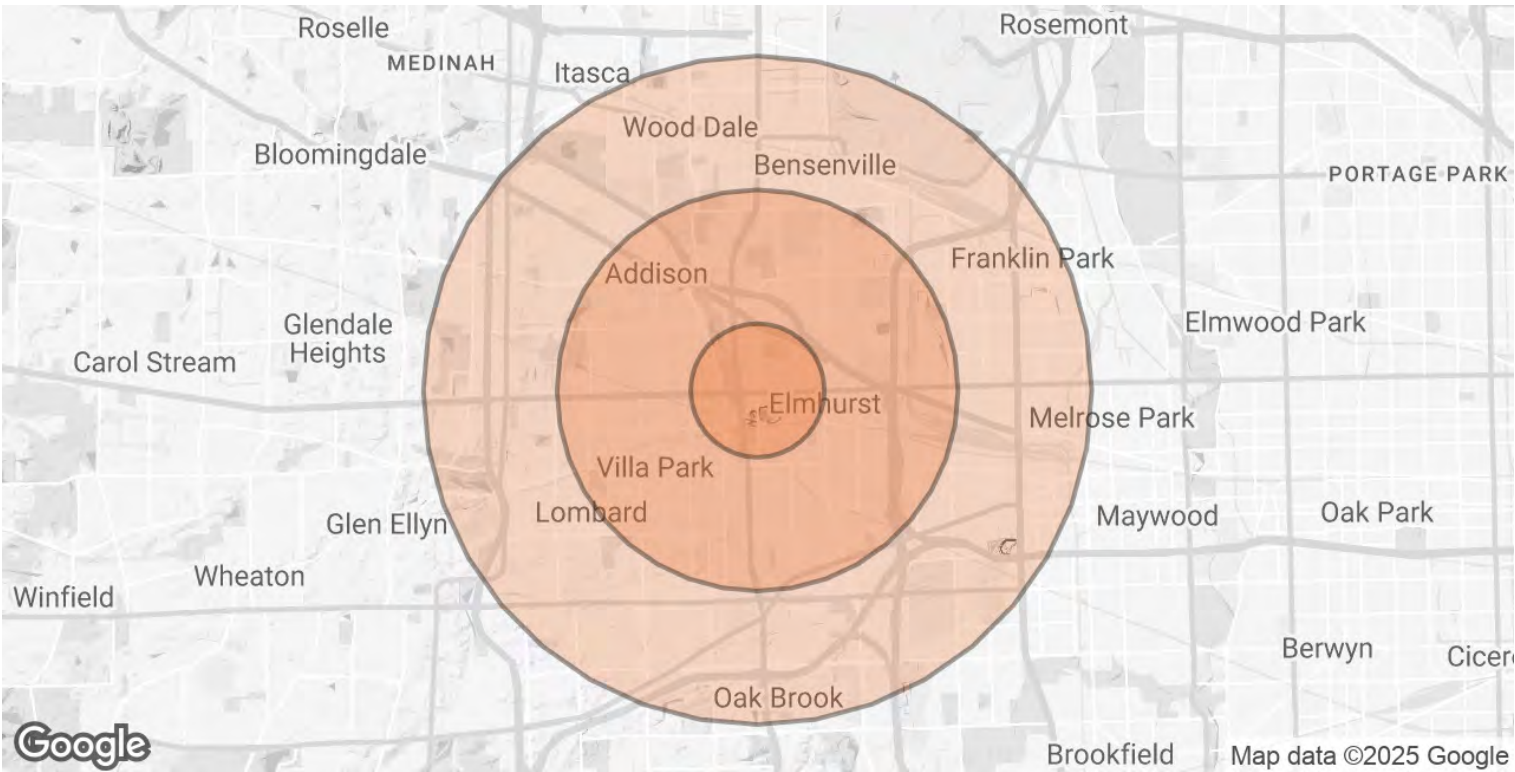
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,942	113,519	274,144
AVERAGE AGE	37.5	38.8	39.2
AVERAGE AGE (MALE)	38.3	38.3	38.2
AVERAGE AGE (FEMALE)	37.1	39.3	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,577	42,049	102,660
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$145,990	\$113,527	\$97,794
AVERAGE HOUSE VALUE	\$445,592	\$336,049	\$285,703

2020 American Community Survey (ACS)

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