

HERITAGE CENTER

401 E 162ND STREET, SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Heritage Center is a 16,238 SF professional office/medical building located in the South Holland CBD. The multi-tenant building is home to healthcare organizations, finance and insurance companies including University of Chicago Medical Center, Primary Healthcare Associates, Simmons Financial and Curo Heights Finance. The Center features a two-story glass atrium entryway with a curved staircase as well as an elevator. The building offers plenty of on-site parking and is near area restaurants and amenities. Located on the SEC of the stoplight intersection of 162nd and State streets, the building is easily accessible for clients, patients and employees. The building is less than three miles from the entrance to I-94 at Route 6 as well as the entrance to I-294 at Halsted.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,487	32,142	86,822
Total Population	13,600	93,710	244,982
Average HH Income	\$64,897	\$58,141	\$55,802

PROPERTY HIGHLIGHTS

- Professional office building with superior access from I-94/294, reducing commute times
- Longtime home to healthcare organizations, professional service & financial companies.
- Attractive two-story atrium entryway with natural light
- Well maintained and well managed
- Plenty of onsite parking, parking ratio approx 4.3/000
- Central location near area restaurants and amenities

OFFERING SUMMARY

Lease Rate:	\$27.92 SF/yr (MG)
Available SF:	982 - 1,304 Rentable SF (2,182 SF in contiguous suites)
Building Size:	16,238 SF
Parking Ratio:	4.31/1,000

MARTHA WINTER

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GWEN LAMPERT

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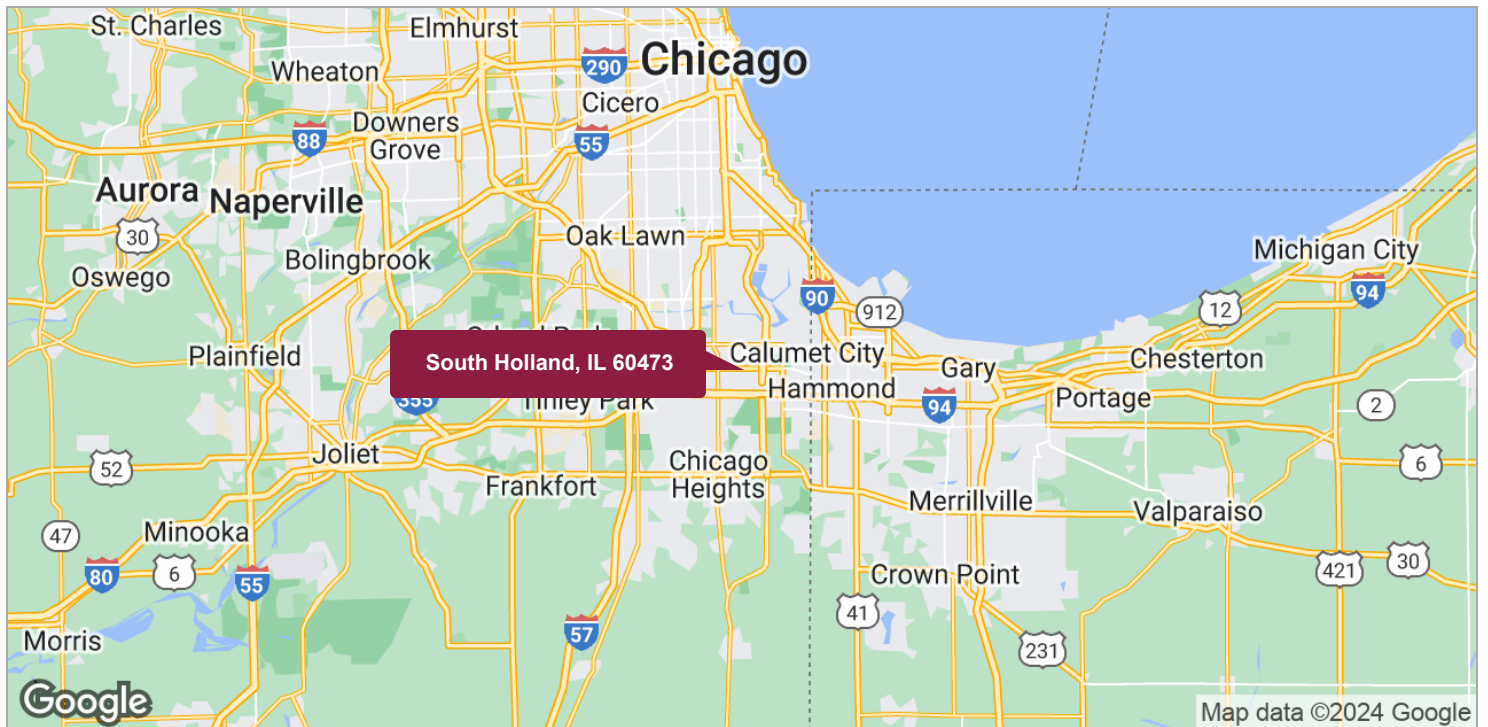
17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Gwen Lampert represent(s) the Landlord only, and not the Tenant.

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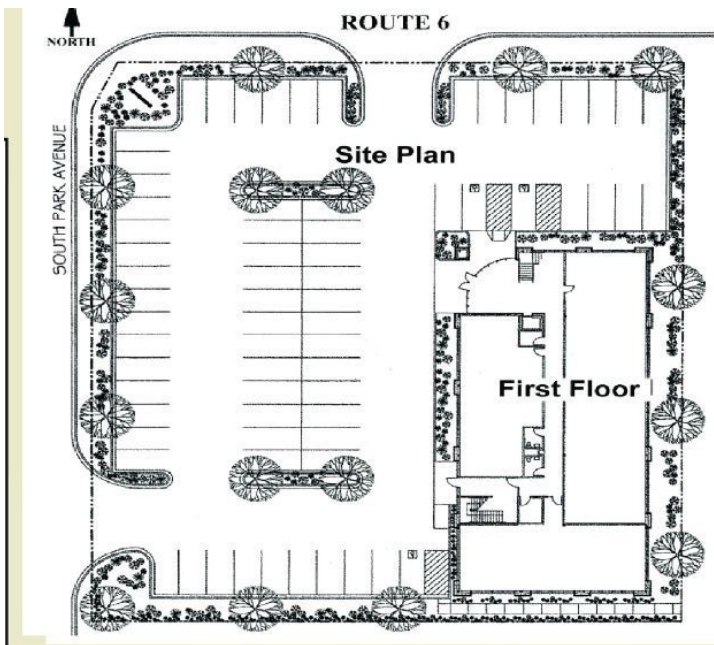
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