



Offering Summary

Available Space:	9,375 SF
Divisible To:	5,955 & 3,420 SF
Date Available:	4/1/24
Lease Rate:	Negotiable
NNN's:	\$12.76 PSF
Building Size:	50,180 SF
Lot Size:	21,095 SF
Year Built:	1965
Zoning:	B5, Central Business District

Property Overview

Class A Second floor office space available for lease in downtown Highland Park. The space is beautifully built out with multiple private offices, conference rooms, a private gym and shower, along with an abundance of natural sunlight. The space features a dedicated street level entrance, private elevator access, and a parking garage on-site. The building is located within the heart of downtown Highland Park, approximately two (2) miles from Route 41 and just one (1) block west of The Highland Park Metra Station. Additionally, the building is conveniently located just steps from numerous restaurants and retailers including Starbucks, Walker Brothers, Backyard BBQ, Potbelly, Michael's Hot Dogs, Once Upon a Deli, Lou Malnati's, Walgreens, Dunkin Donuts, Sushi Kushi, FedEx Office, and Lao Sze Chuan, among others.

Property Highlights

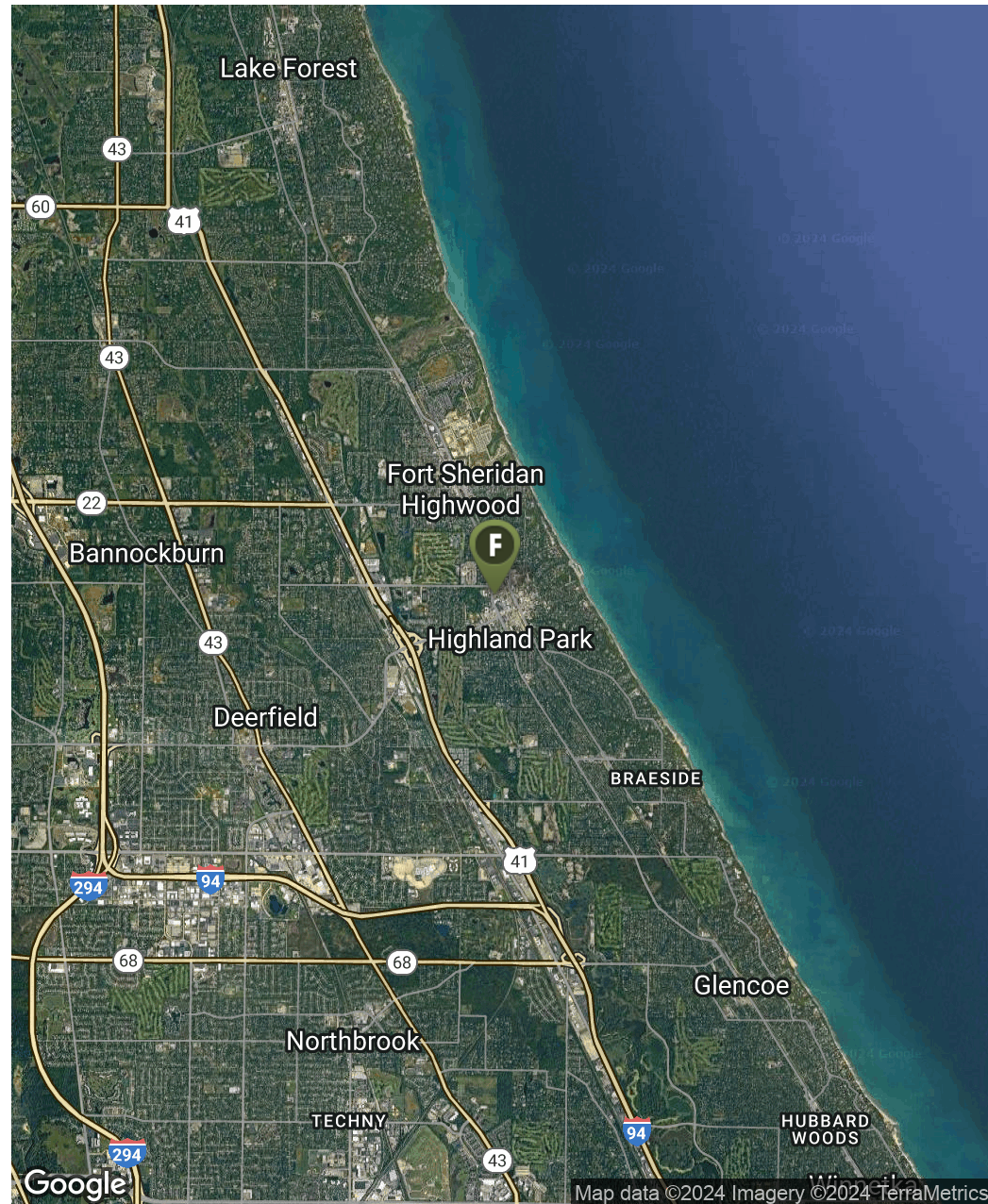
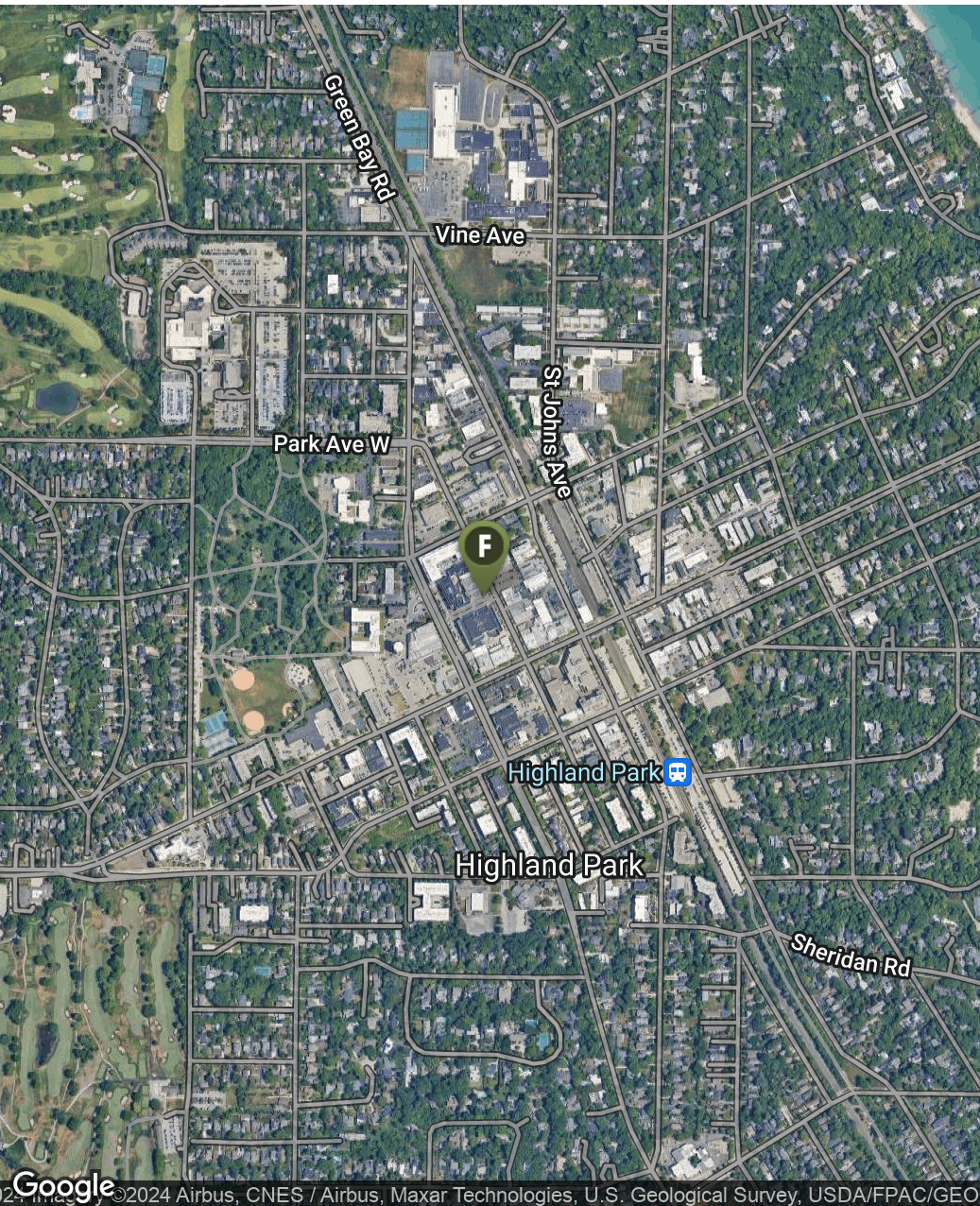
- Class A Downtown Highland Park office space with dedicated street level entrance in elevator building
- Located just one (1) block from the Highland Park Metra Station and approximately (2) miles east of Route 41
- Walking distance to several restaurants and retailers including Starbucks, Walker Brothers, Backyard BBQ, Potbelly, Michael's Hot Dogs, Once Upon a Deli, Lou Malnati's, Walgreens, Dunkin Donuts, Sushi Kushi, FedEx Office, and Lao Sze Chuan, among others.

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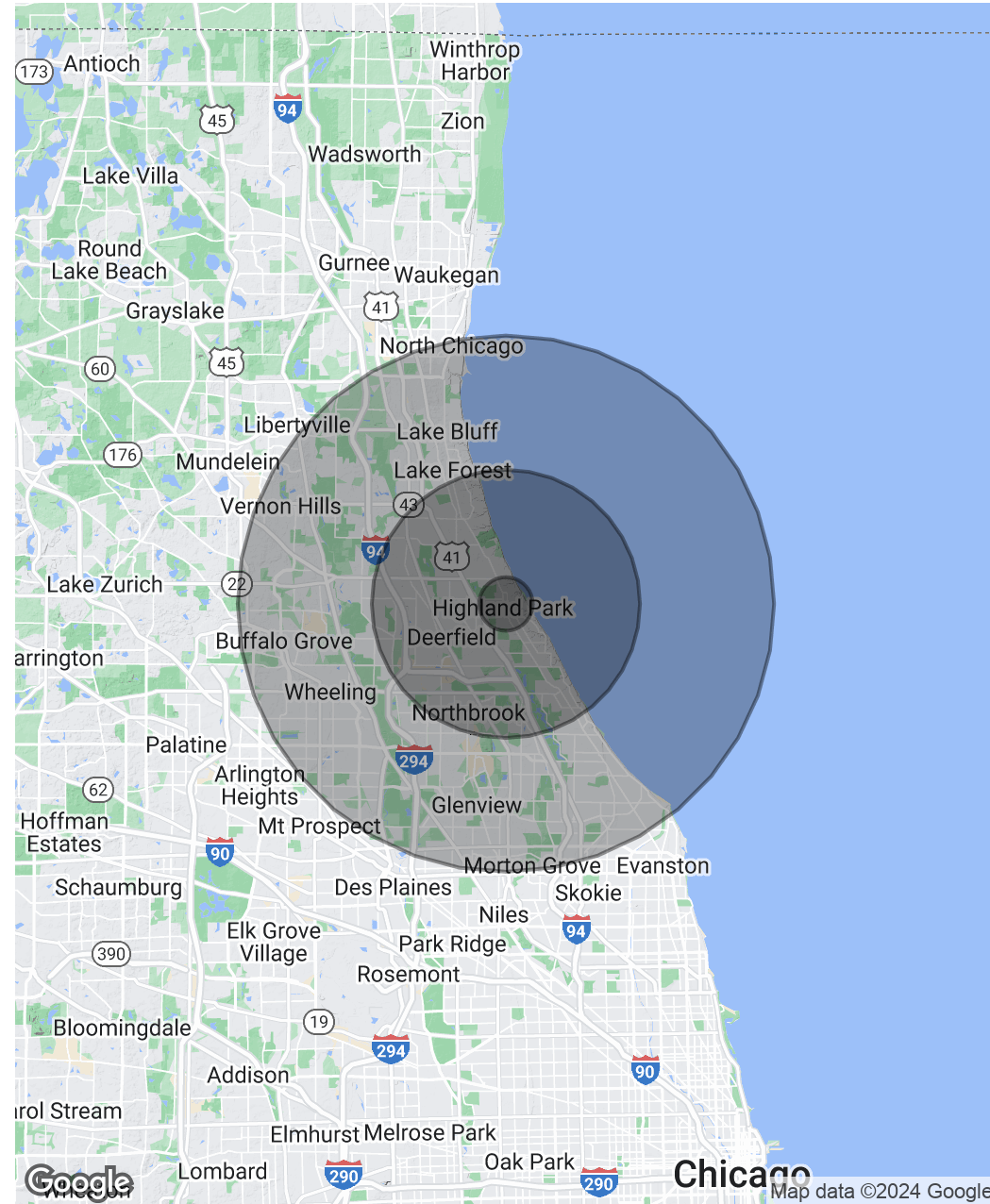
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Population	1 Mile	5 Miles	10 Miles
Total Population	9,450	100,525	487,119
Average Age	48.3	45.6	44.1
Average Age (Male)	47.9	44.7	42.5
Average Age (Female)	49.4	46.4	45.5

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,295	40,159	193,047
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$177,497	\$209,345	\$157,823
Average House Value	\$509,960	\$697,662	\$506,250

* Demographic data derived from 2020 ACS - US Census



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