

300 E IRVING PARK RD.

# AFFORDABLE OFFICE SPACES AVAILABLE FOR LEASE

Wood Dale, IL 60191



**SIZE:**

438 SF - 7,000 SF Available

**ADDRESS:**

300 E Irving Park Rd Wood Dale, IL 60191

**ZONING:**

C

**SUMMARY:**

7,000 SF Multi-Tenant Office Building with units available for lease.

**MORKEN**  
& ASSOCIATES

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3820 Ridge Pointe Drive, Geneva, IL 60134

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**SCOTT MORKEN**

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# Executive Summary



## OFFERING SUMMARY

Lease Price:	\$10 SF
Building Size:	7,000 SF
Available SF:	7,000 SF
Lot Size:	22,767 SF
Year Built:	1966

## PROPERTY OVERVIEW

- Suite 1A is approximately 1,000 SF-Occupied
- Suite 1B is approximately 700 SF and is available for lease \$583.34 monthly
- Suite 1C is approximately 819 SF and is available for lease \$682.50 monthly
- Suite 1D is approximately 438 SF and is available for lease \$365.00 monthly
- Suite 1E is approximately 1,610 SF-owner occupied
- Suite 2A is approximately 658 SF and is available for lease \$548.34 monthly
- Suite 2B is approximately 899 SF-Occupied

## PROPERTY HIGHLIGHTS

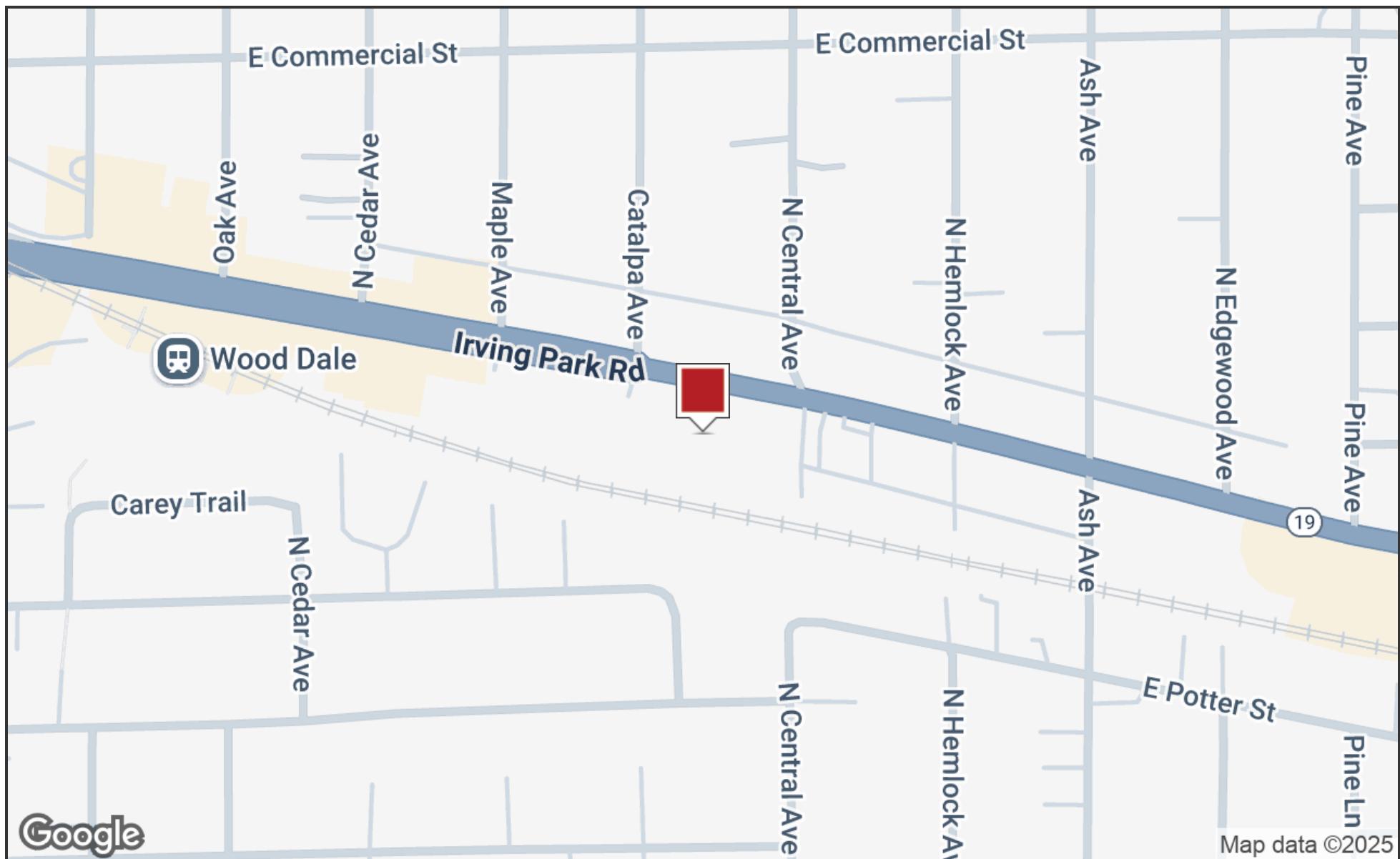
Great Investment Potential or Owner/User Property.

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# Location Map



Google

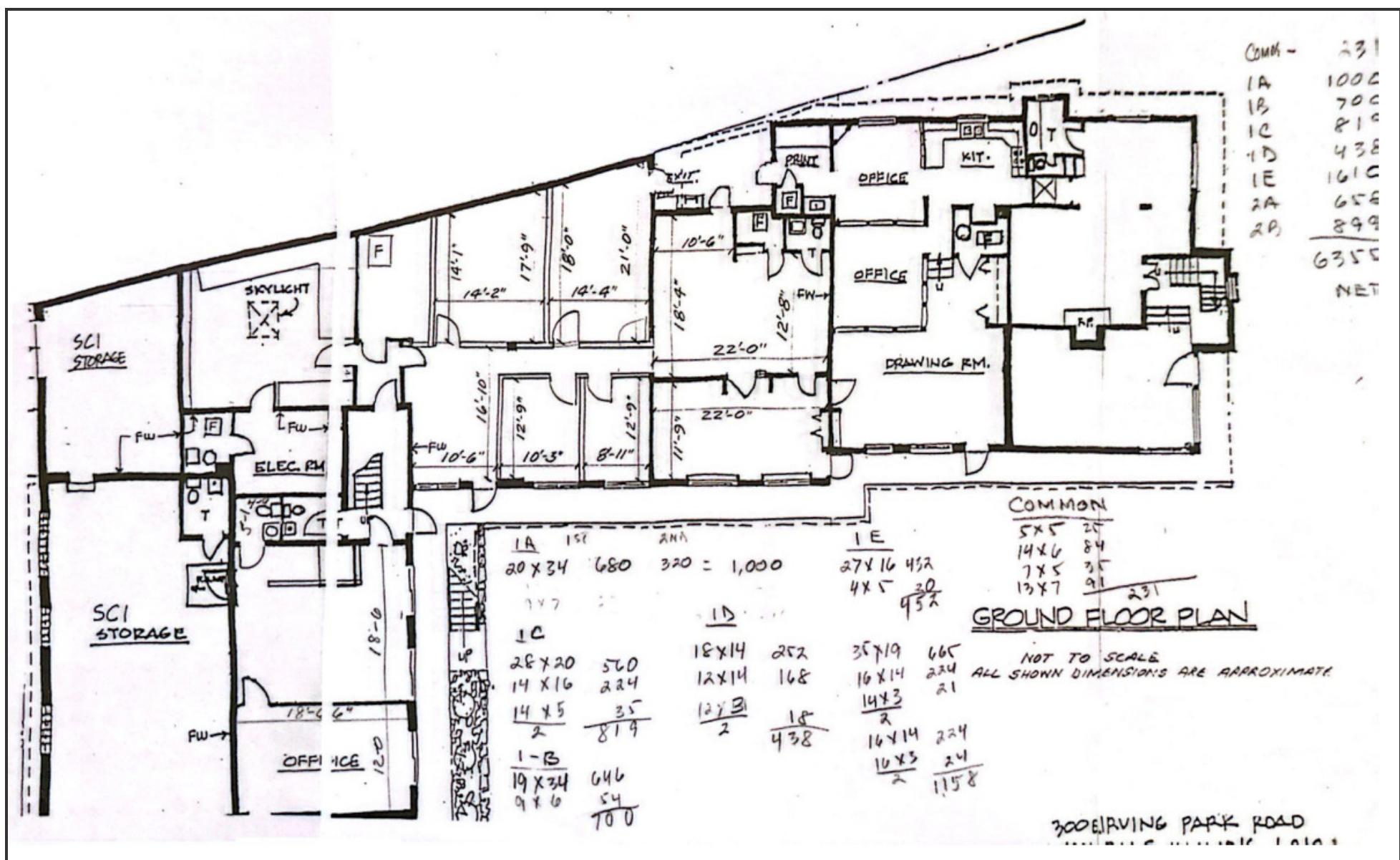
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## 1st Floor

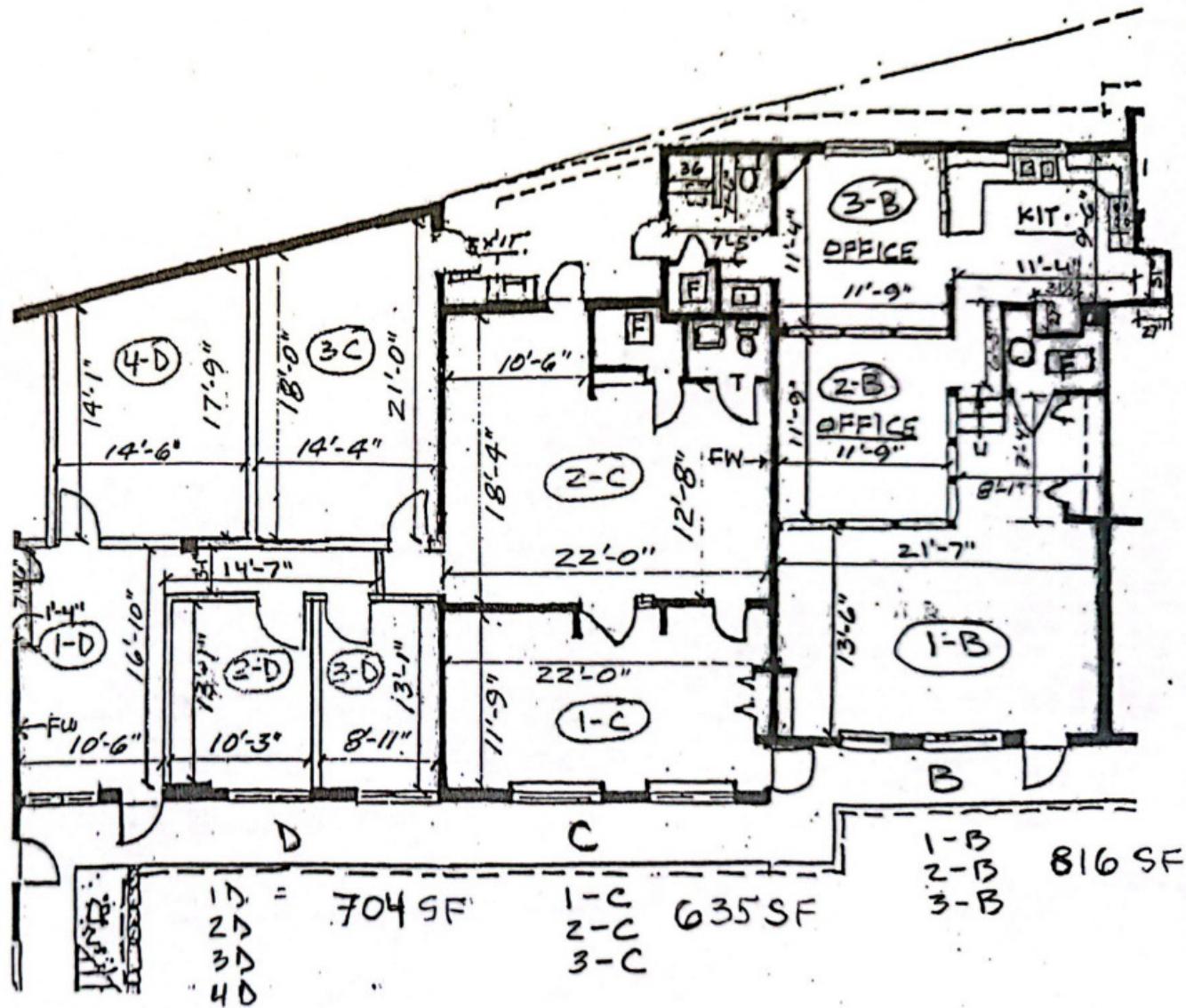


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## 1st Floor-Units B, C, & D

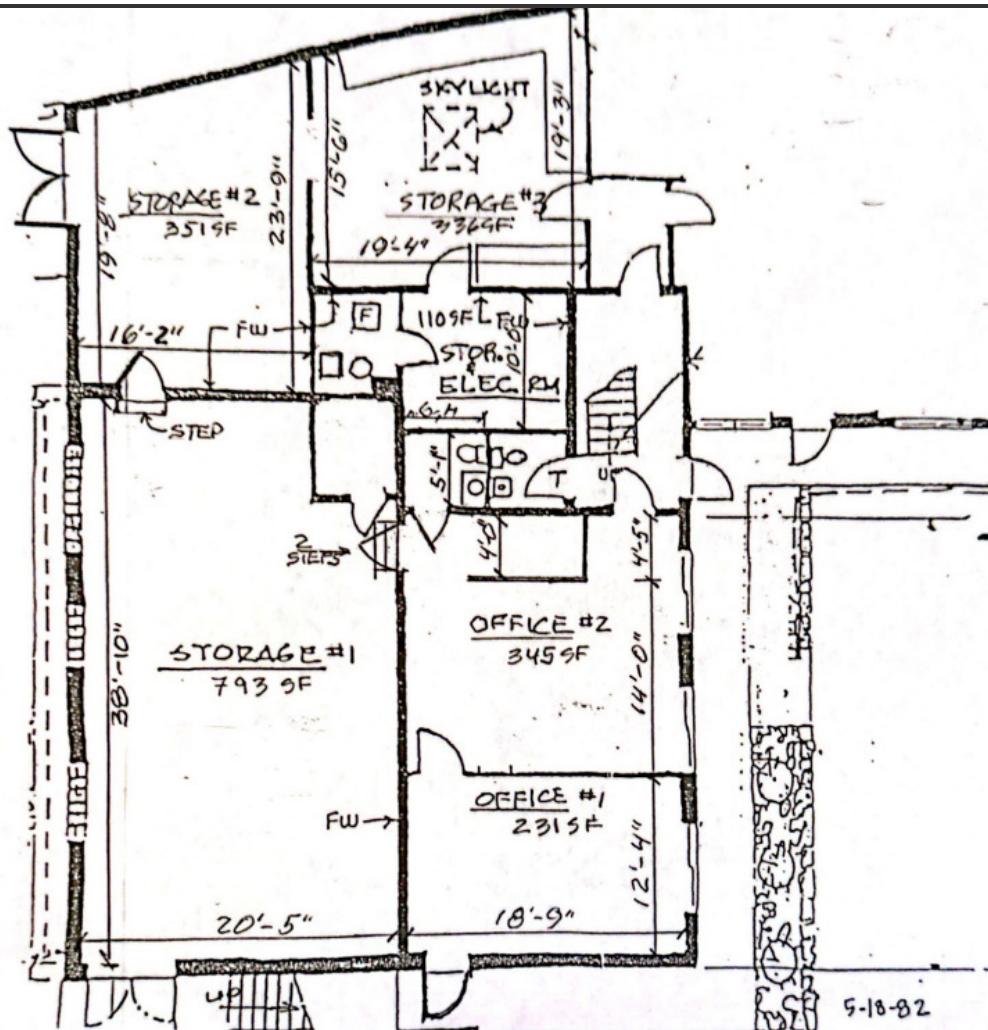


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# 1st Floor-Suite E



## SUITE 1-E

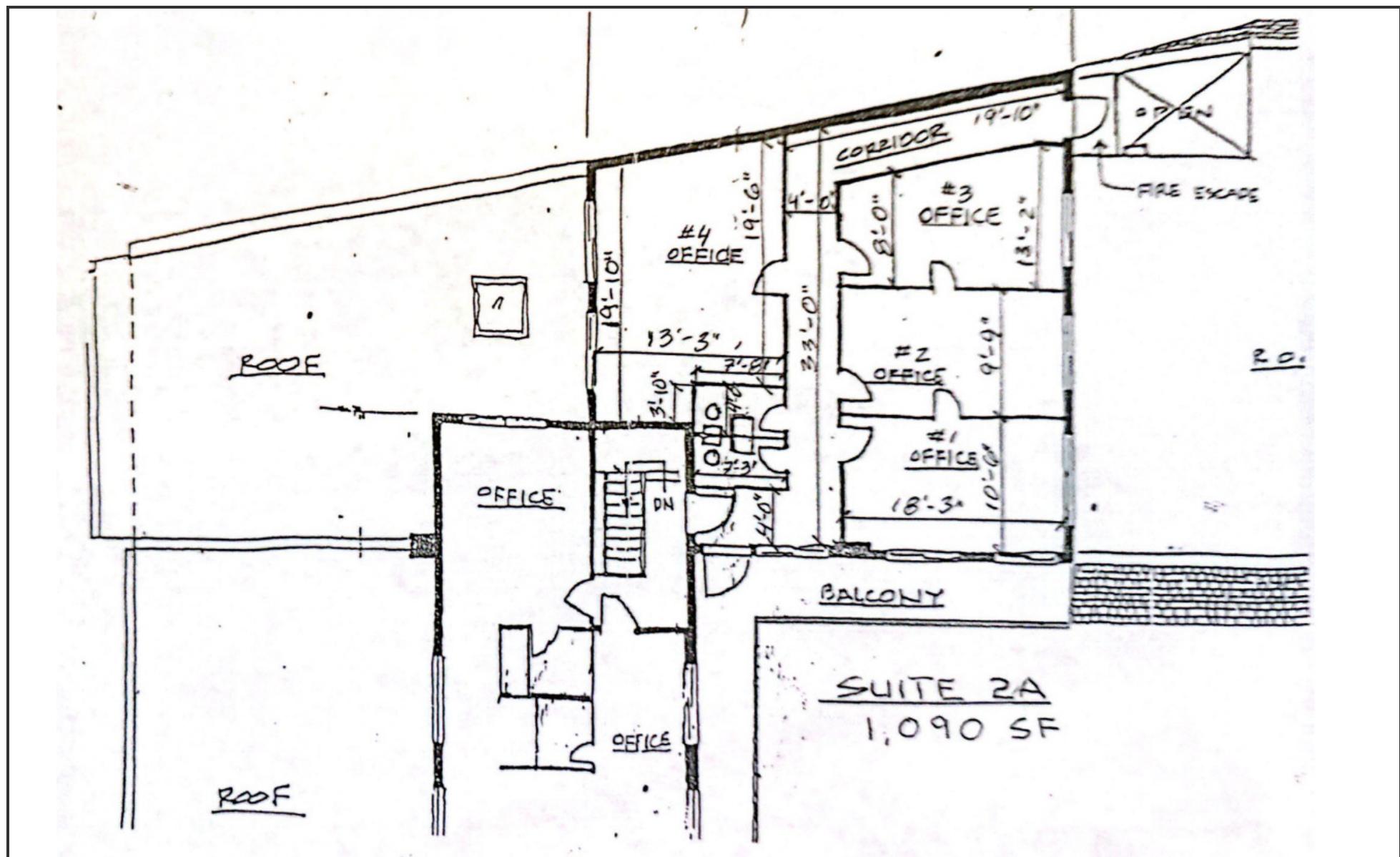
OFFICE AREA 600 SF  
STORAGE AREA 1590 SF

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## 2nd Floor-Suite A

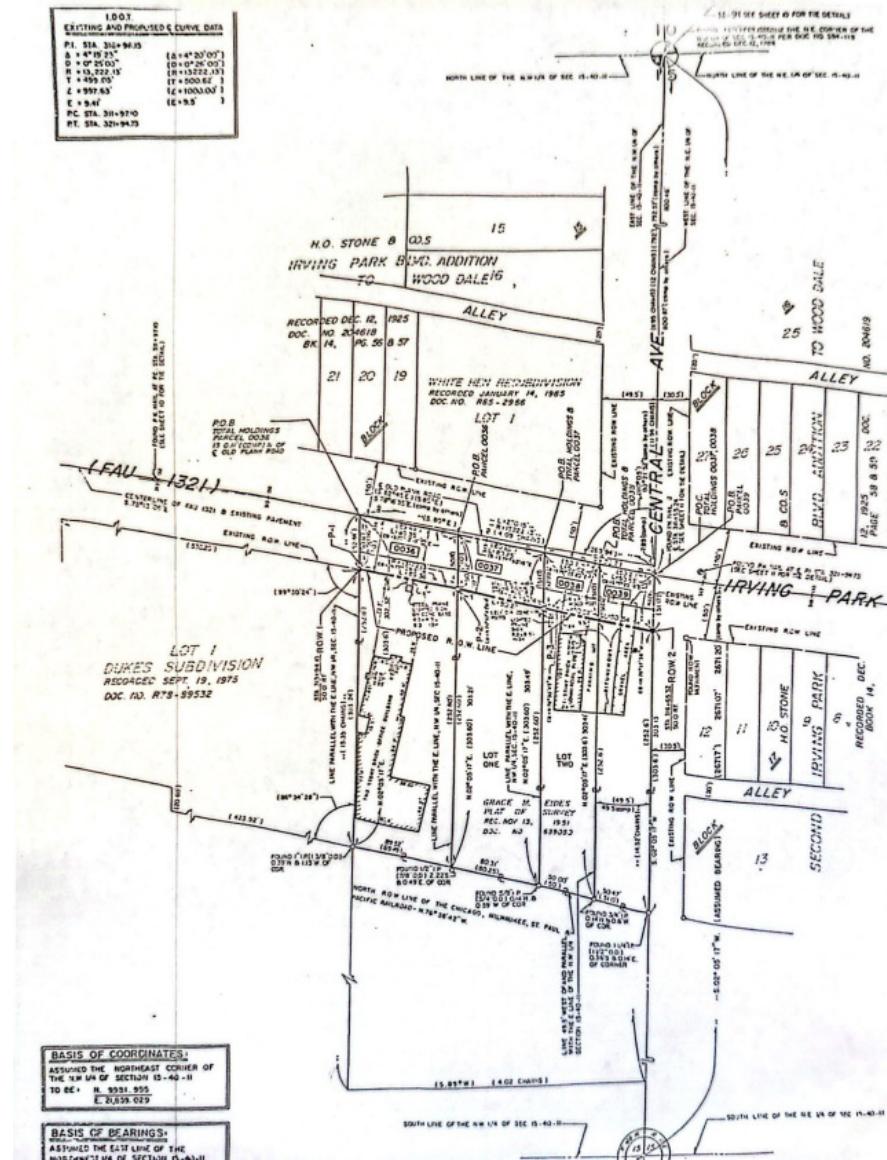


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# Survey



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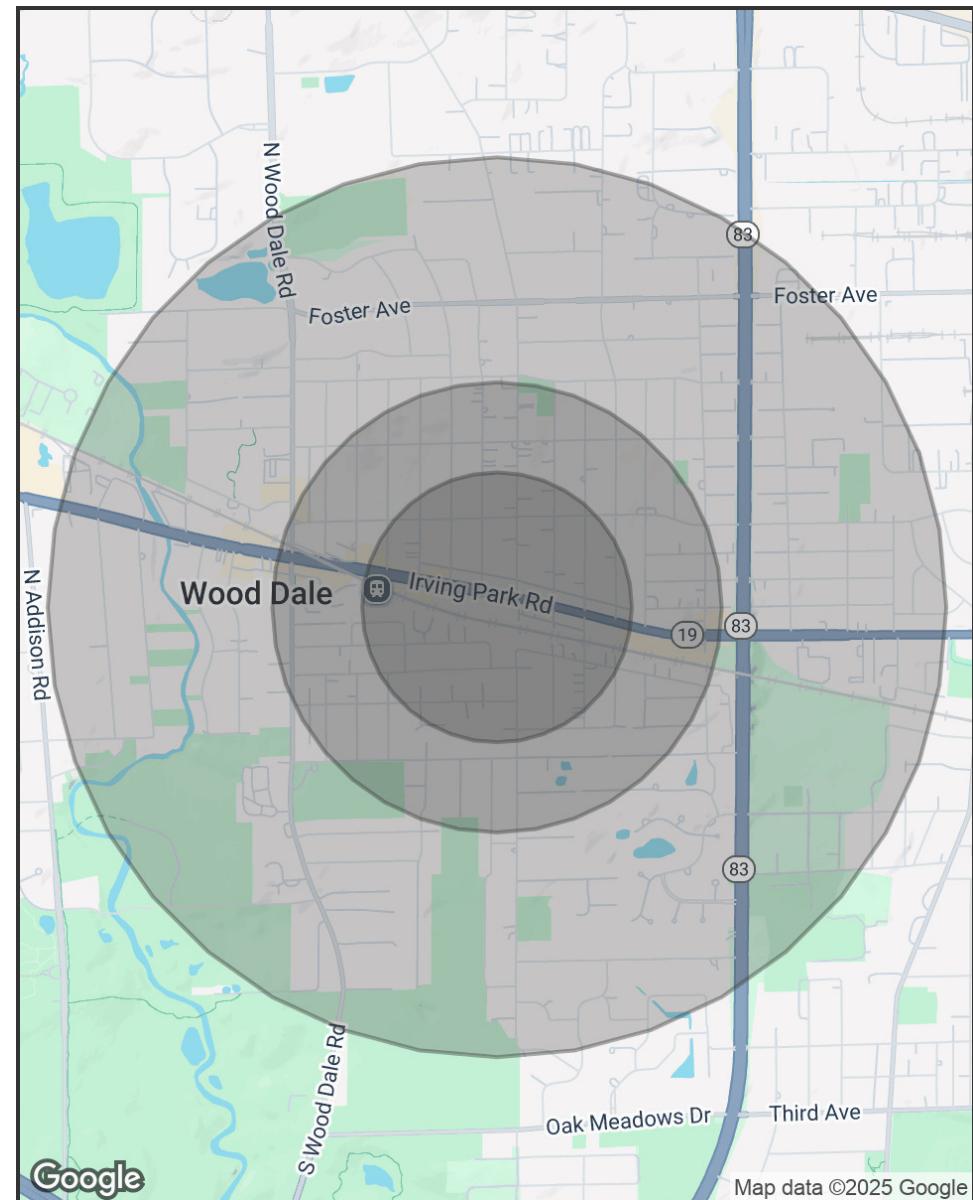
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# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	1,744	4,521	12,475
<b>Average Age</b>	41	42	42
<b>Average Age (Male)</b>	40	41	41
<b>Average Age (Female)</b>	42	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	585	1,541	4,294
<b># of Persons per HH</b>	3	2.9	2.9
<b>Average HH Income</b>	\$96,718	\$101,666	\$103,051
<b>Average House Value</b>	\$352,582	\$353,385	\$337,200

Demographics data derived from AlphaMap



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