

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.

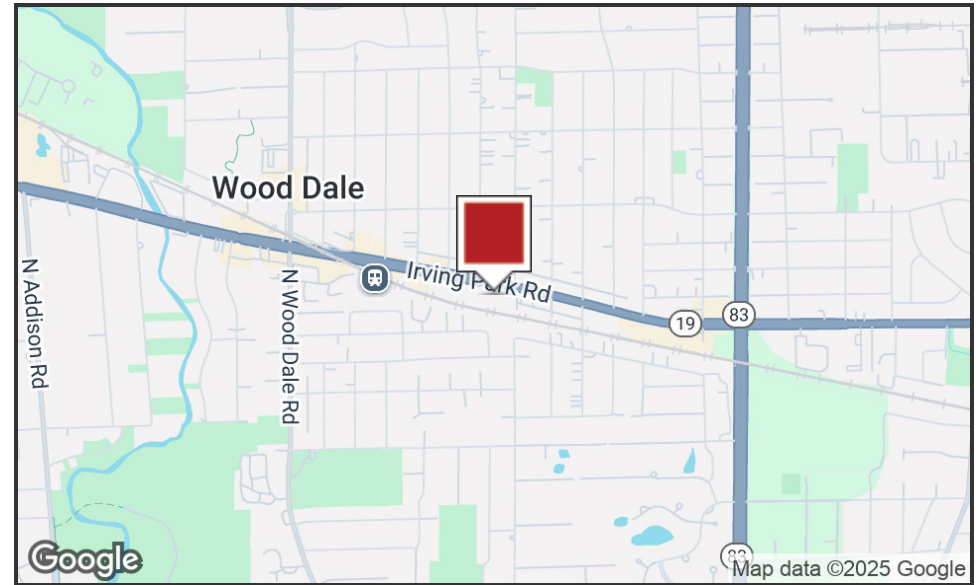
MORKEN
& ASSOCIATES

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All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

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

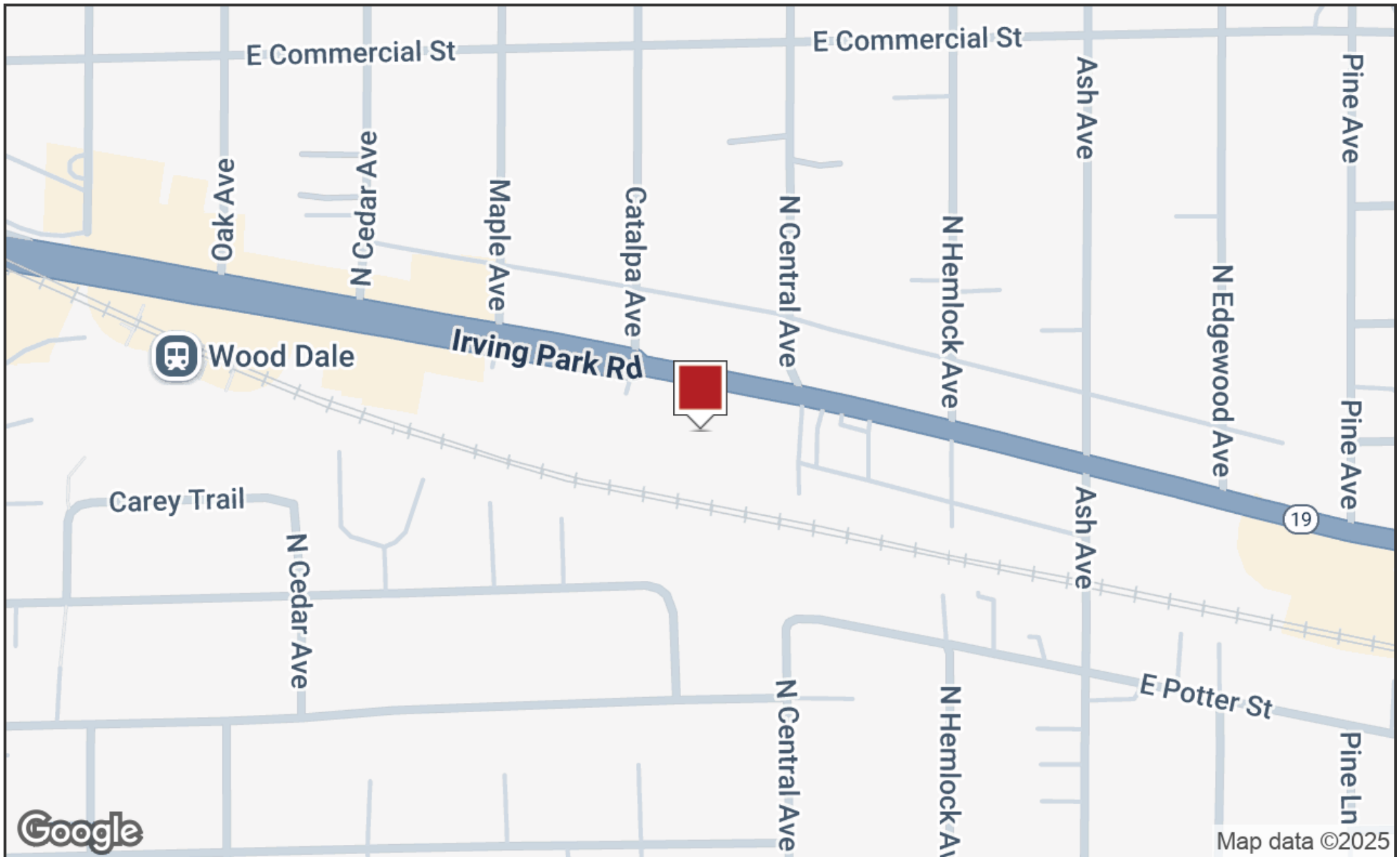
Great Investment Potential or Owner/User Property.

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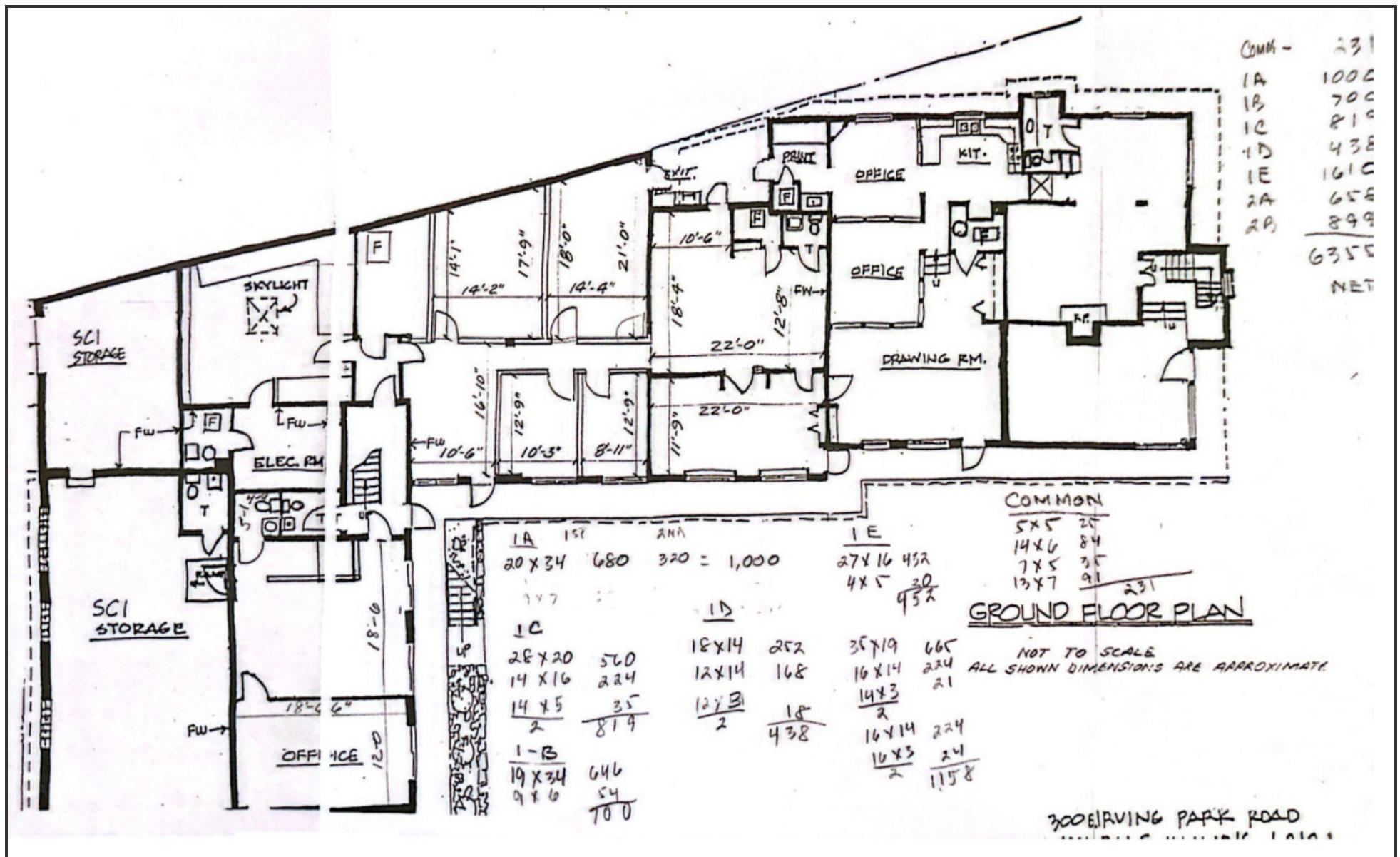
Location Map



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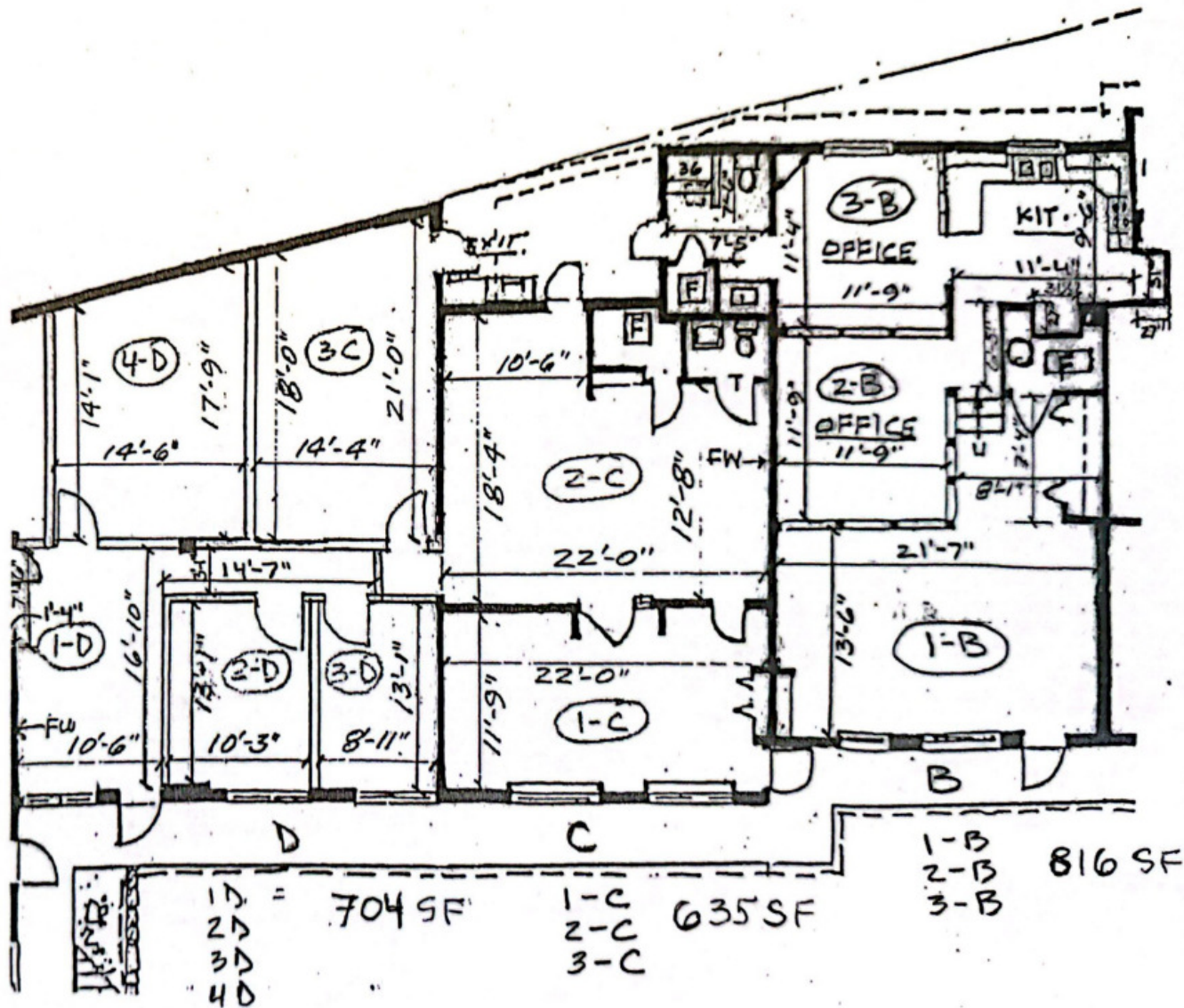
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1st Floor-Units B, C, & D

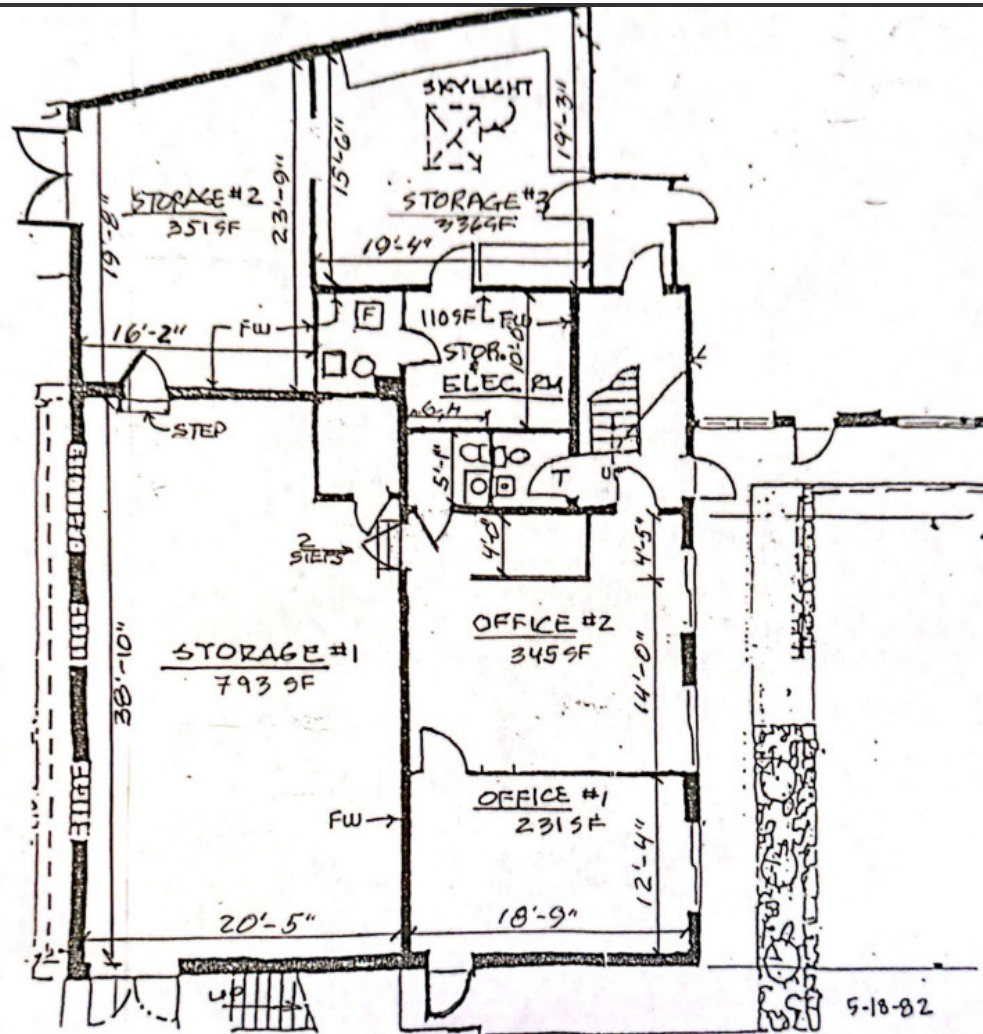


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1st Floor-Suite E



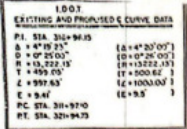
SUITE 1-E

OFFICE AREA 600 SF
STORAGE AREA 1590 SF

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BASIS OF COORDINATES:
 ASSUMED THE NORTHEAST CORNER OF
 THE NW 1/4 OF SECTION 15-40-N
 TO BE: N. 9931.955
 E. 2,059.029

BASIS OF BEARINGS:
 ASSUMED THE EAST LINE OF THE
 NORTHWEST 1/4 OF SECTION 15-43-11

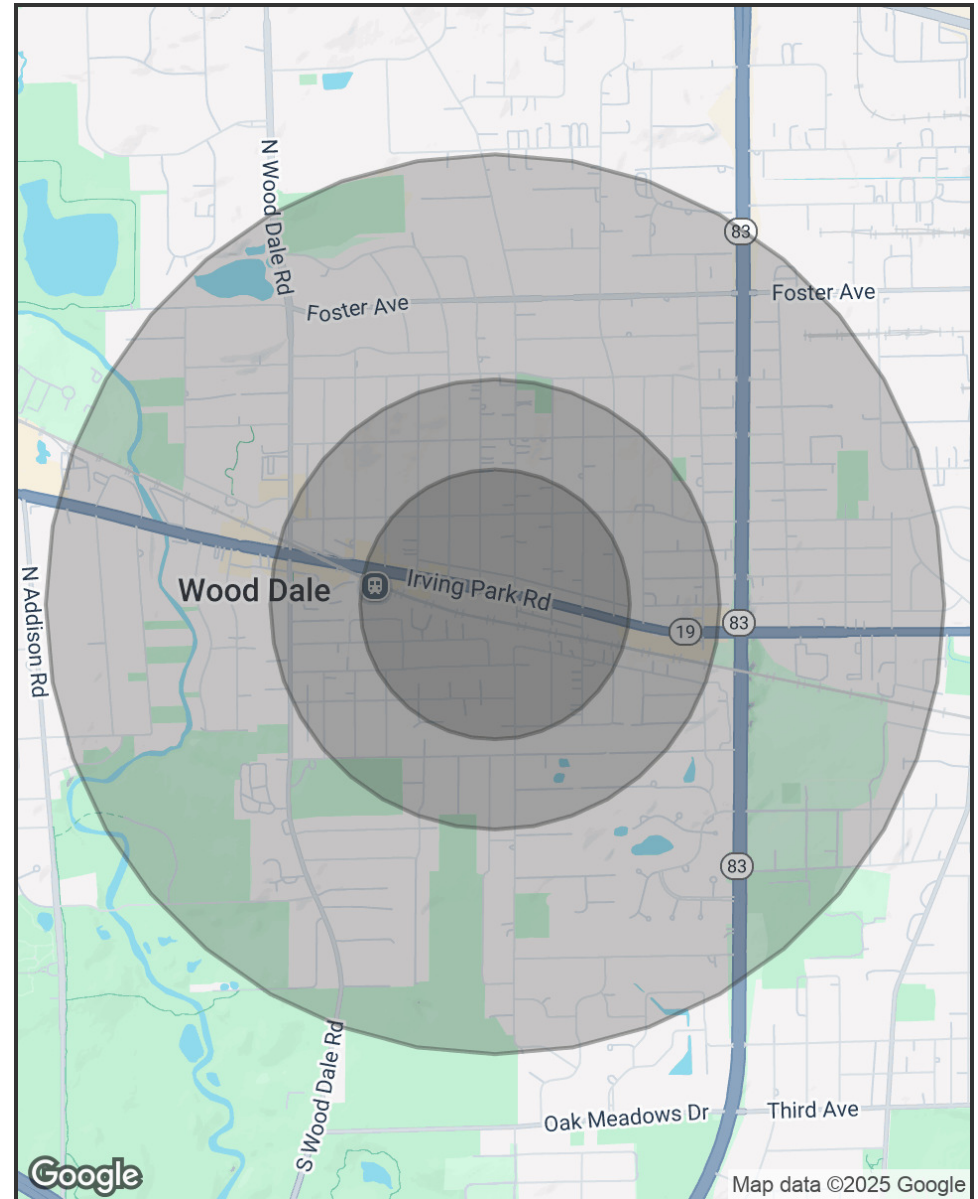
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Demographics Map & Report

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

Demographics data derived from AlphaMap



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