

LEASE
Suite 300

1500 HICKS RD

Rolling Meadows, IL 60008

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/yr (MG)
AVAILABLE SF:	2,700 SF
BUILDING SF	32,000 SF
YEAR BUILT:	1970
ZONING:	M-1

LOCATION OVERVIEW

1500 Hicks Road is conveniently located in Rolling Meadows, 0.5 miles from the four-way interchange at Euclid Avenue & Route 53, and 1.5 miles from Northwest Highway & Route 53. The property sits in a strong northwest suburban industrial corridor, providing excellent connectivity to O’Hare International Airport (about 15 minutes away) and downtown Chicago (roughly 25 miles southeast). The area is surrounded by a mix of industrial, commercial, and retail amenities, with nearby access to restaurants, services, and business parks that support both employees and operations.

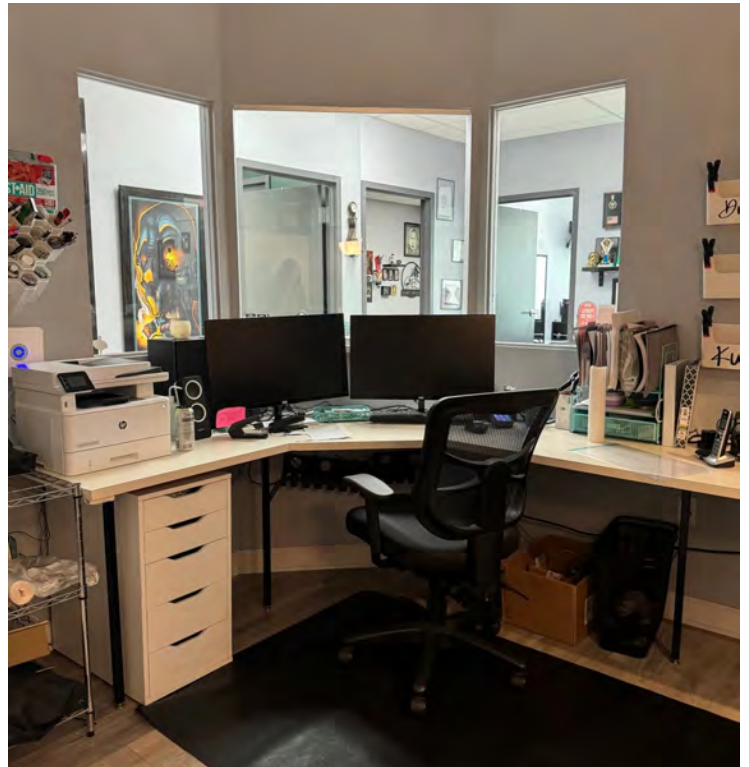
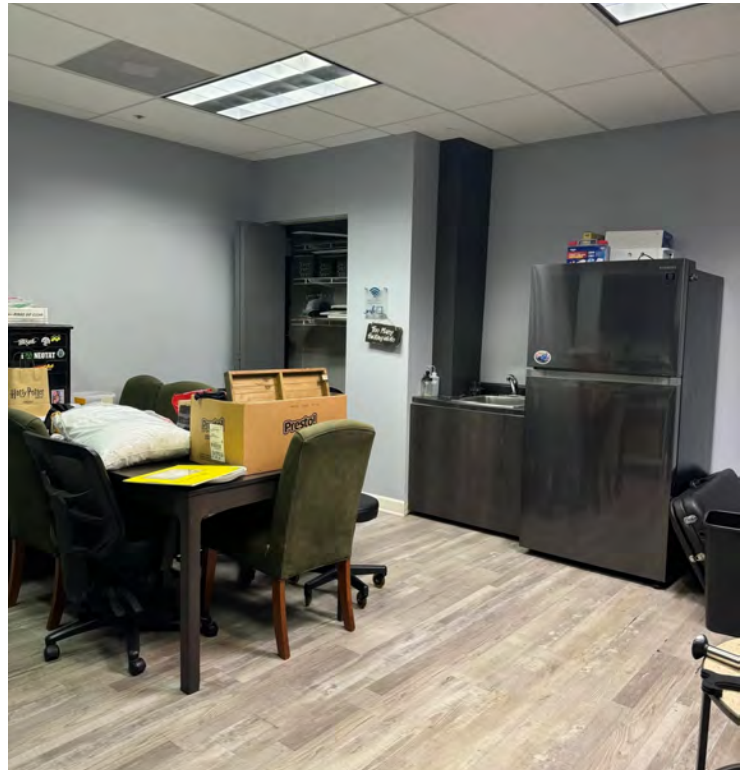
PROPERTY HIGHLIGHTS

- Office space
- Modern design with high-end office finishes
- Proximity to Route 53 and I-90
- Three (3) bathrooms
- Kitchenette
- Ample parking

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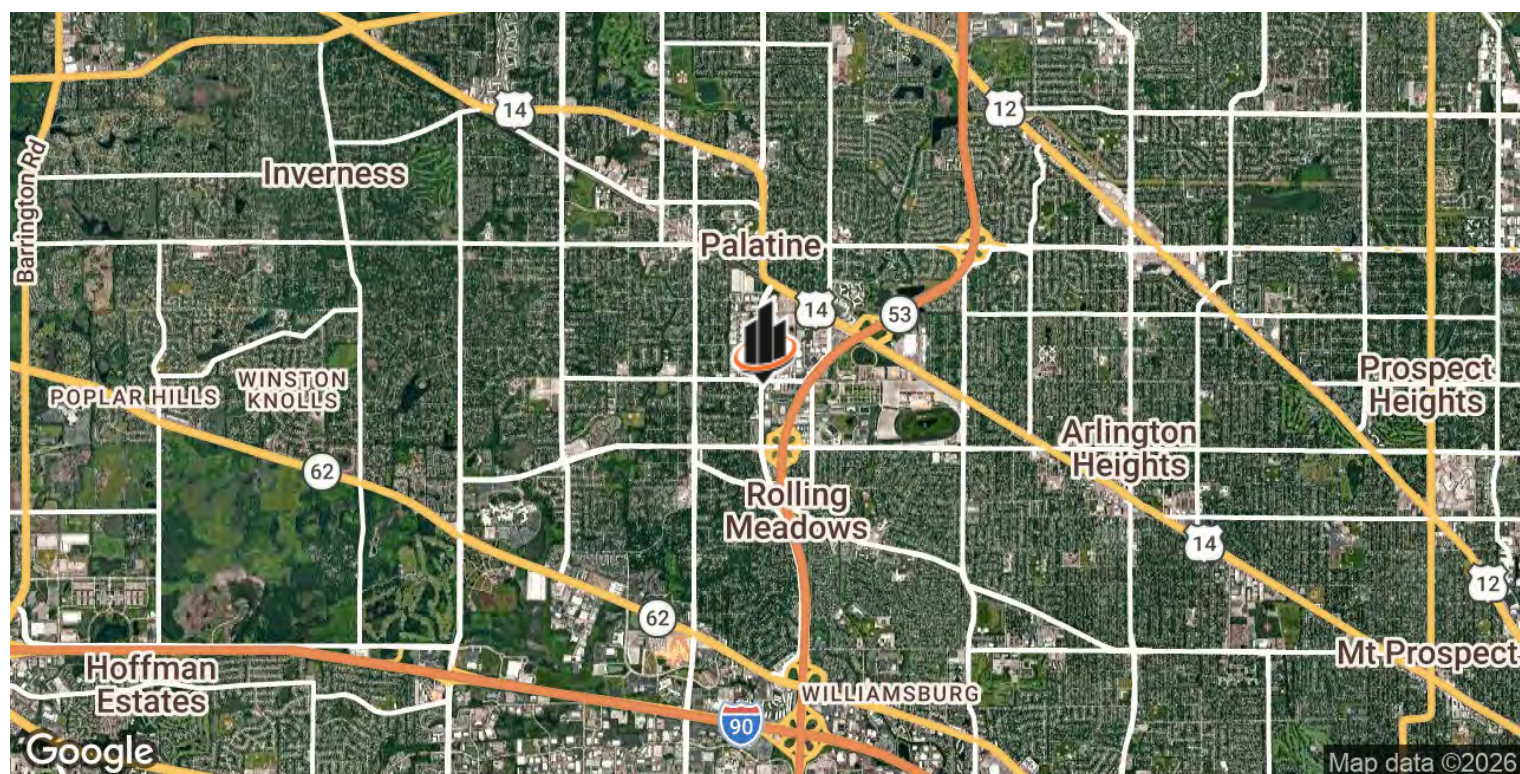
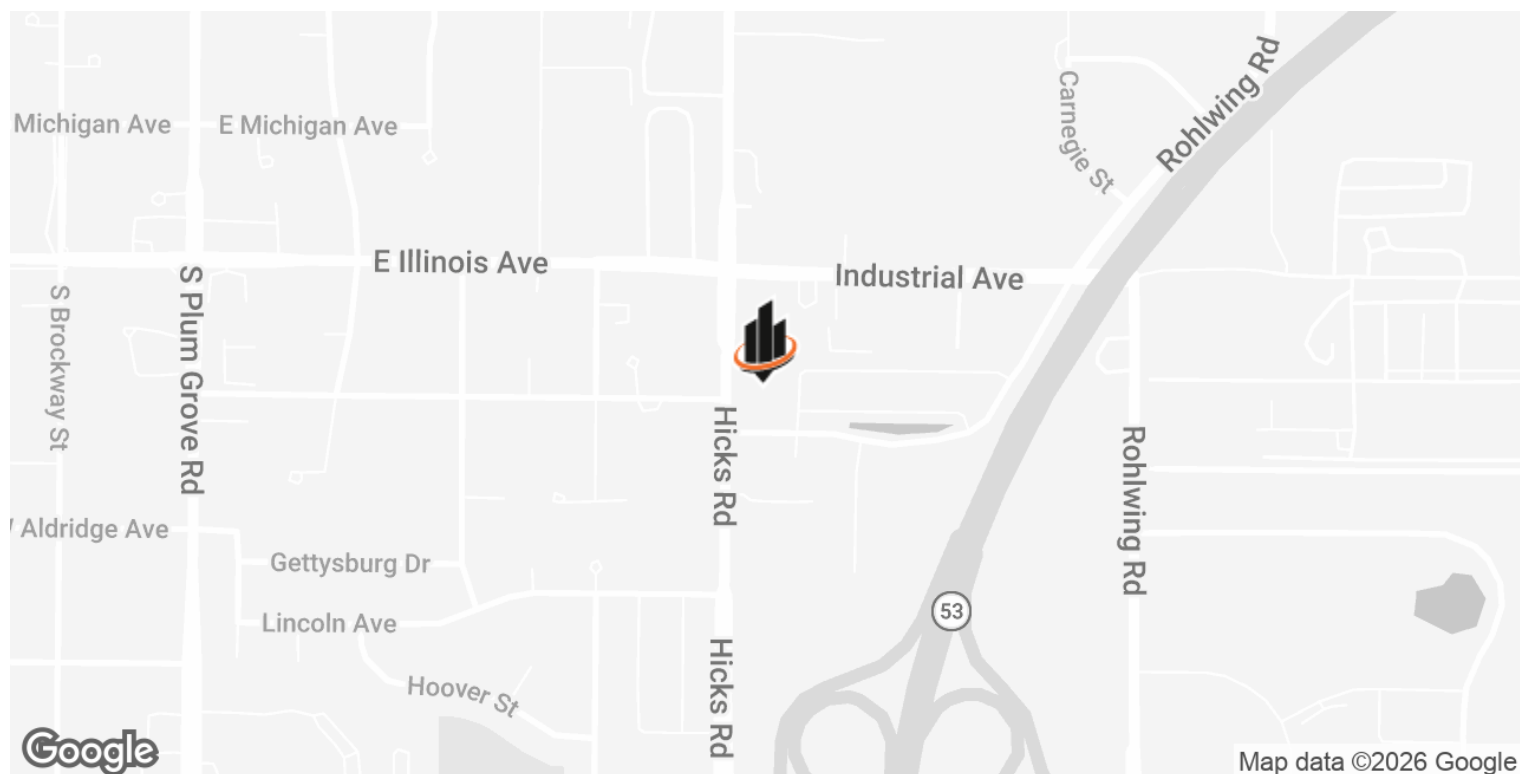
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ADDITIONAL PHOTOS



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LOCATION MAP



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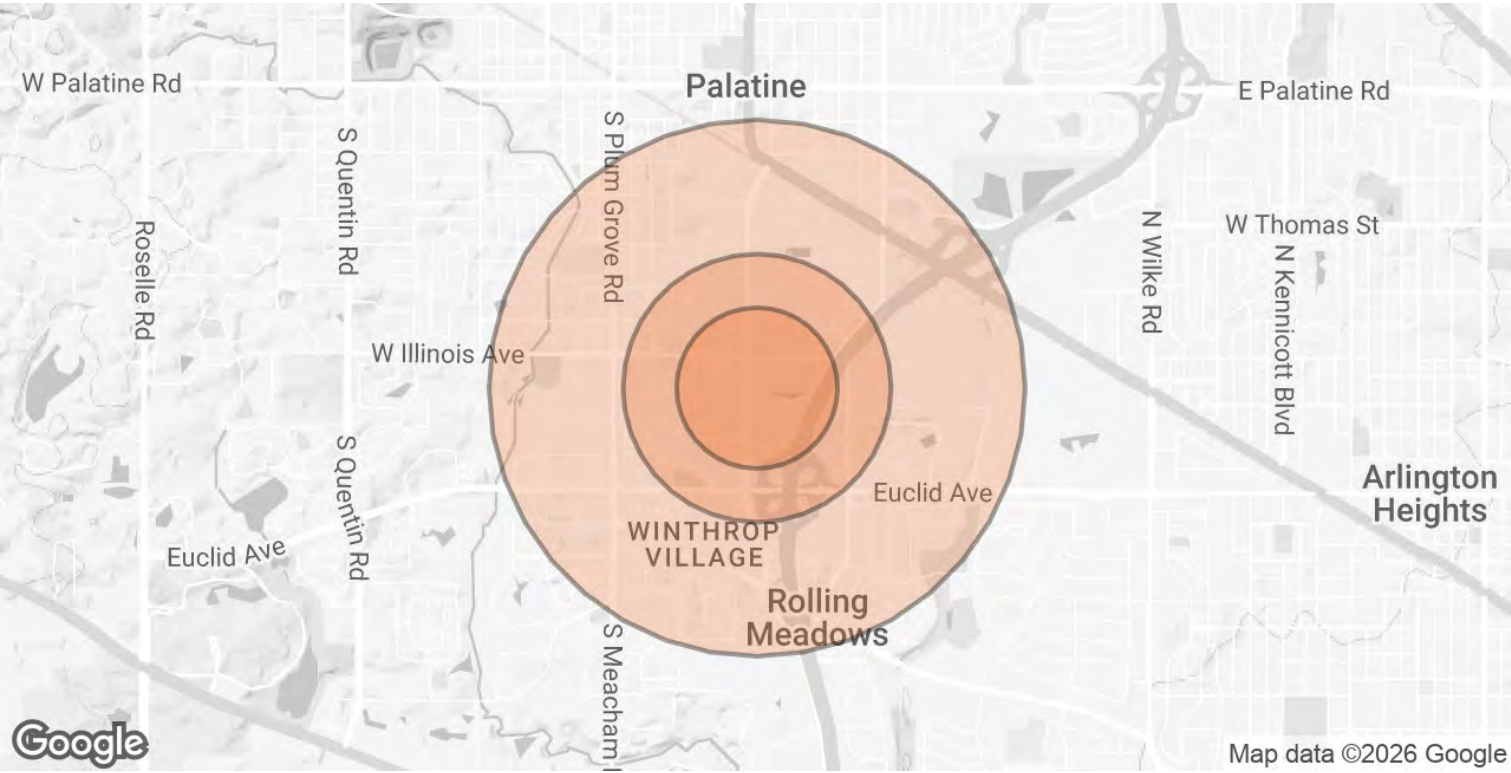
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	658	1,824	9,421
AVERAGE AGE	40.4	40.7	43.1
AVERAGE AGE (MALE)	39.4	39.5	40.4
AVERAGE AGE (FEMALE)	44.7	44.9	46.6

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	294	821	3,941
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$122,663	\$130,352	\$140,156
AVERAGE HOUSE VALUE	\$325,914	\$329,080	\$366,143

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