



OFFERING MEMORANDUM

15915 Crystal Creek Drive, Unit H

Homer Glen, Illinois 60491

BLOCK
PROPERTY GROUP

PROPERTY SUMMARY

OFFERING PRICE

\$319,000

ADDRESS	15915 Crystal Creek Dr., Unit H
MUNICIPALITY	Village of Homer Glen, IL
COUNTY	Will County
PROPERTY TYPE	Professional Office Condominium
OFFICE PARK	Crystal Creek Estate
YEAR BUILT	± 2005
UNIT SIZE	± 2,100 SF
PARCEL ID (PIN)	16-05-24-202-007-1007
OCCUPANCY	Vacant
2025 PROPERTY TAXES	\$7,053.56
CONDO ASSESSMENT	\$400/Month

This Offering Memorandum has been prepared by Block Property Group LLC for informational purposes only. Information herein has been obtained from sources deemed reliable but is not guaranteed.

EXECUTIVE SUMMARY

Block Property Group LLC is pleased to present the exclusive offering of Unit H at 15915 Crystal Creek Drive, a professional office condominium located within Crystal Creek Estate, a Class B professional office park in Homer Glen, Illinois. Constructed in or around 2005, the park sits along Crystal Creek Drive just off 159th Street (IL Route 7), one of Homer Glen’s principal commercial corridors.

Unit H totals approximately 2,100 square feet and includes a partial second floor, accessed via an interior staircase, in addition to its main level. The unit is delivered **vacant**, offering a purchaser or owner-user immediate occupancy and full flexibility over space planning and branding. The suite is professionally built out with a reception/waiting area, a conference room, multiple private offices, an open cubicle workspace on the second floor, a kitchen, and two bathrooms.

The Property is offered at \$319,000, representing a basis of approximately \$152 per square foot for a turn-key, professionally finished office condominium in one of Will County’s most affluent submarkets.

INVESTMENT HIGHLIGHTS

- ▶ Offered at \$319,000 — approximately \$152 per square foot for a fully built-out, turn-key office condominium
- ▶ Vacant and available for immediate occupancy — ideal for an owner-user or investor seeking full leasing flexibility
- ▶ ± 2,100 SF suite with a partial second floor, reception/waiting area, conference room, private offices, open workspace, kitchen, and two bathrooms
- ▶ Located within Crystal Creek Estate, an established Class B office park (± 2005 construction) in Homer Glen
- ▶ Positioned on Crystal Creek Drive just off 159th Street (Route 7), minutes from two I-355 interchanges and I-80
- ▶ Homer Glen is one of the Chicago southwest suburbs’ most affluent communities, with median household income of \$136,678

UNIT FEATURES

- Reception / waiting area
- Multiple private offices
- Kitchen
- Conference room
- Open cubicle workspace (2nd Fl.)
- Two (2) bathrooms

PROPERTY AT A GLANCE

OFFERING PRICE	\$319,000
ADDRESS	15915 Crystal Creek Dr., Unit H
MUNICIPALITY	Homer Glen, IL 60491
COUNTY	Will County
OFFICE PARK	Crystal Creek Estate
PROPERTY TYPE	Office Condominium
BUILDING CLASS	Class B
YEAR BUILT	± 2005
UNIT SIZE	± 2,100 SF
LEVELS	Main + Partial 2nd Fl.
PRICE / SF	≈ \$151.90
PARCEL ID (PIN)	16-05-24-202-007-1007
2025 TAXES (PAY 2026)	\$7,053.56
CONDO ASSESSMENT	\$400/Month
OCCUPANCY STATUS	Vacant

PROPERTY PHOTOS



BUILDING EXTERIOR — UNIT H ENTRANCE



CRYSTAL CREEK ESTATE — MONUMENT SIGNAGE



RECEPTION AREA



WAITING AREA SEATING

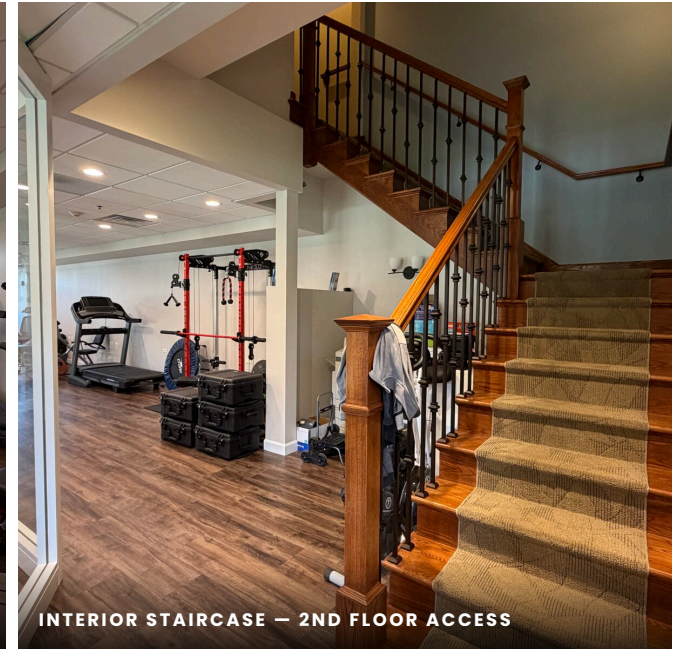


CONFERENCE ROOM



OPEN CUBICLE WORKSPACE — 2ND FLOOR

INTERIOR DETAIL



LOCATION & AREA OVERVIEW

TO I-355 INTERCHANGE ± 5 min	TO I-80 ± 10 min	TO DOWNTOWN CHICAGO ± 25 mi	HOMER GLEN POPULATION 24,529	MEDIAN HH INCOME \$136,678
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ABOUT HOMER GLEN

The Village of Homer Glen is an upscale southwest suburb of Chicago located in northeastern Will County, approximately 25 miles from the Loop. Homer Glen has grown into one of the region's most affluent communities, with a median household income of \$136,678 and a median owner-occupied home value above \$418,000. The Village is anchored by strong residential neighborhoods, top-rated schools, and growing commercial corridors along 143rd Street and 159th Street.

TRANSPORTATION

I-355 (Veterans Memorial Tollway)

Two interchanges on Homer Glen's western border — at 143rd Street and 159th Street — provide direct access to all major Chicago-area expressways and O'Hare/Midway airports.

159th Street (IL Route 7)

The Property fronts Crystal Creek Drive just off 159th Street, one of Homer Glen's primary east-west commercial corridors, providing strong visibility and accessibility.

I-80

Also within easy reach, connecting the site to Joliet, Lockport, and the broader south suburban interstate network.

AREA AMENITIES & CO-TENANTS

Established Professional Corridor

Crystal Creek Estate is home to an active mix of professional tenants, including Edward Jones Investments, LiveStrong Wound Care Therapy & Wellness, dental and mental health practices, and other financial and medical service providers — reflecting sustained demand for professional office space in the immediate area.

Orland Park

Approximately 4–5 miles north, offering major regional retail, dining, and the Metra SouthWest Service commuter rail line.

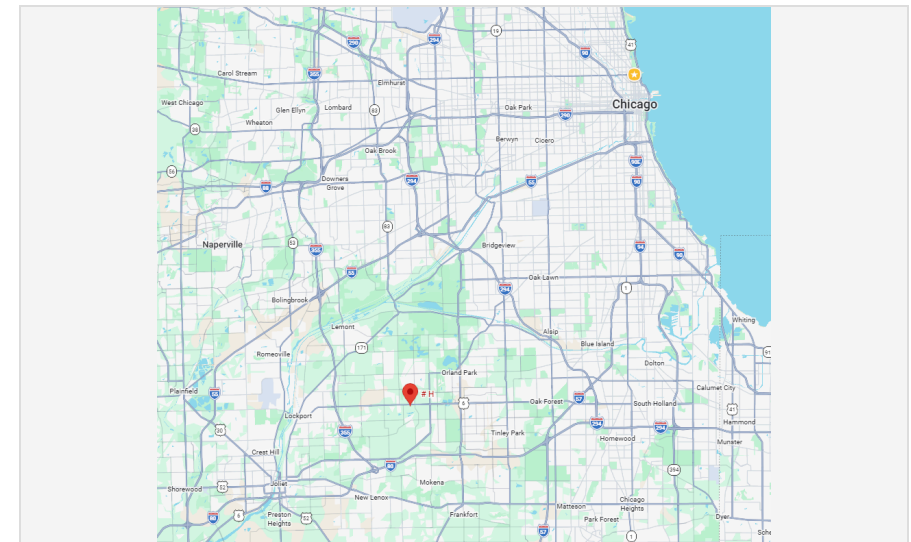
On-Site Parking

On-site surface parking within the Crystal Creek Estate lot serves the unit and its visitors.

AERIAL / SITE VIEW



REGIONAL LOCATION





15915 Crystal Creek Drive, Unit H

Homer Glen, Illinois 60491

INVESTMENT OFFERING MEMORANDUM

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EXCLUSIVELY OFFERED BY

Greg Block

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TRANSACTION SUMMARY

OFFERING PRICE	UNIT SF	PRICE / SF	2025 TAXES	OCCUPANCY
\$319,000	± 2,100	\$151.90	\$7,053.56	Vacant