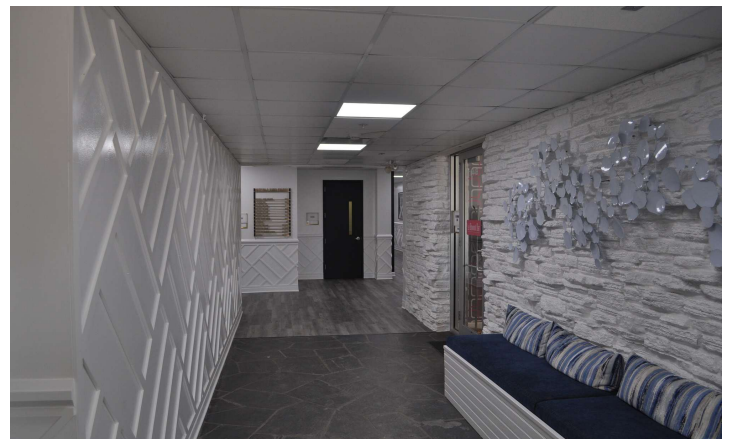


FOR LEASE | OFFICE/RETAIL

JAMESON.

1044 N. WESTERN AVENUE > LAKE FOREST



BRENT BURDEN, CCIM

(P) 847.826.7271

[bburden@jameson.com](mailto:bburden@jameson.com)

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## 1044 N. WESTERN AVENUE

### LEASE OVERVIEW

LEASE PRICE: \$18.00-\$25.00/SF/NNN

TENANT MIX: Retail/Office

SUITE SIZES: 1,722-10,272 SF

SUBMARKET: Downtown Lake Forest

ZONING: B2

MARKET: Chicago

CROSS STREETS: Western Avenue/Laurel Avenue



### AREA HIGHLIGHTS

- Main Street Lake Forest.
- Shopping, dining, amenities,.
- Residential density.
- Walk to Metra station

### AREA TENANTS

- Sophia Steak
- Bank of America
- Walgreens
- Starbucks
- Le Colonial
- Kuro Sushi
- Northern Trust
- Jewel Osco

### TRANSPORTATION HIGHLIGHTS

- 5 minute walk to Metra Station
- 5-minute drive to Skokie Hwy. (Rte. 41)
- 8-minute drive to I-94

### PROPERTY DESCRIPTION

Beautiful Neighborhood Center for lease: downtown Lake Forest!!!

Dramatic barrel truss ceilings!

Garage parking for Tenants.

### PROPERTY HIGHLIGHTS

- Suite A- 10,272 RSF of buildout professional services space.
- Suite E- 1,722 SF office.
- Join Sophia Steak and The Forest Lounge!!!
- Nicely appointed office/retail suites from 1,722 to 10,272 SF.
- Renovated common corridors.
- Adjacent to the new Kelmscott Park luxury residence development!
- T & O: \$11.00/SF combined.

**BRENT BURDEN, CCIM**

Senior Vice President

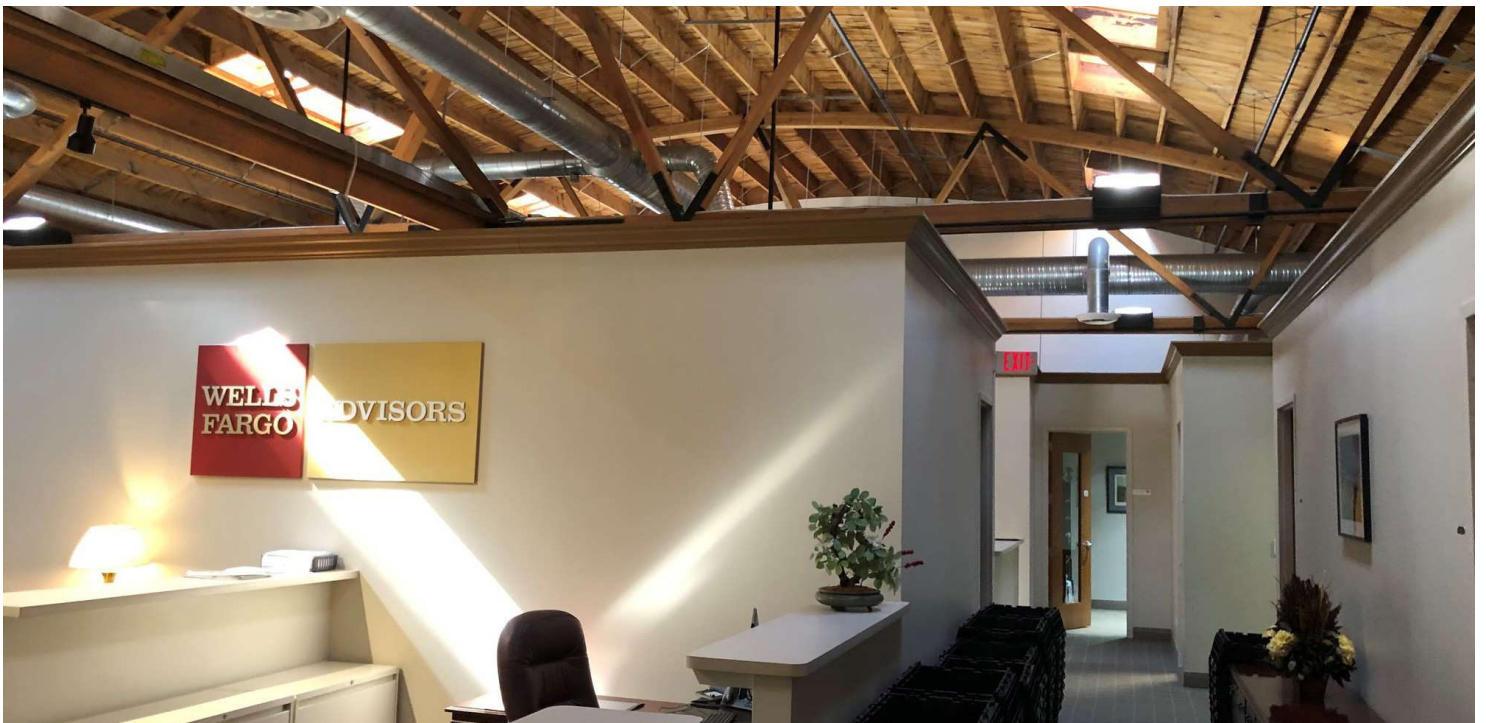
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SUITE A- 10,272 RSF

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1044 N. WESTERN AVENUE



## EXTERIOR

1044 N. WESTERN AVENUE  
NORTH SUBURBAN, LAKE FOREST, IL 60045



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# RENOVATED LOBBY/CORRIDORS

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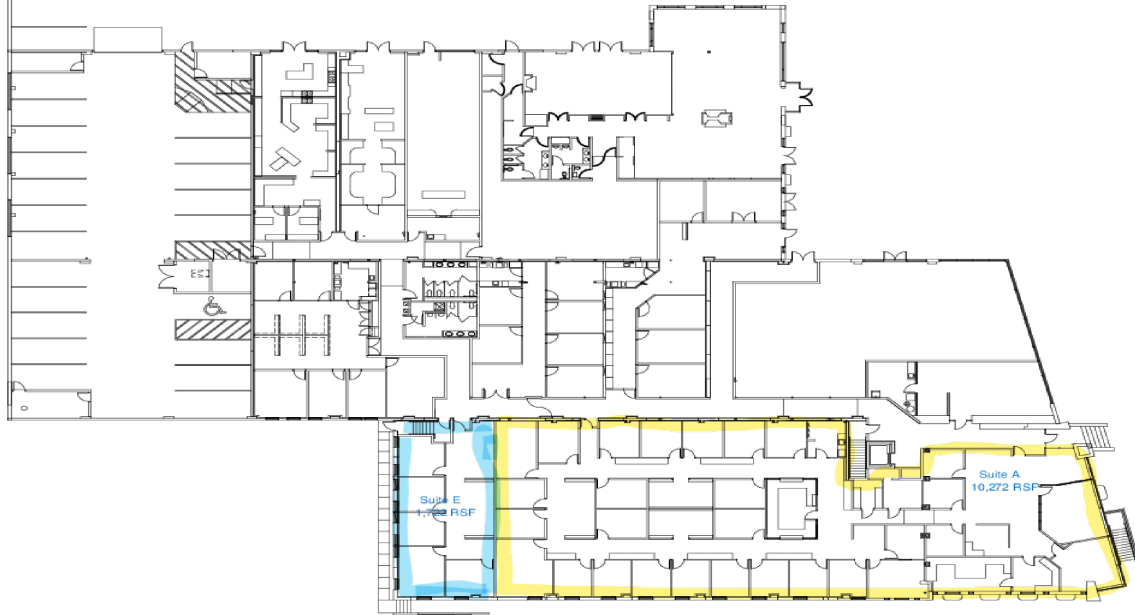
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# FOR LEASE | OFFICE

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## 1044 N. WESTERN AVENUE



**W A** Witmer & Associates  
Architecture and Interior Design  
witmerandassoc.com

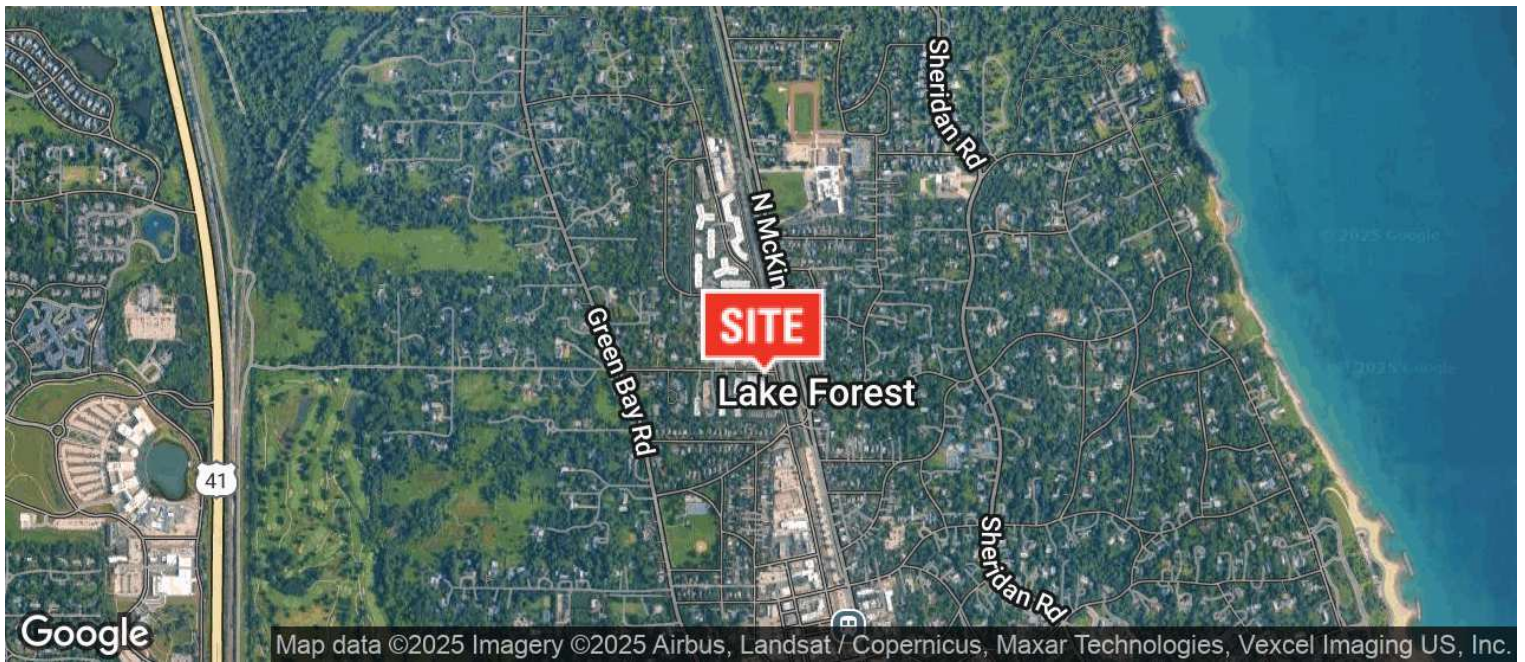
**1044 N WESTERN AVE**  
**FIRST FLOOR PLAN**  
June 24, 2020 SCALE: N.T.S.

LEASE TYPE NNN | TOTAL SPACE 1,722 - 10,272 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$18.00 SF/YR

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
D	-	1,854 SF	NNN	\$18.00 SF/yr	Reception 5 private offices Kitchenette Conference Room Skylights
A	Available	10,272 SF	NNN	\$18.00 SF/yr	Professional Services existing layout 20 private offices 2 large conf. rooms 8 medium conf. rooms Bullpen area Large reception Workrooms IT/Server room Storefront signage
E	Available	1,722 SF	NNN	\$18.00 SF/yr	-

# AERIAL & STREET DETAIL

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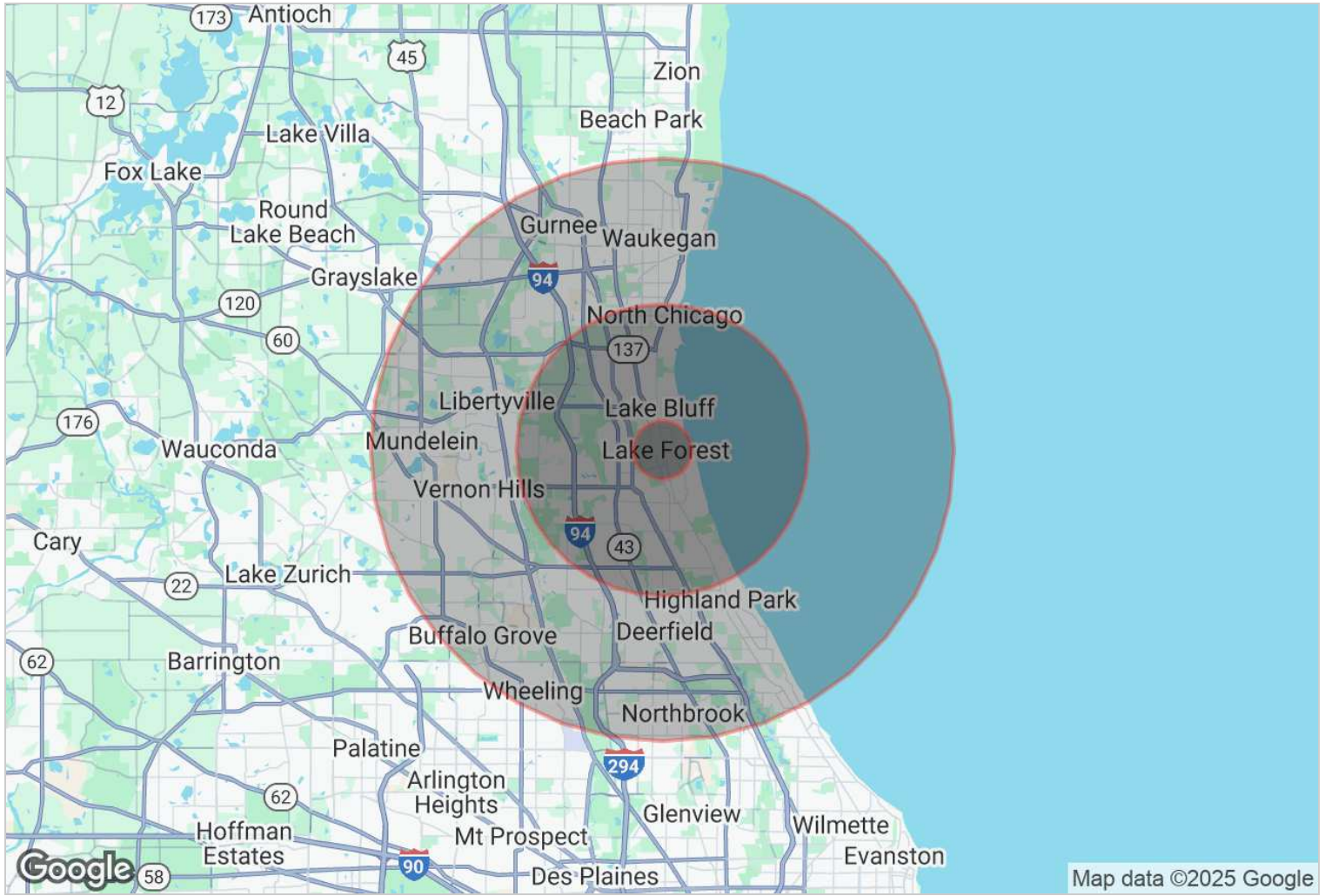
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# DEMOGRAPHICS MAP

1044 N. WESTERN AVENUE  
LAKE FOREST, IL 60045

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2010 STATISTICS	1 Mile	5 Miles	10 Miles
Total Population	3,491	82,544	427,421
Total Number of Households	1,181	26,484	149,159
Average Household Income	\$229,763	\$162,786	\$122,313
Median Age	37.6	38.0	37.9

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# DEMOGRAPHICS REPORT

1044 N. WESTERN AVENUE  
LAKE FOREST, IL 60045

JAMESON.

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,491	82,544	427,421
MEDIAN AGE	37.6	38.0	37.9
MEDIAN AGE (MALE)	34.5	37.4	36.9
MEDIAN AGE (FEMALE)	40.6	38.5	38.6
TOTAL HOUSEHOLDS	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,181	26,484	149,159
# OF PERSONS PER HH	3.0	3.1	2.9
AVERAGE HH INCOME	\$229,763	\$162,786	\$122,313
AVERAGE HOUSE VALUE	\$803,169	\$663,325	\$487,969

POPULATION	1 Mile	5 Miles	10 Miles
TOTAL POPULATION - White	3,237	62,089	306,080
TOTAL POPULATION - Black	47	8,998	35,135
TOTAL POPULATION - Hispanic	127	11,683	92,054
TOTAL POPULATION - Asian	117	3,693	29,458
TOTAL POPULATION - Hawaiian	0	53	134
TOTAL POPULATION - Indian	0	126	613
TOTAL POPULATION - Other	58	5,486	47,176

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