

AVAILABLE

FOR SALE

NORTHBROOK ASSOCIATES

**3605 N. Woodhead Drive
Northbrook, IL 60062**

OFFERING

PRICE

\$849,000



INVESTMENT OVERVIEW

- 22,000 SF office building with 21 individual suites.
- Located in Sky Harbor Business Park, just south of Lake Cook Rd. and minutes from I-294.
- Up to 2,000 SF available for potential owner/user.
- Short-term leases with under market rents, value add opportunity.
- Abundant parking on-site with a 3.17 : 1,000 SF parking ratio.
- Professionally managed, current company is willing to continue with new ownership.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess

Office: 630.932.5757

khess@key-investment.com

NORTHBROOK ASSOCIATES



SALE PRICE: \$849,000

BUILDING SIZE: 22,000

LOT SIZE: 58,713 SF

YEAR BUILT: 1972

ZONING: C-3

TAXES 2025: \$58,070

PROPERTY SUMMARY

ADDRESS: 3605 WOODHEAD DRIVE
CITY, STATE, ZIP: NORTHBROOK, IL 60062
PROPERTY TYPE: OFFICE
COUNTY: COOK
PIN: 04-06-202-019 & 04-05-102-025
CONSTRUCTION: BRICK & BLOCK
FOUNDATION: SLAB
ROOF: FLAT

RENTABLE SF: 17,918
OF UNITS: 21
AVG. UNIT SIZE: 1,000 SF
PARKING SPACES: 61
PARKING RATIO: 3.17 : 1,000 SF
CEILING HEIGHT: 8 FEET
POWER: 100 AMP
SPRINKLERED: NO
SECURITY ALARM: NO



KEY INVESTMENT
& Management Inc.

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess
Office: 630.932.5757
khess@key-investment.com

NORTHBROOK ASSOCIATES

3605 Woodhead Drive
Northbrook, IL 60062

Location Maps



1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757

Kimberly Hess
khess@key-investment.com
www.key-investment.com

Real Estate

Brokerage

Leasing

Management

NORTHBROOK ASSOCIATES

3605 Woodhead Drive

Northbrook, IL 60062

Financial Projection

Property: <u>Northbrook Associates</u>		Financing: <u>6.5%/5yrs/25yr amort.</u>	
<u>3605 Woodhead Dr.</u>			
<u>Northbrook, IL 60062</u>		Mortgage (75%):	<u>\$636,750</u>
Units/Sq.Ft.:	<u>22,000</u>	Down Payment (25%):	<u>\$212,250</u>
		Purchase Price:	<u>\$849,000</u>
Current Scheduled Annual Income:			\$255,523
Less 10% vacancy			-\$25,552
Plus tenant reimbursed electric & gas			<u>\$12,400</u>
			\$242,371
Annual Expenses			
Electric		\$8,300	
Gas		\$4,100	
Janitorial		\$7,200	
Landscaping		\$2,600	
Property Insurance		\$6,500	
Real Estate Taxes	<u>2025</u>	\$58,070	
Refuse		\$15,000	
Repairs & Maintenance Est.		\$20,000	
Replacement Reserve - \$.20		\$4,400	
Sewer & Water		\$600	
Snow Removal		\$6,800	
Total Estimated Annual Expenses:			\$133,570
Estimated Net Operating Income:			\$108,801
Less: Annual Debt Service			-\$52,593
Cash Flow Before Taxes			\$56,208

Return on Down Payment	<u>26.48%</u>
Price per Unit/Sq.Ft.:	<u>\$38.59</u>
Capitalization Rate:	<u>12.82%</u>

This information has been obtained from services believed to be reliable.
We make no guarantee or warranty as to the accuracy of this information.

1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757

Kimberly Hess
khess@key-investment.com
www.key-investment.com

Real Estate

Brokerage

Leasing

Management

NORTHBROOK ASSOCIATES

3605 Woodhead Drive

Northbrook, IL 60062

UNIT NO.	UNIT SQ.FT.	TENANT NAME	LEASE START DATE	LEASE EXPIR. DATE	BASE MONTHLY RENT	RENT P.S.F.	SECURITY DEPOSIT
100	749	Dembo Travel Consultants	11/01/15	04/30/30	\$867.60	\$13.90	\$1,250.01
101	1,776	VACANT			\$2,072.00	\$14.00	
102	714	Crafting	03/20/25	04/30/29	\$873.00	\$14.67	\$775.00
103A	385	VACANT			\$545.00	\$16.99	
103B	305	Faruk Masoud	11/01/25	10/31/26	\$400.00	\$15.74	\$400.00
104A	375	Colleen Muscarella	05/01/22	04/30/27	\$562.75	\$18.01	\$500.00
104B	318	Four Seasons Garage Doors	04/15/24	04/30/27	\$397.84	\$15.01	\$375.00
105	815	Taalman Insurance & Financial	11/19/21	04/30/27	\$917.73	\$13.51	\$750.00
105A	946	Homestead Health Care	02/01/21	03/31/27	\$986.38	\$12.51	\$850.00
105B	524	Veco Windows	03/09/23	03/31/27	\$545.90	\$12.50	\$530.00
106	1,268	Moving Solutions	02/15/24	04/30/27	\$1,345.00	\$12.73	\$1,345.00
107	2,145	VACANT			\$2,502.50	\$14.00	
108	1,154	VACANT			\$1,346.33	\$14.00	
109A	782	VACANT			\$912.00	\$13.99	
109B	1,292	Reach Network Solutions	07/09/15	07/31/27	\$1,655.48	\$15.38	\$1,500.00
110A	977	VACANT			\$1,139.83	\$14.00	
110B	500	KSEN INC.	11/09/20	03/31/27	\$579.63	\$13.91	\$500.00
110C	500	Dan Goodman	11/01/23	10/31/27	\$515.00	\$12.36	\$0.00
111	912	VACANT			\$1,064.00	\$14.00	
112	1,342	VACANT			\$1,565.67	\$14.00	
115	366	VACANT			\$500.00	\$16.39	

Total Rentable SF 18,145

TOTALS: \$21,293.64/Mo.

\$255,523.68/Yr.

1263 S Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757

Kimberly Hess
khess@key-investment.com
www.key-investment.com

Real Estate

Brokerage

Leasing

Management

NORTHBROOK ASSOCIATES
3605 Woodhead Drive
Northbrook, IL 60062

SITE MAP

PIN Numbers : 04-06-202-019 & 04-05-102-025



1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757

Kimberly Hess
khess@key-investment.com
www.key-investment.com

Real Estate

Brokerage

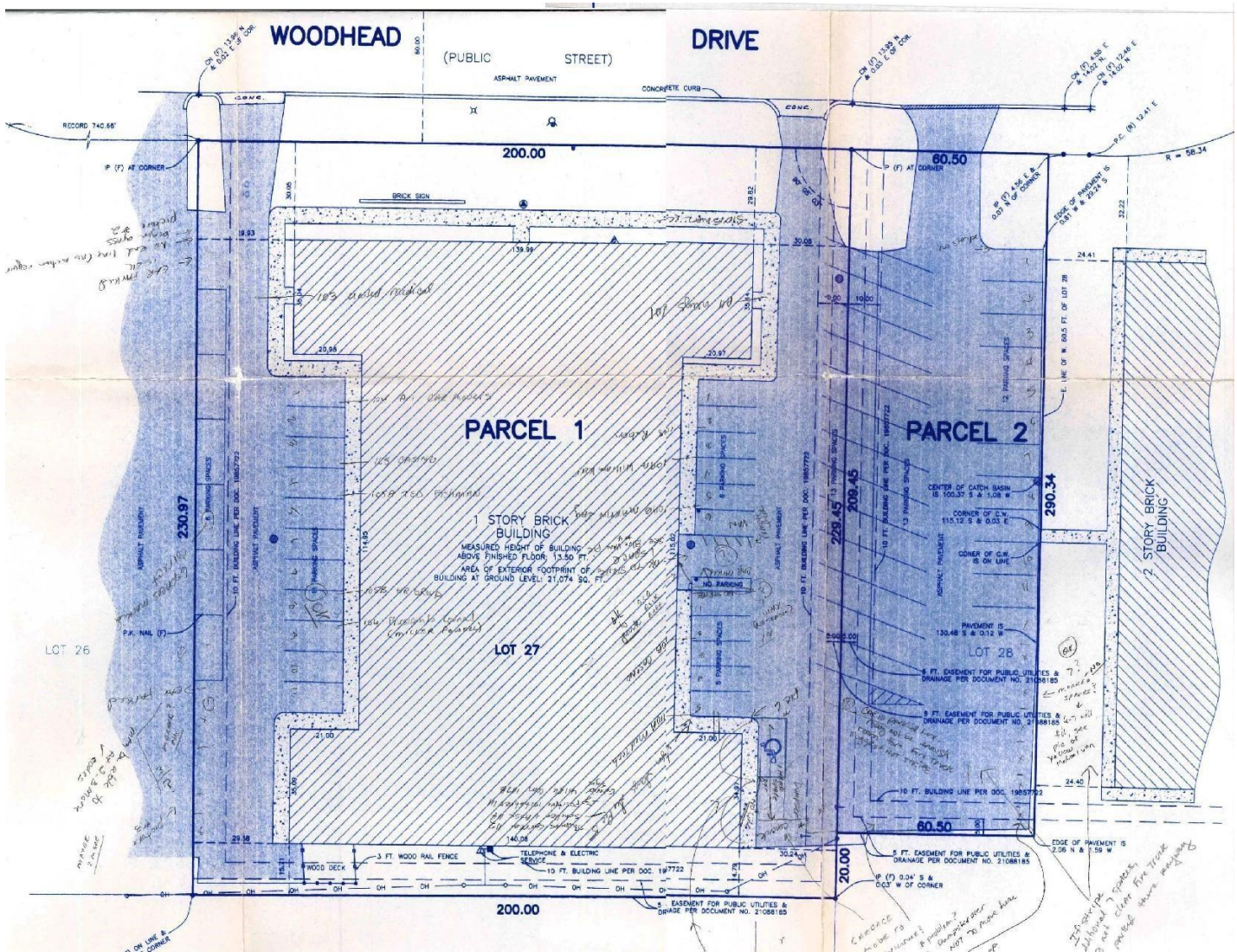
Leasing

Management

NORTHBROOK ASSOCIATES
3605 Woodhead Drive
Northbrook, IL 60062

SURVEY

Property consists of Parcel 1 and Parcel 2



1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757

Kimberly Hess
khess@key-investment.com
www.key-investment.com

Real Estate

Brokerage

Leasing

Management

NORTHBROOK ASSOCIATES
3605 Woodhead Drive
Northbrook, IL 60062

Property Photos



1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757

Kimberly Hess
khess@key-investment.com
www.key-investment.com

Real Estate

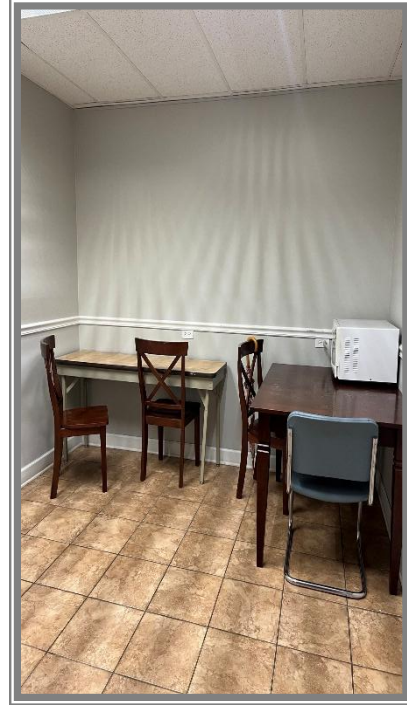
Brokerage

Leasing

Management

NORTHBROOK ASSOCIATES
3605 Woodhead Drive
Northbrook, IL 60062

Property Photos



1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757

Kimberly Hess
khess@key-investment.com
www.key-investment.com

Real Estate

Brokerage

Leasing

Management

NORTHBROOK ASSOCIATES
3605 Woodhead Drive
Northbrook, IL 60062

Building Layout

3605 Woodhead Drive
Northbrook, IL 60062



1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757

Kimberly Hess
khess@key-investment.com
www.key-investment.com

Real Estate

Brokerage

Leasing

Management

NORTHBROOK ASSOCIATES

3605 Woodhead Drive
Northbrook, IL 60062



Introduction to Northbrook, Illinois

Though it has served as the backdrop for a number of feature films including "Ferris Bueller's Day Off," many consider Northbrook to be the North Shore's best-kept secret. It is one of the largest communities on the North Shore, but maintains a small-town feel. Beautiful parks and residential areas are interspersed with local business districts and corporate headquarters.

Incorporated as a village in 1901, Northbrook was first settled by the Potawatomi Native Americans, followed by Joel Sterling Sherman, who purchased 159 acres of land in the area. The community was initially known as Schermerville after Frederick Schermer, who donated the land for the community's first railroad station. The village was ultimately re-named Northbrook in 1923.

Northbrook has some of the most diverse housing options on the North Shore. A variety of neighborhoods offer single-family homes in architectural styles ranging from mid-century ranch to contemporary, while in-town options include recently constructed townhomes and condominiums in every price range. The average sales price for a single-family home in Northbrook was \$527,792, while the average condominium cost \$203,029 (source: Midwest Real Estate Data, LLC).

Five highly rated public-school districts serve the community. Residents also enjoy a convenient commute to downtown Chicago and O'Hare International Airport thanks to the Tri-State Tollway, Edens Expressway and a Metra station.

Two distinct pursuits contribute to the Northbrook lifestyle: shopping and recreation. Northbrook is home to Northbrook Court, a large regional mall that includes high-end retailers, a movie theater and many dining options. The town also has an outstanding park district with top-notch facilities and year-round programs for just about every sport from baseball to golf to cycling. Downtown Northbrook is home to restaurants, shops and the annual Northbrook Days festival.

1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757

Kimberly Hess
khess@key-investment.com
www.key-investment.com

Real Estate

Brokerage

Leasing

Management

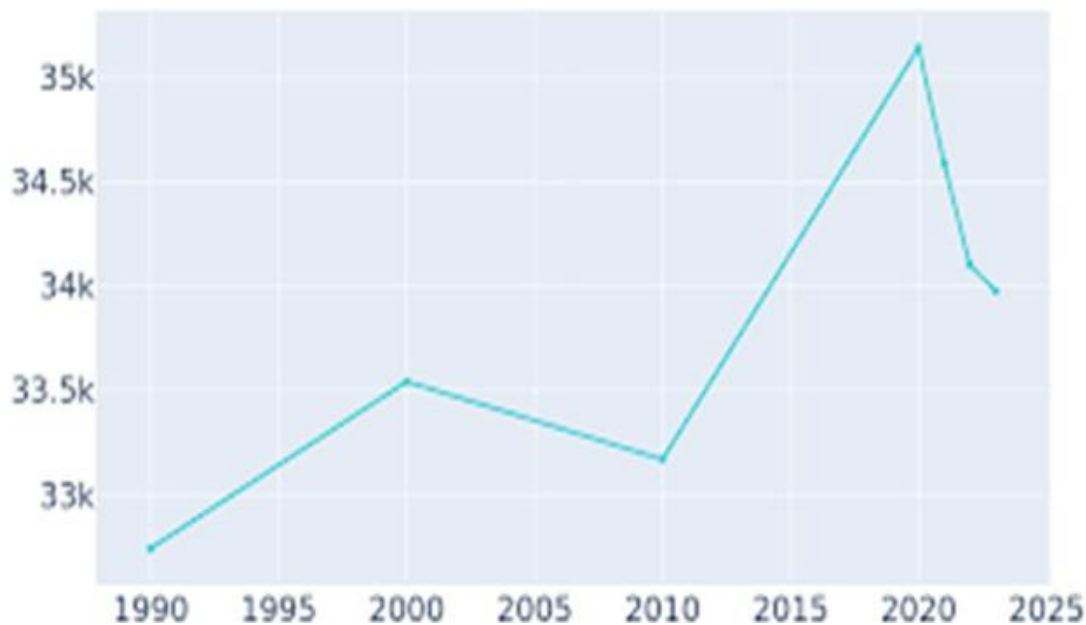
NORTHBROOK ASSOCIATES

3605 Woodhead Drive
Northbrook, IL 60062

Demographics

Demographics

	2 miles	5 miles	10 miles
2020 Population	11,588	79,614	831,237
2024 Population	11,444	79,393	833,075
2029 Population Projection	11,182	77,672	814,215
Medium HH Income	\$134,647	\$111,237	0.1%
Annual Growth 2024-2029	0.4%	0.7%	-0.5%
Annual Growth 2020-2024	-0.5%	-0.4%	43.8



1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757

Kimberly Hess
khess@key-investment.com
www.key-investment.com

Real Estate

Brokerage

Leasing

Management