

## FOR LEASE - NORTHBROOK PROFESSIONAL CENTER



**1929 N WASHINGTON ST, SUITE SS**

### PROPERTY DESCRIPTION

Discover an outstanding leasing opportunity located within the highly visible Northbrook Professional Center, which sees 14,435 vehicles per day along N Washington Street! With access to common restrooms and ample parking in a spacious lot, as well as signage opportunities and impressive accessibility from I-94, tenants can enjoy the convenience of this prime space that is poised to accommodate diverse business needs.

### PROPERTY HIGHLIGHTS

- 14 Private Offices
- Reception/Lobby Area with Vestibule Entryway
- Conference Room
- Break Room with Sink
- Covered Entrance
- Ample Non-Exclusive Parking
- Park and Walk-In Access
- Signage Possible

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$16 PSF \$4,778.67 Per Month
<b>Lease Space:</b>	2,980 SF Usable 3,584 SF Rentable
<b>Parking:</b>	Large Lot
<b>Traffic Count:</b>	14,435 Vehicles Per Day

### NEARBY BUSINESSES

Anne Carlsen Center	Rustic Petals Florist
Advanced Bodywork & Massage	Smart Weight Nutrition & Fitness Studio
Arco Gas Station	Thrifty White Pharmacy
China Garden	Transitions Yoga
Papa Johns Pizza	Wide Eyed Coffee



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## RISE PROPERTY BROKERS

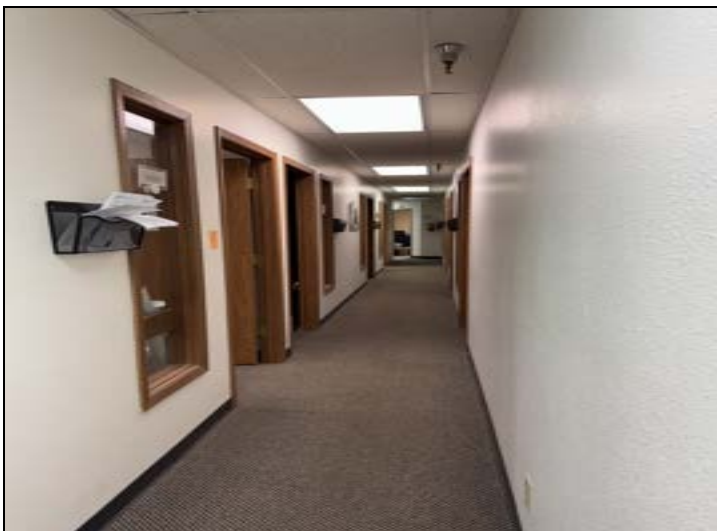
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*All information herein has been obtained from sources deemed reliable.  
No warranty or guarantee is made as to the accuracy of the information.*

# SUITE SS PHOTOS



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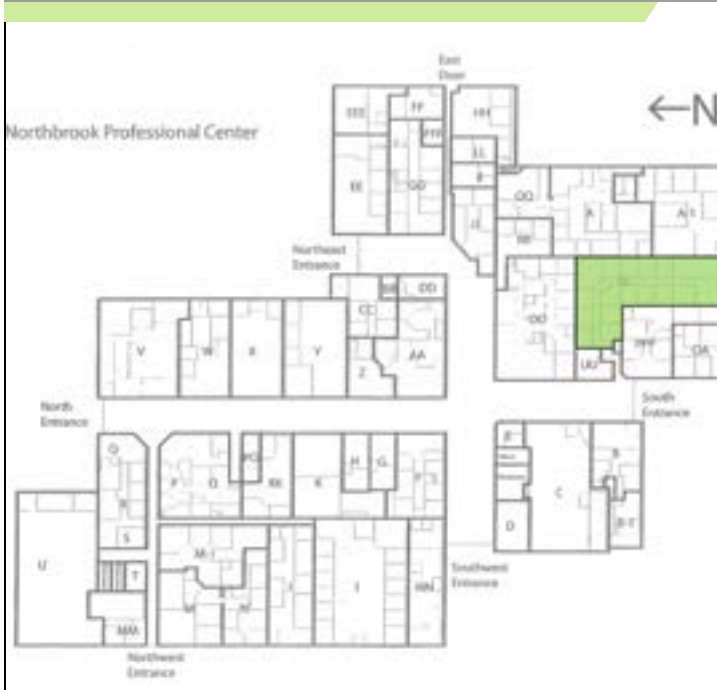
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# EXTERIOR PHOTOS & LAYOUT



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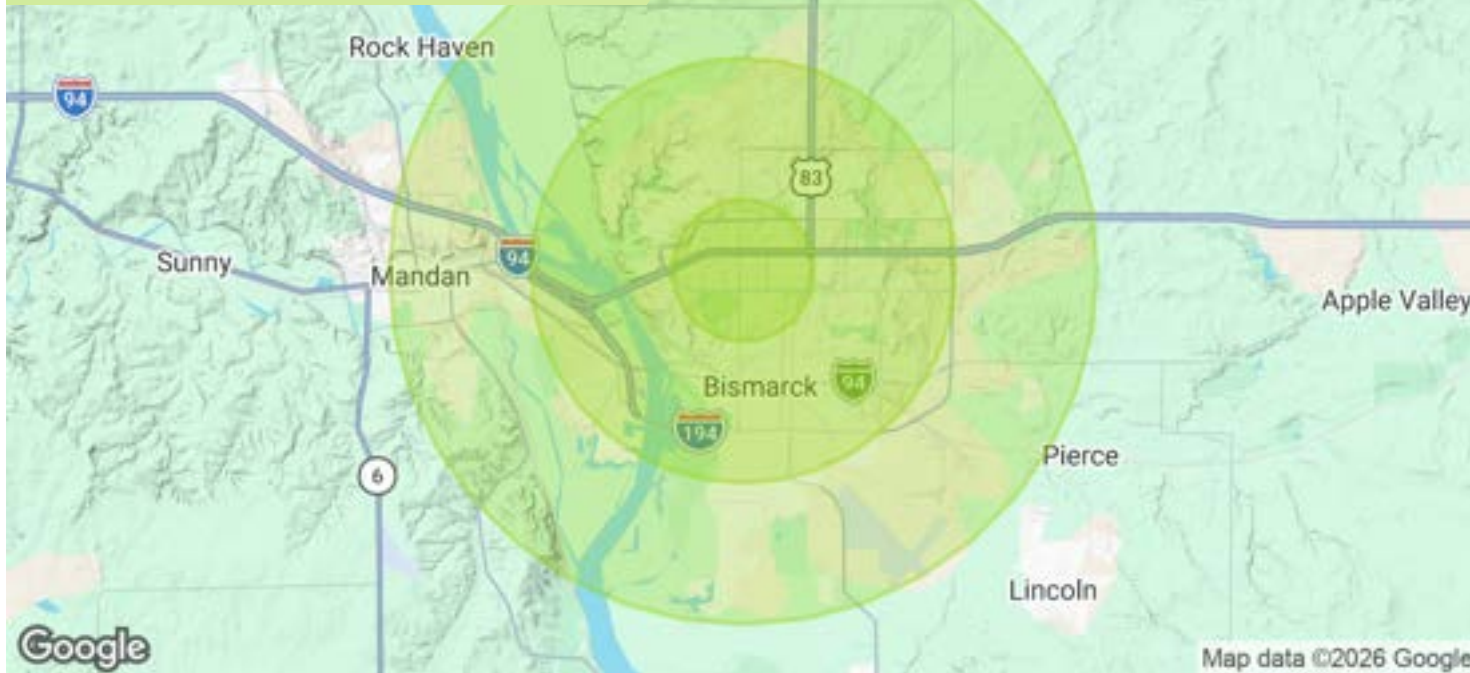
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# DEMOGRAPHIC SUMMARY



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,299	68,161	98,183
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	43	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,801	29,836	41,784
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$86,540	\$93,639	\$95,899
Average House Value	\$272,651	\$311,850	\$312,276

## TRAFFIC COUNTS

N Washington Street	14,435/day
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2020 American Community Survey (ACS)



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# PROPERTY LOCATION



## LOCATION OVERVIEW

Great North Bismarck Location!

On High Traffic North Washington Street

Easy Access from I-94

Large Parking Lot with Front Door Parking



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# COMMERCIAL REAL ESTATE AT AN ELEVATED LEVEL



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