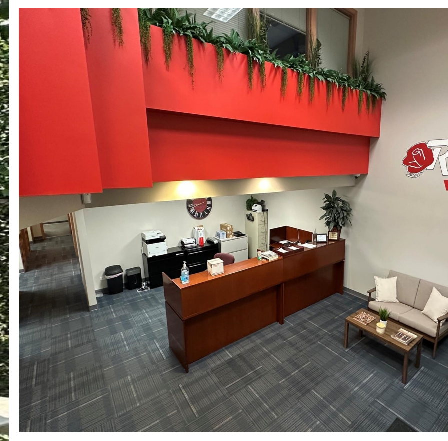
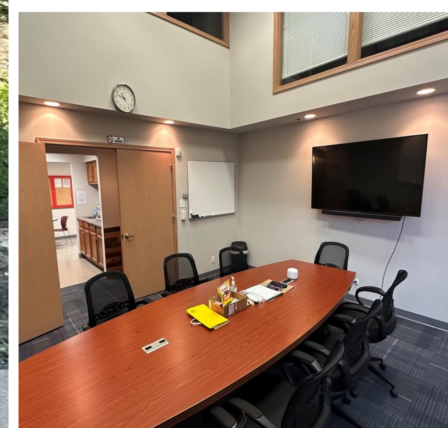
7647 W 100th Place





OFFERING MEMORANDUM | TWO STORY OFFICE CONDOMINIUM FOR SALE

7647 W 100th Place
Bridgeview, IL 60455

Frank Marmo
Townline Real Estate Advisors LLC
Managing Broker
(708) 606-2432
frank@treallc.com
471.010347

7647 W 100th Place

CONTENTS

01 Executive Summary
- Investment Summary

02 Location
- Location Summary

03 Property Description
- Property Features
- Site Plan
- Floor Plan
- Property Images

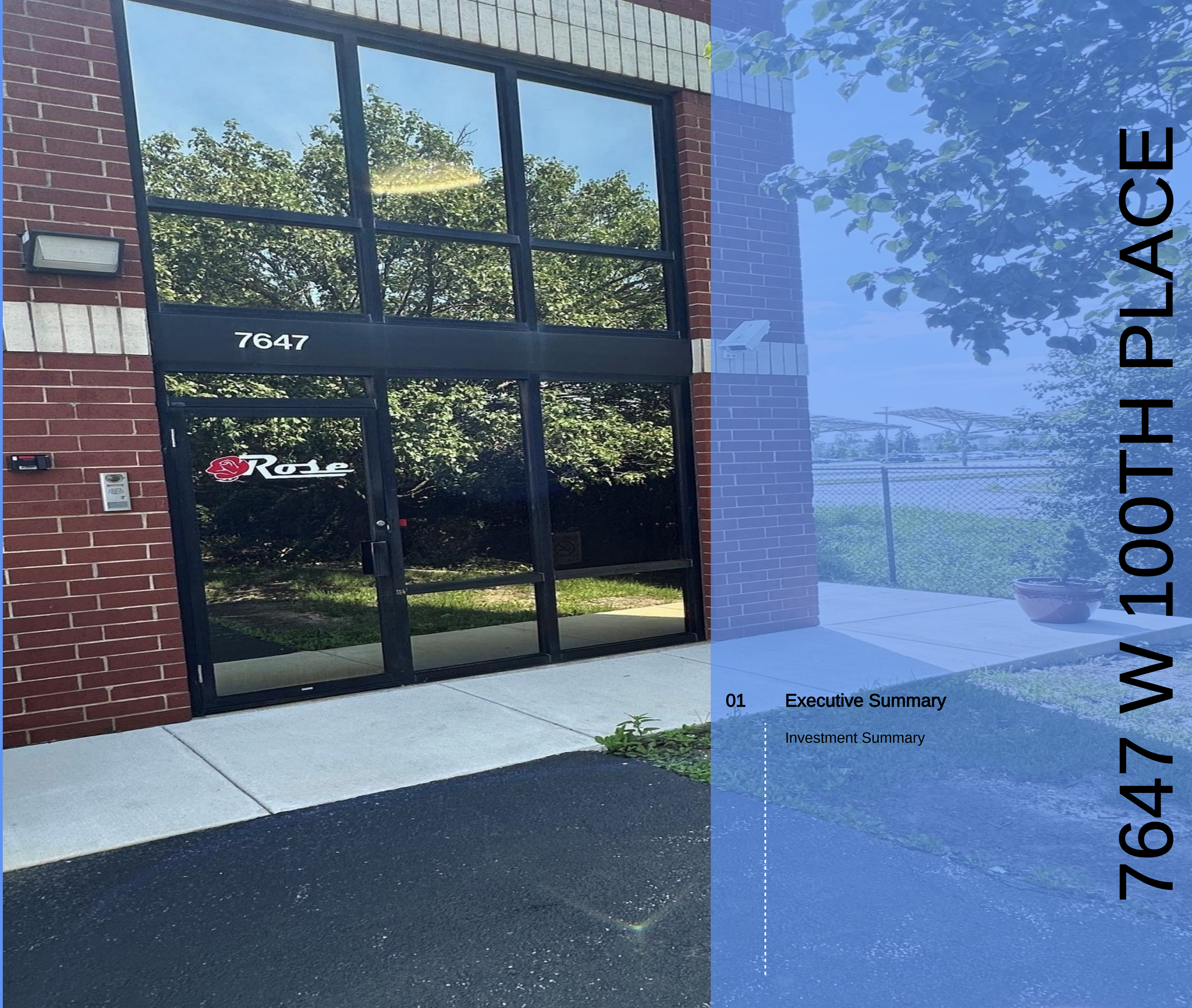
04 Company Profile
- Advisor Profile

Exclusively Marketed by:

Frank Marmo
Townline Real Estate Advisors LLC
Managing Broker
(708) 606-2432
frank@treallc.com
471.010347

Brokerage License No.: 471.010347
https://www.treallc.com

PO BOX 495, Mokena, 60448



7647 W 100TH PLACE

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	7647 W 100th Place Bridgeview IL 60455
COUNTY	Cook
MARKET	Palos Township
SUBMARKET	South Cook
BUILDING SF	5,110 SF
YEAR BUILT	1989
APN	23-12-400-039-1014
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$749,000
PRICE PSF	$146.58

Turnkey Owner-User opportunity

- Offered at $749,000 ($146.58/SF), this finished 5,110 SF, two-story office condominium is a rare move-in-ready acquisition in Bridgeview. A buyer steps into a complete professional office with no build-out cost or downtime.

Fully Furnished — Included in the Sale.

- All office furniture, desks, chairs, TV, and kitchen appliances remain with the unit; the seller is conveying the property fully furnished. The buyer can occupy and operate from day one with no additional furnishing investment.

SBA-Eligible Financing

- The property qualifies for SBA owner-user financing, potentially with as little as ~10% down. Contact Joe Perry at jperry@sbanav.com for more information on SBA financing options.

TREA
Townline Real Estate Advisors LLC

Pricing Supported by the Market

- A neighboring unit in the identical Bridgeview complex sold for $815,000 in May 2026, and comparable finished units trade well above the asking $146.58/SF. The offering is positioned competitively with clear supporting evidence and attractively priced to sell.

Flexible zoning, low carrying cost

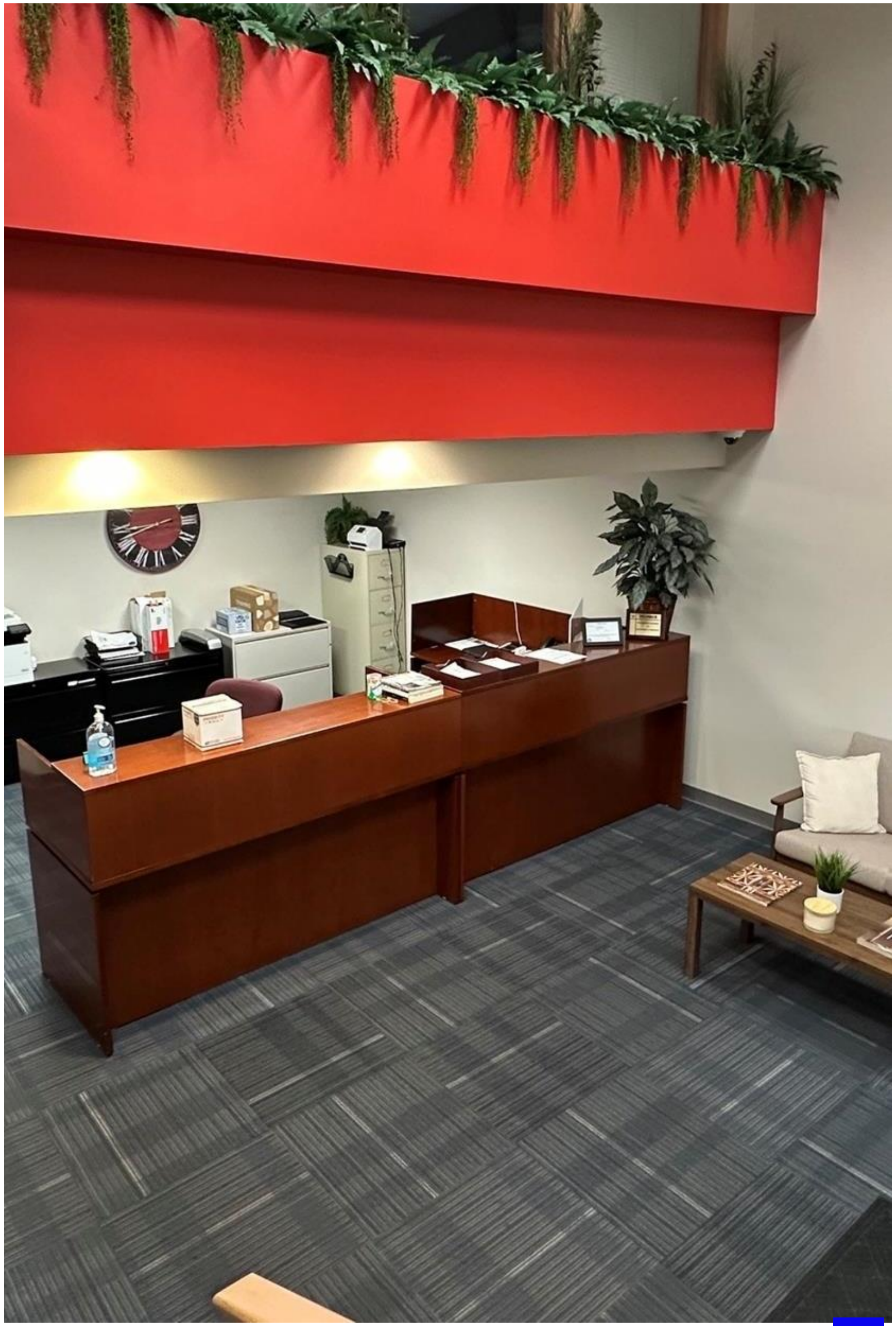
- Current zoning accommodates a broad range of professional, service, and light-commercial uses, with modest 2023 real estate taxes of only $10,905.80. The condominium structure keeps ownership and maintenance obligations well-defined.

Bridgeview Industrial Condominiums Association

- The unit is one of five buildings comprising the Bridgeview Industrial Condominiums Association (BICA), that is professionally managed. Shared grounds and common areas systems are maintained through BICA, supporting curb appeal and predictable ownership costs.

Motivated Seller

- The owner is committed to a timely sale and will give serious consideration to all reasonable offers and terms from qualified buyers.



7647 W 100th Place | Location

7647 W 100TH PLACE

02 **Location**

Location Summary

Established inner-southwest Cook County

- Bridgeview sits roughly 15 miles southwest of downtown Chicago within a deep, well-tenanted business community. The area supports a stable base of small and mid-sized owner-occupied businesses.

Excellent highway and arterial access

- The Property has immediate access to Harlem Avenue and 95th Street and is minutes from the I-294 (Tri-State) and I-55 (Stevenson) interchange network. Midway International Airport is a short drive away.

Part of an established business park

- The unit is located in the Bridgeview Industrial Condominiums Association, a stable, owner-occupied park. Neighboring units are held by a mix of professional, trade, and service businesses.

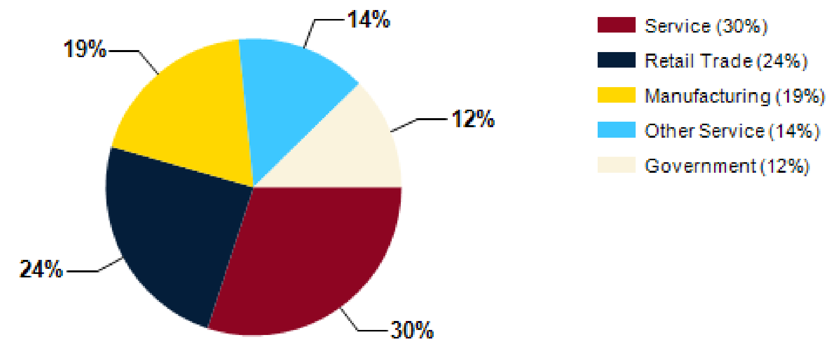
Tight submarket with limited supply

- Chicago-area industrial and flex vacancy remains low (˜ 4.7–6%), and quality small-format owner-user space in the inner suburbs is in short supply. That scarcity supports both resale value and long-term demand.

Strong surrounding trade area

- The 60455 zip code area has a population near 16,000 and a median household income around $55,000 within a dense southwest-suburban labor pool. The central position gives convenient access to clients and staff across the region

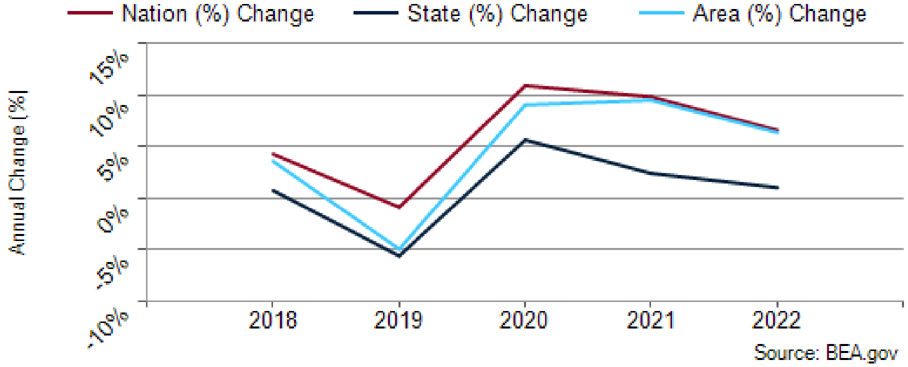
Major Industries by Employee Count



Largest Employers

FFE Transportation Service Inc	Approximate number of employees: 1,000+
Tibor Machine Products	Approximate number of employees: 100
Rose Pallet Company	Approximate number of employees: 50
Maxim Healthcare Services Inc	Approximate number of employees: 50
Bridgeview Power	Approximate number of employees: 1-5
Vonch LLC	Approximate number of employees: 7
Sbl Inc	Approximate number of employees: Not specified
SigmasTek Battery	Approximate number of employees: Not specified

Cook County GDP Trend



TREA
Townline Real Estate Advisors LLC

7647 W 100TH PLACE

03 Property Description

Property Features
Site Plan
Floor Plan
Property Images

PROPERTY FEATURES

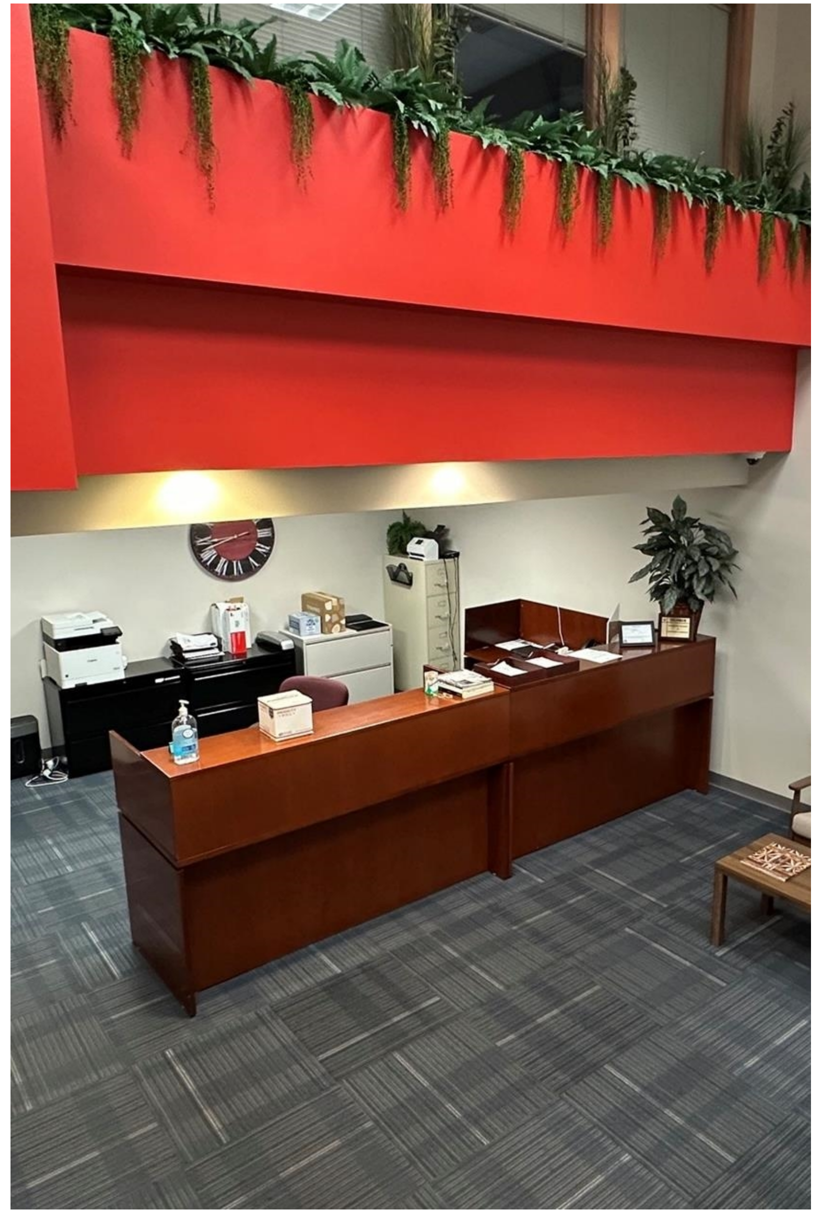
BUILDING SF	5,110
YEAR BUILT	1989
ZONING TYPE	I1, B2-General Business
NUMBER OF STORIES	2
PARKING RATIO	.20/1000
BUILDING FAR	.19
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ADA COMPLIANT	Yes
ELEVATOR	No
CEILING HEIGHT	20' Clear Height

MECHANICAL

HVAC	2 Gas Fired Forced Air and Central A/C
FIRE SPRINKLERS	Full Wet System
LIGHTING	LED/Fluorescent Fixtures

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Masonry
PARKING SURFACE	Asphalt
ROOF	Steel Deck/ Rubber
LANDSCAPING	Grass and Bushes



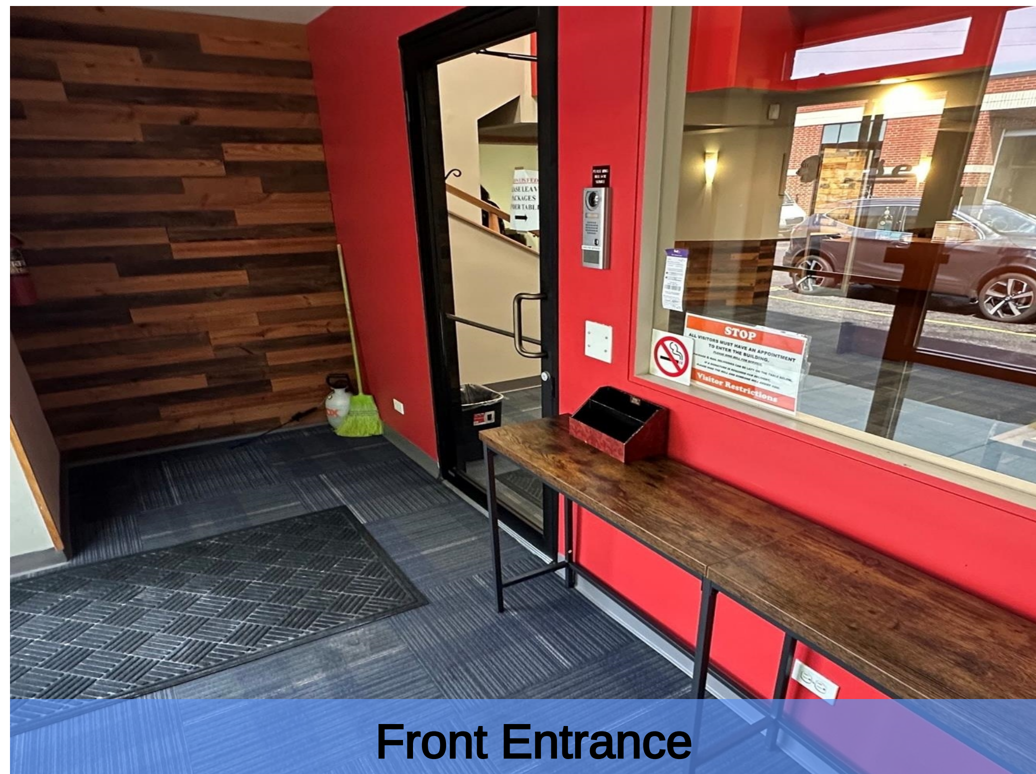

7647 W 100th Pl
USA Gym


ROOM
5'0" x 4'11"
OFFICE
9'7" x 11'4"
BATH
8'2" x 4'9"
BATH
4'1" x 2'5"
BATH
8'2" x 5'8"
STORAGE
10'3" x 15'4"
HALL
3'4" x 4'3"
OFFICE
21'7" x 23'3"
UTILITY
13'11" x 14'4"
STORAGE
9'10" x 6'2"
HALL
6'3" x 3'10"
BATH
5'11" x 5'3"
HALL
5'1" x 23'10"
DINING AREA
9'10" x 15'3"
KITCHENETTE
6'0" x 9'8"
OFFICE
14'10" x 17'0"
OFFICE
16'2" x 14'8"
RECEPTION
21'11" x 13'3"
OFFICE
13'5" x 12'9"
WAITING ROOM
22'1" x 10'10"
FOYER
14'2" x 4'7"
FIRST FLOOR
OFFICE
29'5" x 23'3"
STORAGE
14'2" x 16'0"
OFFICE
14'2" x 15'10"
BATH
10'1" x 6'2"
ROOM
7'1" x 21'6"
OFFICE
10'1" x 15'0"
HALL
3'6" x 21'6"
OFFICE
17'6" x 17'7"
HALL
5'5" x 13'10"
OFFICE
14'2" x 13'11"
HALL
3'11" x 6'1"
OPEN TO BELOW
OFFICE
13'6" x 10'1"
SECOND FLOOR

Private Office 1st Floor

Private Office 1st Floor

Front Reception Area



Front Entrance

Conference Room 1st Floor

Kitchen 1st Floor

Break Room

Kitchen 1st Floor


Private Office 2nd Floor


Private Office 2nd Floor


Private Office 2nd Floor


Private Office 2nd Floor

TREA

Townline Real Estate Advisors LLC

7647 W 100TH PLACE

04 **Company Profile**

Advisor Profile

Frank Marmo
Managing Broker

Frank J. Marmo, CPA, MBA

Frank J. Marmo is the Owner and Managing Broker of Townline Real Estate Advisors, where he provides clients with advisory, brokerage, and property management services across the greater Chicagoland market. With more than twenty-five years of leadership experience in commercial real estate, Frank's background spans investment acquisitions, asset and property management, accounting and finance, sales brokerage, and tenant & buyer representation.

Throughout his career, Frank has managed and advised on a diverse portfolio of retail, suburban office, and industrial/flex assets totaling more than 800,000 square feet, while also serving as owner's representative and asset manager on over 2 million square feet of office, retail, industrial, and mixed-use properties. He has completed direct equity acquisitions, joint-venture equity structures, and mezzanine debt investments exceeding $2.5 billion in gross asset value across all major property sectors on behalf of public institutional, Taft-Hartley, and high-net-worth client funds.

In addition to his investment and asset management expertise, Frank actively works with owners, investors, and business users through commercial real estate sales, as well as tenant and buyer representation for office, retail, and industrial users — helping clients evaluate opportunities, negotiate terms, and create long-term value in every transaction.

Frank earned a Bachelor of Science in Accounting and a Master of Business Administration in Finance from DePaul University. He is a Certified Public Accountant and a licensed Illinois Managing Broker (Lic. #471.010347).

7647 W 100th Place

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Townline Real Estate Advisors LLC and it should not be made available to any other person or entity without the written consent of Townline Real Estate Advisors LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Townline Real Estate Advisors LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Townline Real Estate Advisors LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Townline Real Estate Advisors LLC has not verified, and will not verify, any of the information contained herein, nor has Townline Real Estate Advisors LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Frank Marmo
Townline Real Estate Advisors LLC
Managing Broker
(708) 606-2432
frank@treallc.com
471.010347

Brokerage License No.: 471.010347
https://www.treallc.com