

MULTI-TENANT OFFICE BUILDING FOR SALE

JAMESON.

OFFERING
MEMORANDUM



155 REVERE DRIVE
NORTHBROOK, IL 60062

STEVEN GOLDSTEIN

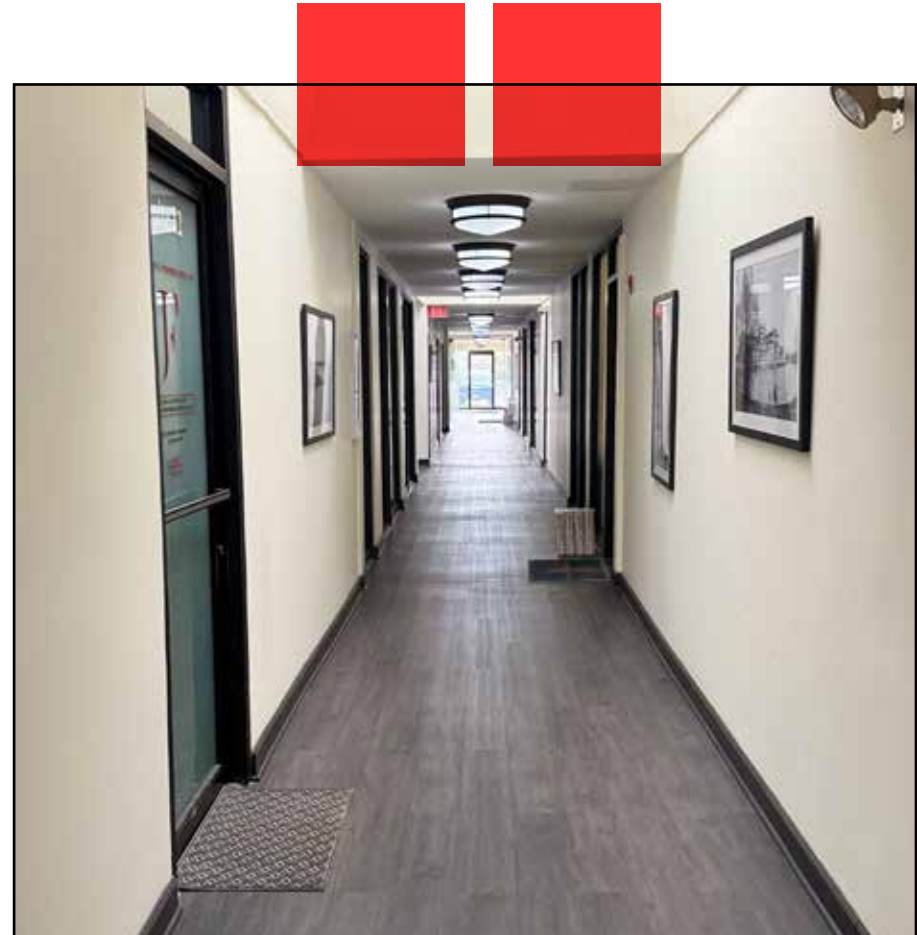
SENIOR VICE PRESIDENT
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PROPERTY
INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is pleased to present 155 Revere Drive, Northbrook II, a fully renovated, 17,154 SF multi-tenant office building built in the early 1980's in the heart of Northbrook's North Shore corridor, one of the most established suburban office submarkets in the Chicago region. The building is 91% occupied, generates \$162,126 of in-place NOI at a 7.54% cap rate, and is anchored by a mix of office tenants that have been in the property for many years. What sets 155 Revere apart is how little is left to do. Common areas and tenant suites have been fully renovated, the mechanical systems are in place, and the building shows beautifully. The heavy lifting is done. For an investor, that means your capital and attention go toward running the building, not rebuilding it. For an owner-user, this is a rare chance to occupy a turnkey, professionally maintained building in a premier North Shore location while letting an established tenancy carry the cost of ownership.



SALES PRICE: \$2,150,000

PROPERTY SIZE: 17,154 SF

LOT SIZE: 1.27 AC

PIN: 04-02-101-017-0000

ZONING: I-1 RESTRICTED
INDUSTRIAL DISTRICT NORTHBROOK

AS-IS CAP RATE: 7.54%



INVESTMENT HIGHLIGHTS

PRIME LOCATION:

- Prime Northbrook North Shore location with strong suburban office demand
- Easy access to I-94 and I-294 for regional connectivity
- Close to corporate offices, retail, dining, and amenities
- Convenient to Chicago and O'Hare Airport for business operations

STRONG FINANCIAL PERFORMANCE:

- Purchase Price: \$2,150,000
- Net Operating Income (NOI): \$162,126
- AS-IS CAP Rate: 7.54%

VALUE/OWNER USER OPPORTUNITY:

Currently the property is 91% occupied with one 1,459 SF unit available for lease.

The vacant unit can be rented for approximately \$24/SF MG or occupied by an owner-user to further enhance the investment return for the property.



COMMON AREA

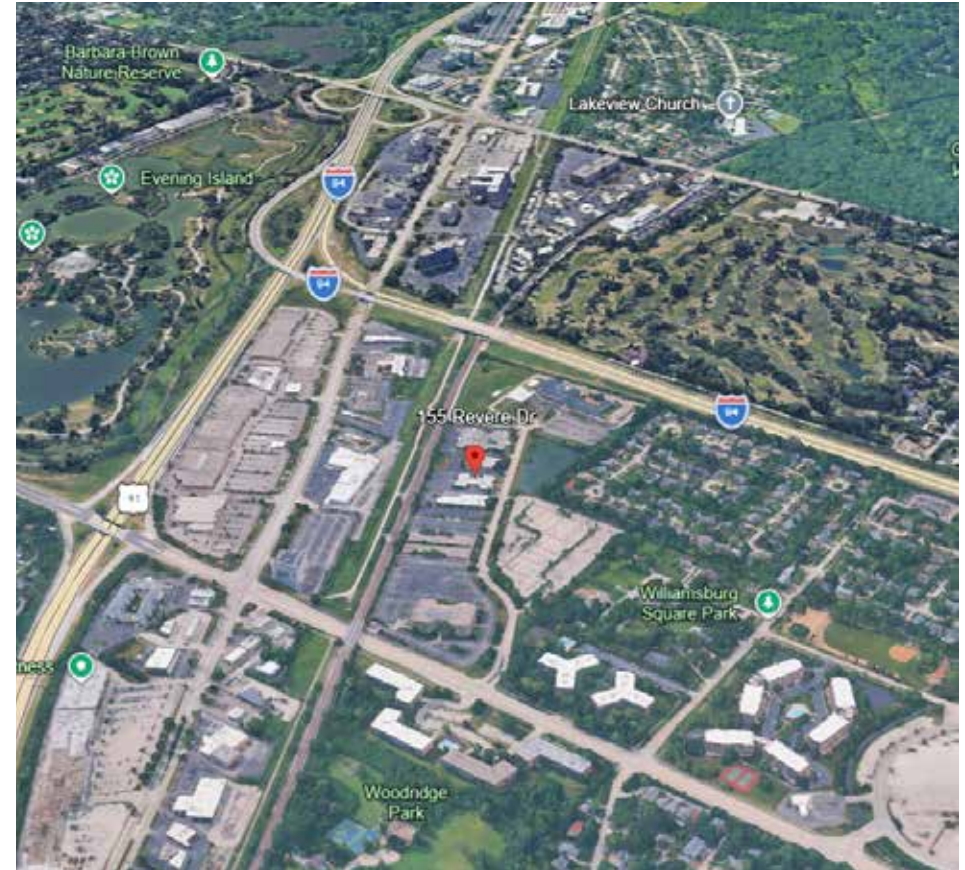


A photograph of the Chicago skyline at sunset, with a deep orange and red sky. The Willis Tower is the most prominent building in the center. Other skyscrapers are visible on either side, including the Trump International Hotel and Tower on the right. The foreground is dark, suggesting a body of water or a park.

LOCATION INFORMATION

LOCATION OVERVIEW

ZIP: 60062
SUB-MARKET: CENTRAL NORTH
SUB-MARKET CLUSTER: NORTH SUBURBAN CHICAGO
LOCATION TYPE: NSBD
MARKET: CHICAGO
COUNTY: COOK
STATE: ILLINOIS
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI
DMA: CHICAGO, IL-IN
COUNTRY: UNITED STATES



REGIONAL MAP



TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

Braeside Station
(Union Pacific North Line)

DRIVE

6 min

DISTANCE

2.3 mi

Lake Cook Station
(Milwaukee District North Line)

7 min

2.7 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

28 min

DISTANCE

18.4 mi

Chicago Midway International Airport

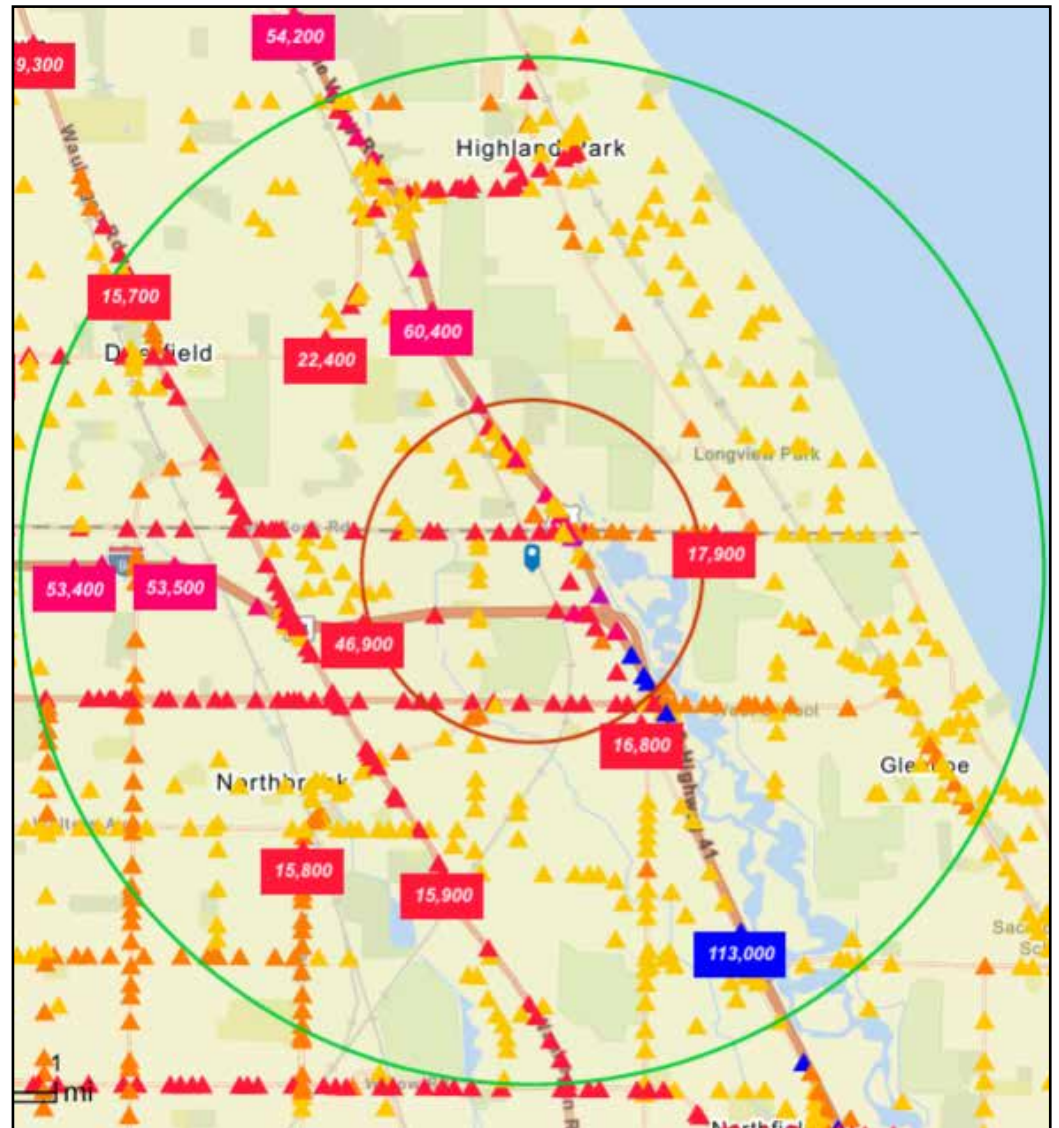
46 min

28.9 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000





FINANCIAL ANALYSIS

PROPERTY INCOME & EXPENSES

BASE RENTAL INCOME	\$287,638
EFFECTIVE GROSS INCOME	\$287,638
OPERATING EXPENSES	
REAL ESTATE TAXES	\$77,148
PROPERTY INSURANCE	\$5,968
UTILITIES (ELECTRIC)	\$1,800
UTILITIES (WATER/SEWER)	\$308
COMMAN AREA MAINTENANCE	\$7,388
REPAIRS & MAINTENANCE	\$2,400
JANITORIAL/CLEANING	\$24,000
LANDSCAPING/ SNOW REMOVAL	\$6,500
TOTAL OPERATING EXPENSES	\$125,512
NET OPERATING INCOME	\$162,126
EXPENSES RATIO	43.6%
OPERATING MARGIN	56.4%

The rent roll will be provided upon the execution of an NDA.



MARKET INFORMATION

MARKET OVERVIEW

NORTHBROOK | NORTH SHORE SUBURBAN OFFICE MARKET

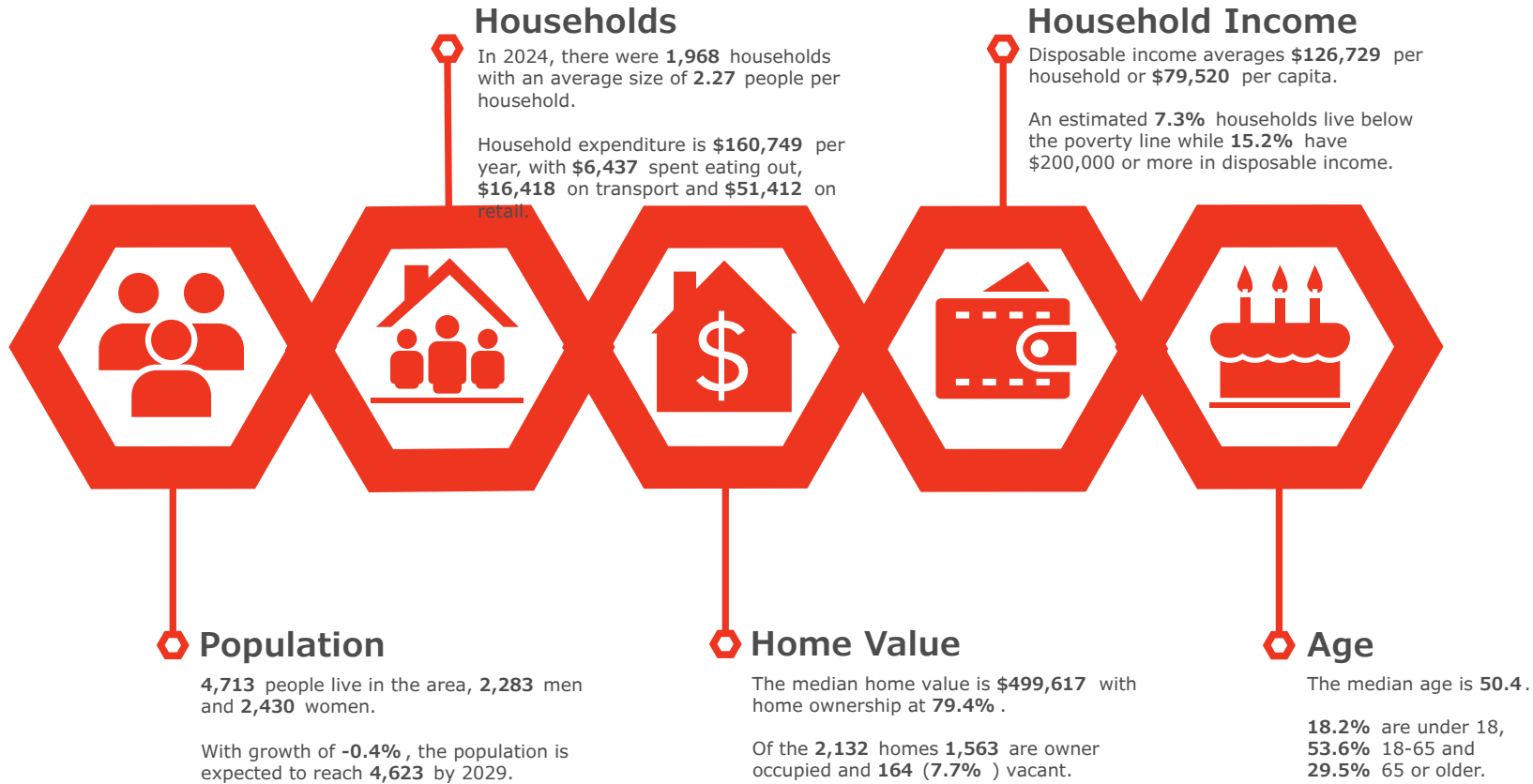
Owning commercial office real estate in Northbrook offers several key advantages, particularly in terms of location, accessibility, and strong tenant demand. Northbrook is a well-established North Shore suburb known for its corporate offices, professional services, and highly desirable residential neighborhoods, making it an attractive area for office tenants.

The market benefits from affluent demographics, with a high concentration of skilled professionals and executives, supporting sustained demand for office space. Northbrook's proximity to major highways like I-94 and I-294, as well as its convenient access to Chicago and O'Hare International Airport, makes it an ideal location for businesses with regional or national operations.

Additionally, the area continues to experience steady office leasing activity, supported by a stable local economy and a mix of corporate headquarters, medical offices, and professional service firms. Investors in Northbrook are well-positioned to capitalize on a strong suburban office market, reliable occupancy, and long-term value growth potential.



DEMOGRAPHIC INSIGHTS





ADDITIONAL
INFORMATION

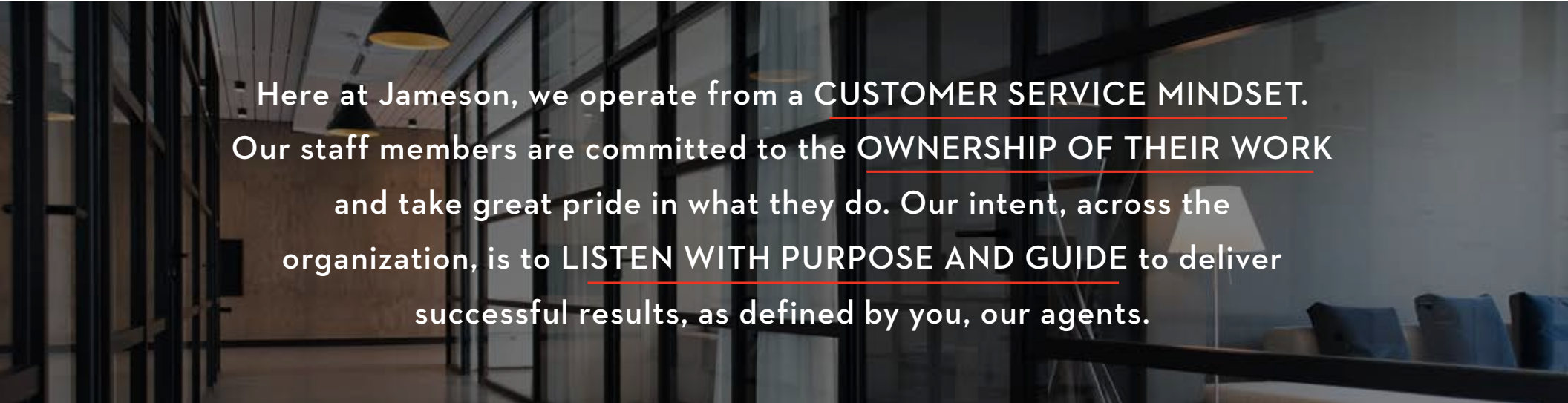
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



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■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



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