

**LEASE**

**Downtown Oak  
Park Full Floor  
Office Suites  
±1,400 SF**

**1053 LAKE STREET**

Oak Park, IL 60301

**PRESENTED BY:**

**KAREN KULCZYCKI,  
CCIM, SIOR**

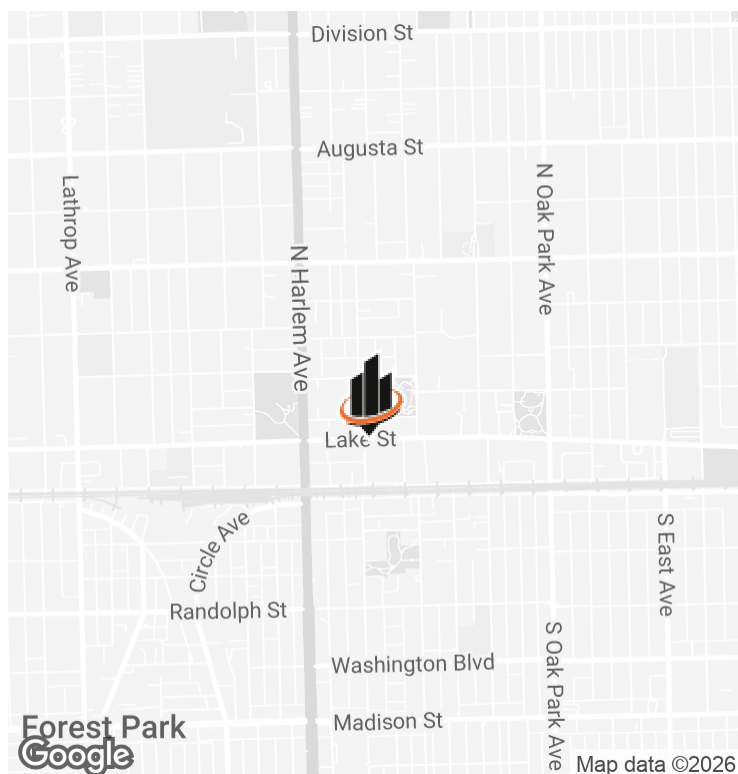
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IL #471020279



## PROPERTY SUMMARY



## OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| LEASE RATE:    | \$20.00 SF / YR (NNN) |
| 2026 EST. NNN  | \$14.00 SF / YR       |
| AVAILABLE SF:  | 1,400 SF              |
| LOT SIZE:      | 0.04 Acres            |
| BUILDING SIZE: | 6,000 SF              |

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a  $\pm 1,400$  SF office suite opportunity at 1053 Lake Street, a 3-story, mixed-use building located in the heart of downtown Oak Park. Occupy one or two floors of office/retail space with high-end finishes and abundant natural light. The second-floor suite has 6 private offices, 2 internal restrooms, and storage. With nearby access to I-290, I-294, the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

## PROPERTY HIGHLIGHTS

- $\pm 1,400$  SF Full Floor Office Suites in Three-Story Mixed-Use Building
- Prime location in the heart of downtown Oak Park
- High visibility | Blocks to the CTA | Abundant Natural Light
- High-end Finishes | Former Music School | Elevator

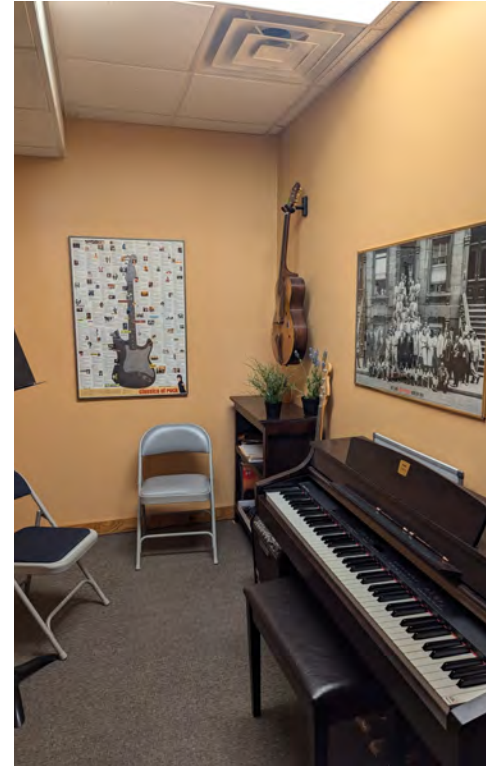
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## SUITE 2 PHOTOS



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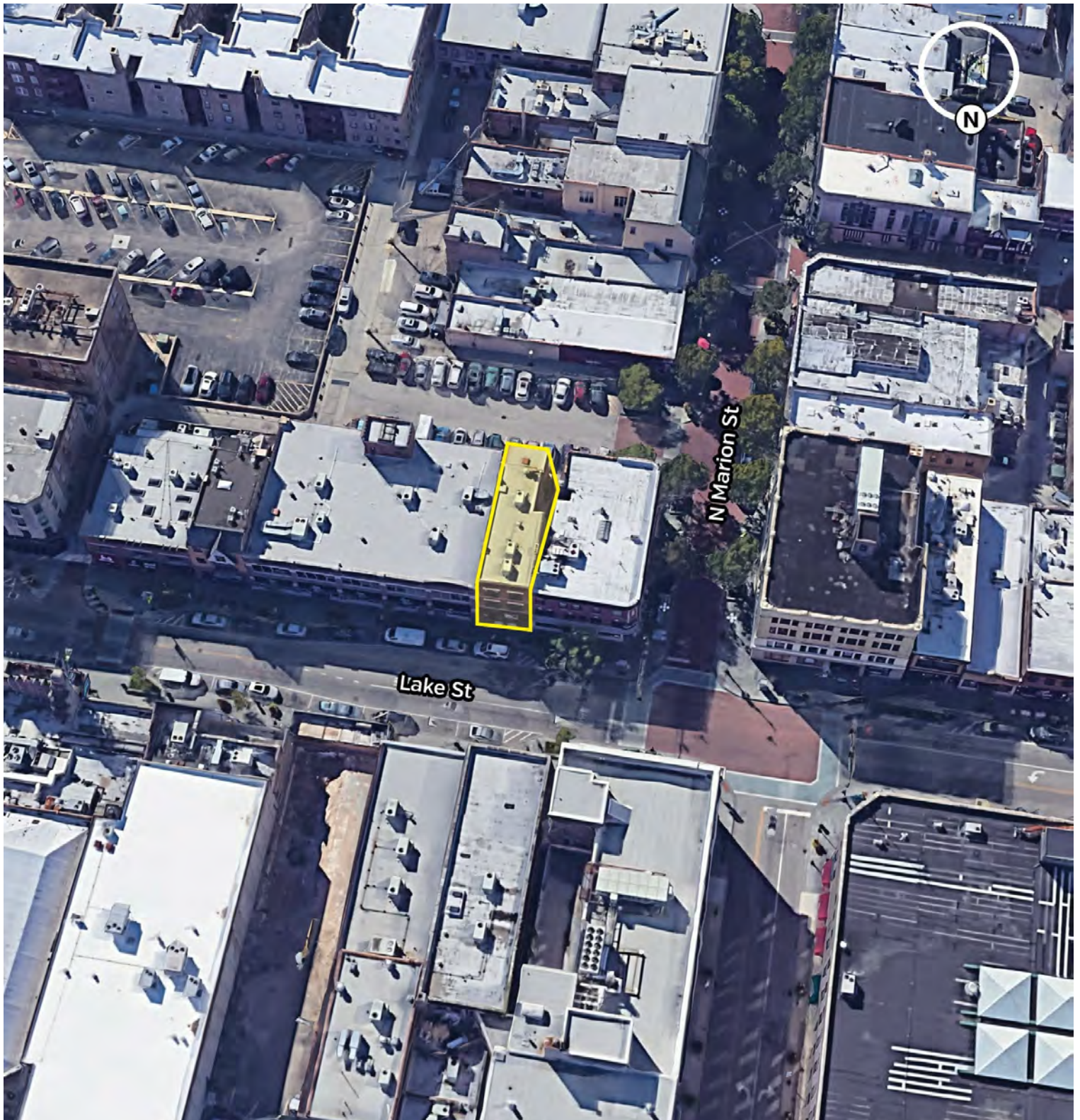
# RETAILER MAP



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# AERIAL



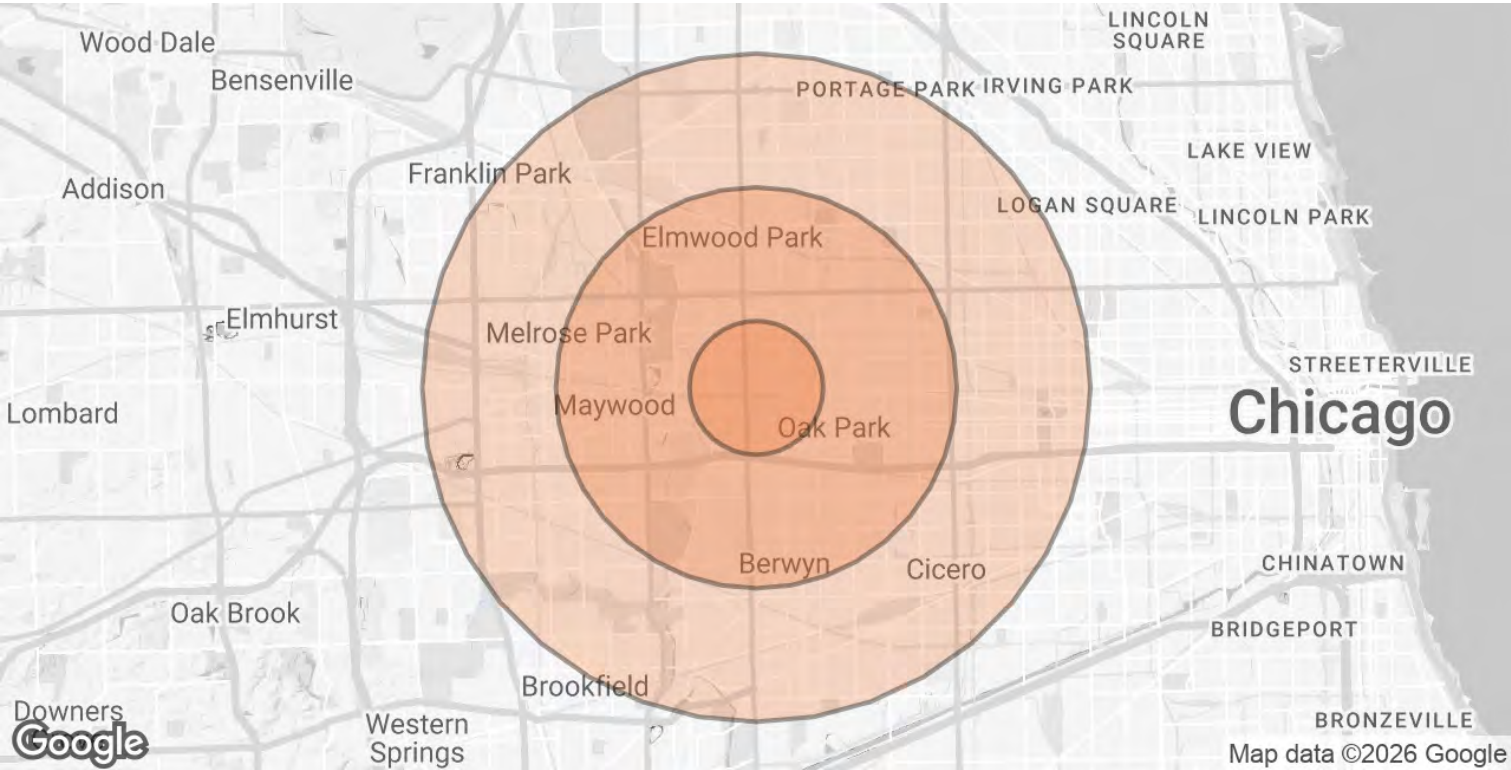
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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 35,483 | 298,671 | 798,982 |
| AVERAGE AGE          | 41.7   | 38.4    | 37.6    |
| AVERAGE AGE (MALE)   | 40.1   | 36.9    | 36.5    |
| AVERAGE AGE (FEMALE) | 44.2   | 39.1    | 38.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 17,232    | 111,465   | 285,717   |
| # OF PERSONS PER HH | 2.1       | 2.7       | 2.8       |
| AVERAGE HH INCOME   | \$150,549 | \$105,188 | \$94,927  |
| AVERAGE HOUSE VALUE | \$498,256 | \$353,972 | \$323,685 |

2023 American Community Survey (ACS)

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