



### Offering Summary

Lease Rate:	\$18.00 - \$33.00 PSF
NNN's	Approx. \$11.45 PSF
Building Size:	473,976 SF
Available SF:	1,789 - 17,114 SF
Lot Size:	46.74 Acres
Year Built:	2000
Market:	Chicago
Submarket:	North Suburbs

### Property Overview

Retail space available for lease at The Glen Town Center, an up-scale master-planned community in north suburban Glenview. The Glen Town Center, located at 1820-2041 Tower Drive, is located along Patriot Boulevard, between Willow Road to the north and Lake Street to the south, in the heart of Glenview. The Glen Town Center is anchored by Von Maur, Dick's Sporting Goods, and Landmark Theaters. Other retailers within the Glen include Starbucks, Yard House, Wildfire, Ema, Potbelly, Noodles & Co, and Ben & Jerry's, among many others. The Glen also features over 500 high end residential units, several million square feet of office space, the Glen Golf Club, and the Kohl Children's Museum. The property is located just over one (1) mile from Glenbrook South High School and Glenbrook Hospital and features convenient accessibility located approximately two (2) miles from Interstate-294, just over one (1) mile from Route-43, and 0.6-miles west of the Glen/N Glenview Metra.

### Property Highlights

- Opportunity to join an up-scale master-planned community anchored by Von Maur, Dick's Sporting Goods, & Landmark Theaters
- Strong mix of national and local retailers including Starbucks, Yard House, Wildfire, Ema, Potbelly, Noodles & Co, and Ben & Jerry's, among many others
- Several second generation restaurant spaces available for lease
- The Glen also includes over 500 high end residential units, several million square feet of office space, the Glen Golf Club, and the Kohl Children's Museum
- Strong north suburban demographics surrounding the development

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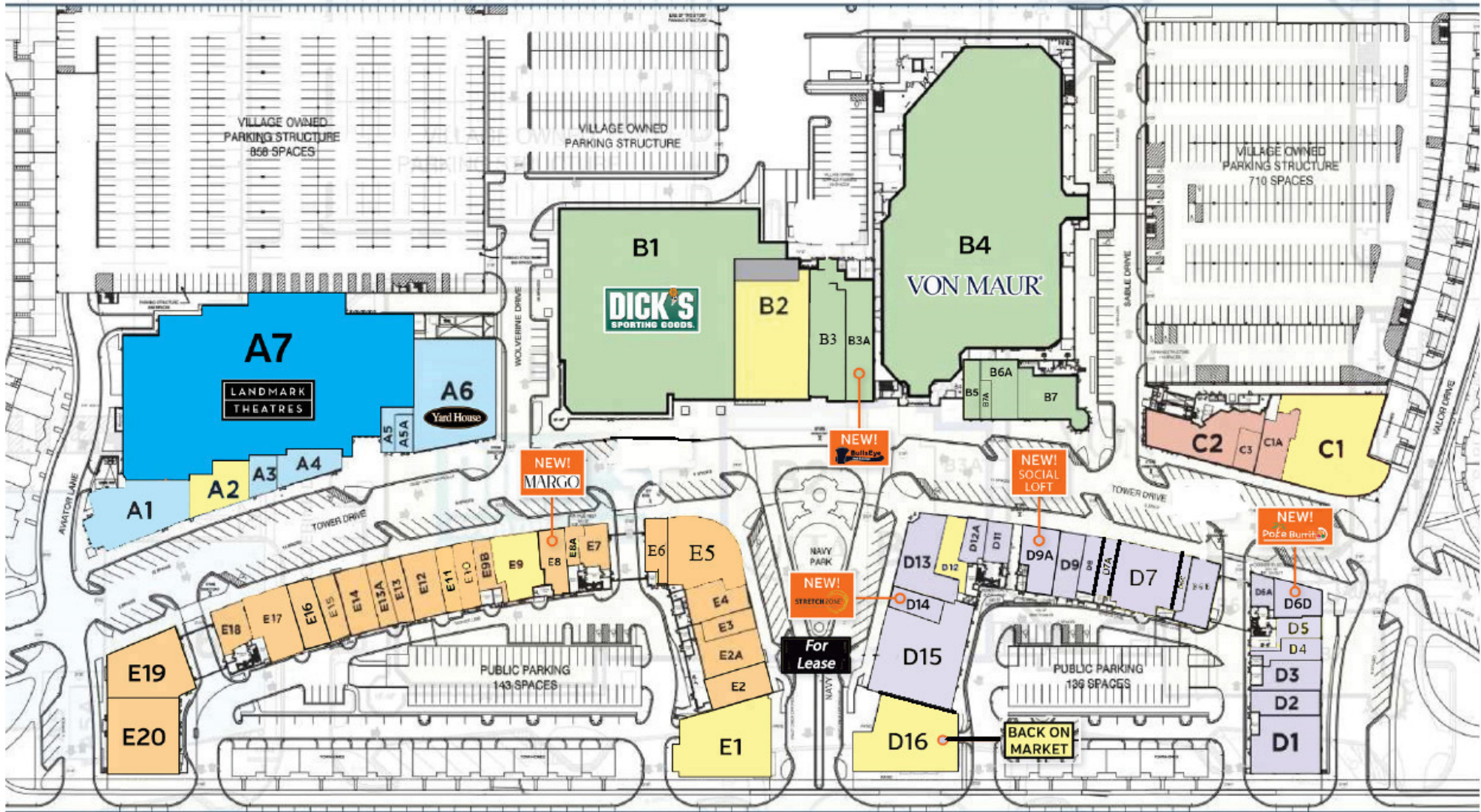
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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,789 - 17,114 SF	Lease Rate:	\$18 - \$33 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1820 Tower Drive - A2 (Available 4/1/26)	Available	2,986 SF	NNN	\$33.00 SF/yr	-
1940 Tower Drive - B2	Available	10,250 SF	NNN	\$18.00 SF/yr	-
2050 Tower Drive - C1	Available	17,114 SF	NNN	\$18.00 SF/yr	-
1951 Tower Drive - D12	Available	1,789 SF	NNN	\$33.00 SF/yr	-
2601 Navy Boulevard - D16	Available	7,560 SF	NNN	\$18.00 SF/yr	-
2600 Navy Boulevard - E1	Available	7,719 SF	NNN	\$18.00 SF/yr	-
1875 Tower Drive - E9	Available	3,895 SF	NNN	\$25.00 SF/yr	-

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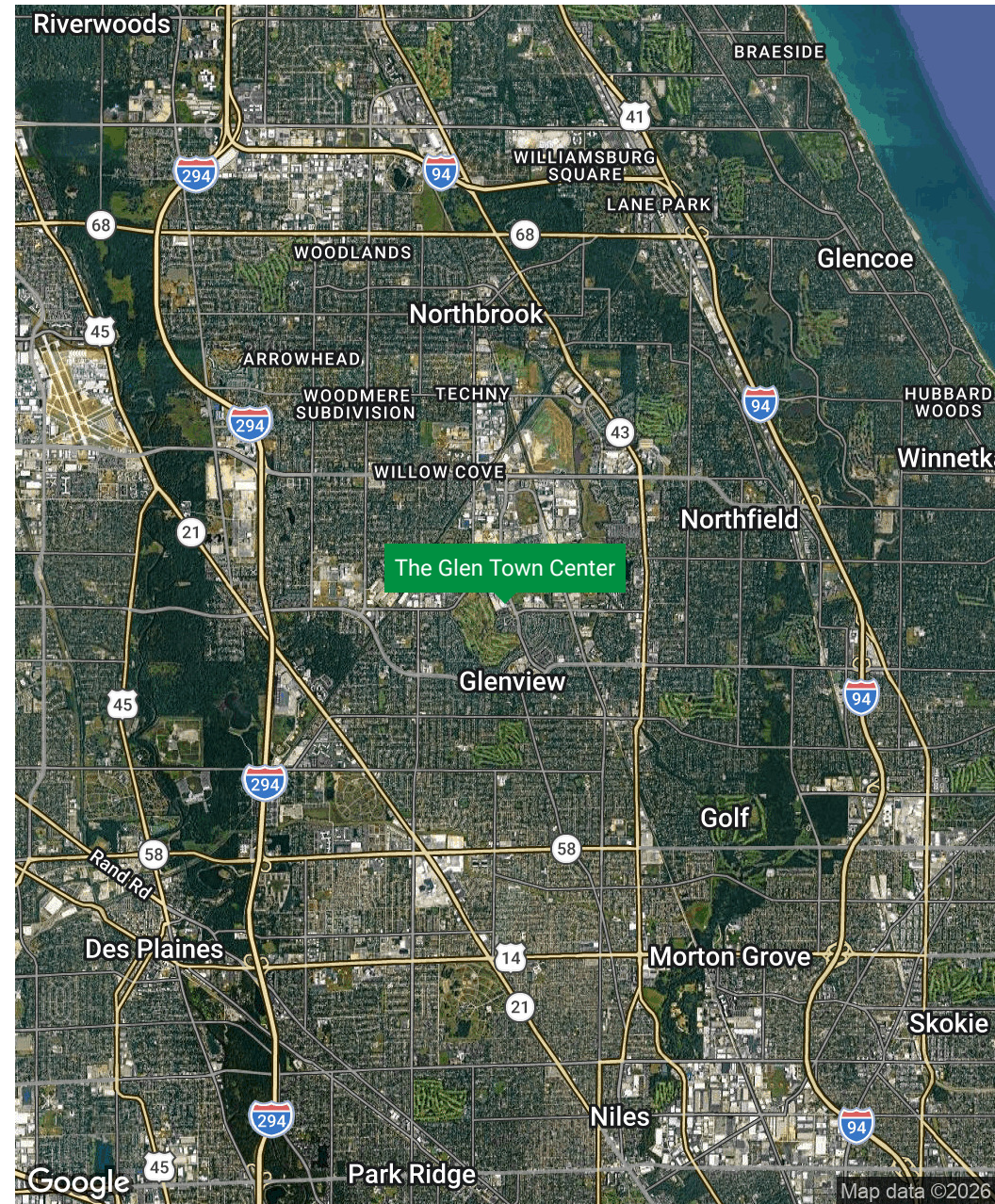
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# FOR LEASE | 1800 - 2085 TOWER DRIVE

LOCATION MAP



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ADDITIONAL PHOTOS



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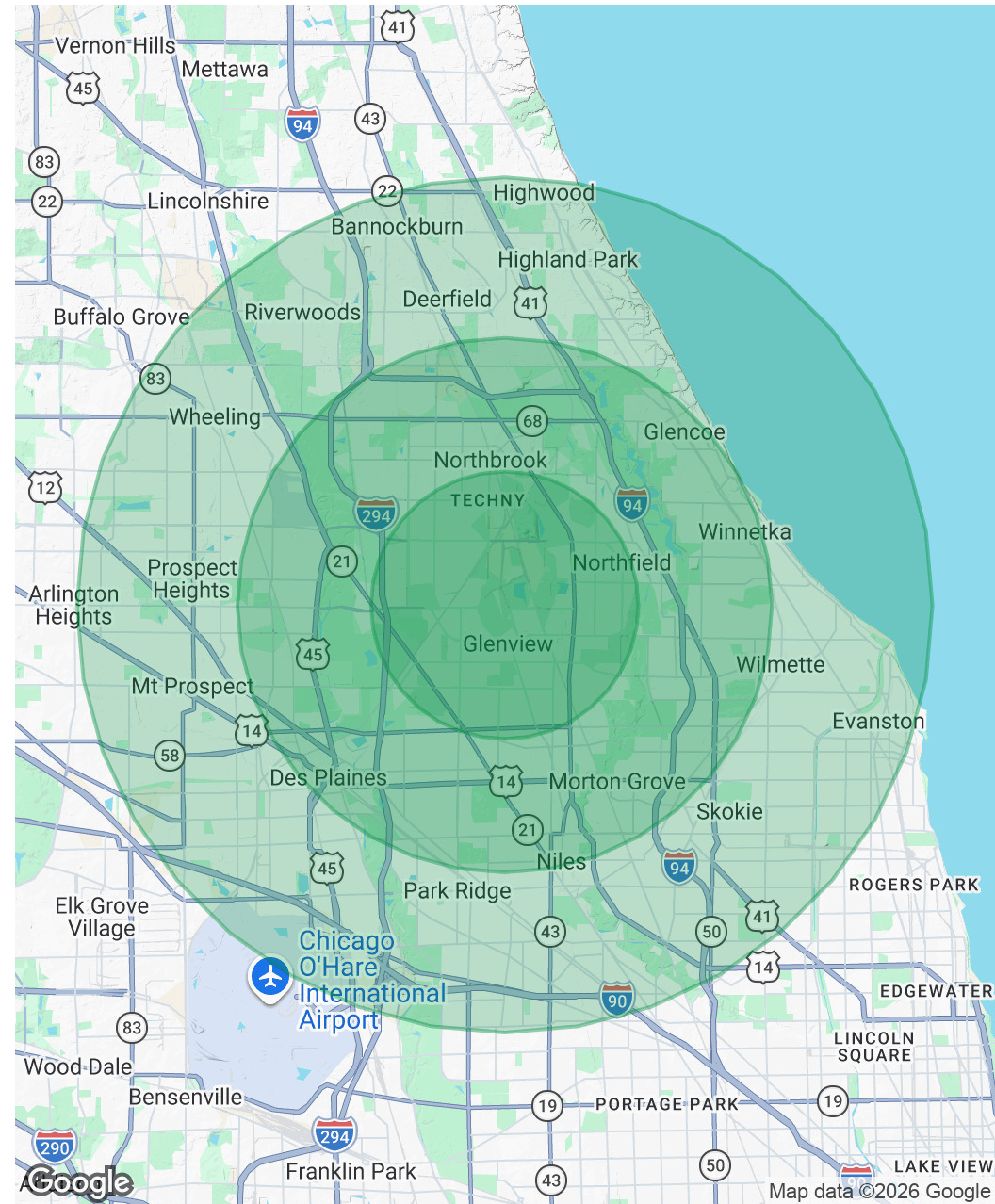
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Population	2.5 Miles	5 Miles	8 Miles
Total Population	71,103	278,853	844,176
Average Age	45	44	43
Average Age (Male)	43	43	41
Average Age (Female)	47	46	44

Households & Income	2.5 Miles	5 Miles	8 Miles
Total Households	26,910	106,208	324,234
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$173,103	\$159,340	\$148,540
Average House Value	\$672,059	\$592,053	\$532,925

2020 American Community Survey (ACS)



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