



## The Elms

700-728 S Milwaukee Ave, Wheeling, IL 60090



### OFFERING SUMMARY

Available SF:	2,280 SF
Lease Rate:	\$14.45 SF/yr (MG)
Building Size:	21,480 SF
Zoning:	B-3
Market:	Chicago
Submarket:	Central North

### PROPERTY OVERVIEW

Flexible space layouts: many units have ability to add drive-in-door or large service door for small product storage. No core factor loss in square footage: private units with individual HVAC controls. Excellent parking ratio with incredible access to all areas of Chicago-land from 294 via Willow/Milwaukee. Excellent owner will care for property and your business!

### PROPERTY HIGHLIGHTS

- Ownership will participate in build-out & tenant improvement costs
- Rent includes snow removal, landscaping & most non-routine maintenance
- Updated high-efficiency LED lighting
- Individual business entrance & identity
- Private restrooms in all units
- Individual HVAC control

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
712 S. Milwaukee Avenue	\$14.45 SF/yr	2,280 SF

#### JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.



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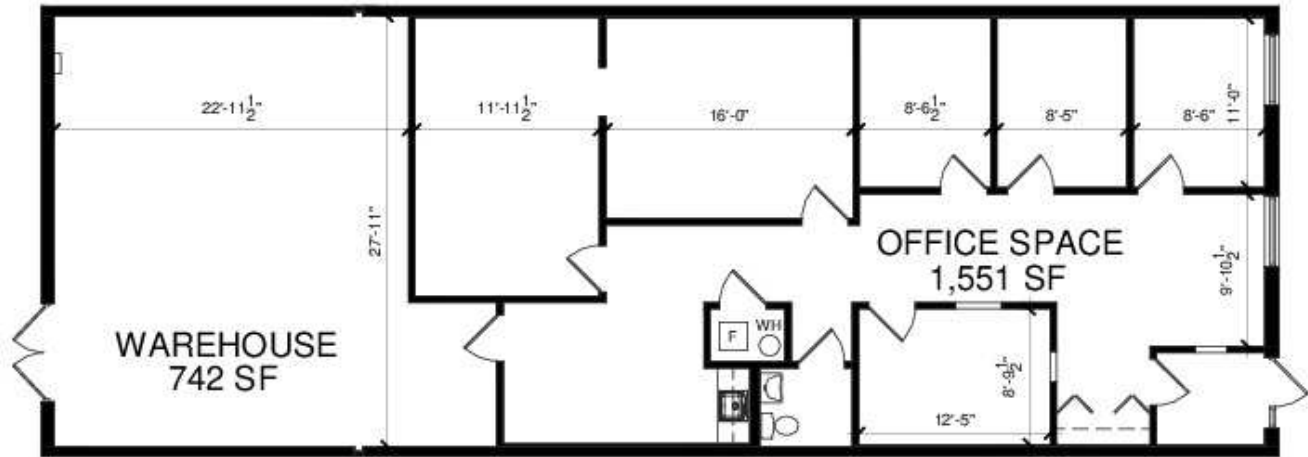
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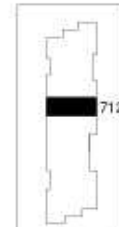
# The Elms

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712 S. MILWAUKEE AVENUE, WHEELING, ILLINOIS  
FLOOR AREA - 2,293 S.F.

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY INTERESTED PARTIES.  
PREPARED BY SPOKE ARCHITECTURE, INC.



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