

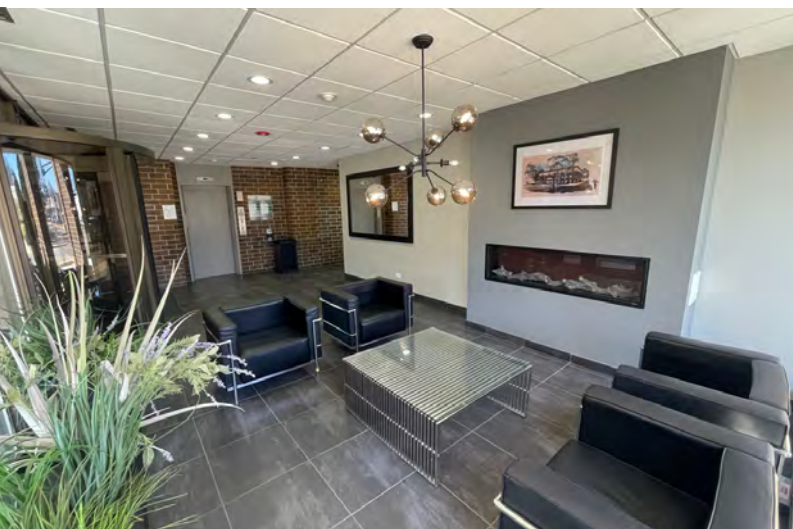


Skokie Office Building

5301 Dempster Street, Skokie, IL



1,014 SF 2ND FLOOR OFFICE FOR LEASE



presented by
Your SVN Suburban
NEXTLE EL TEAM

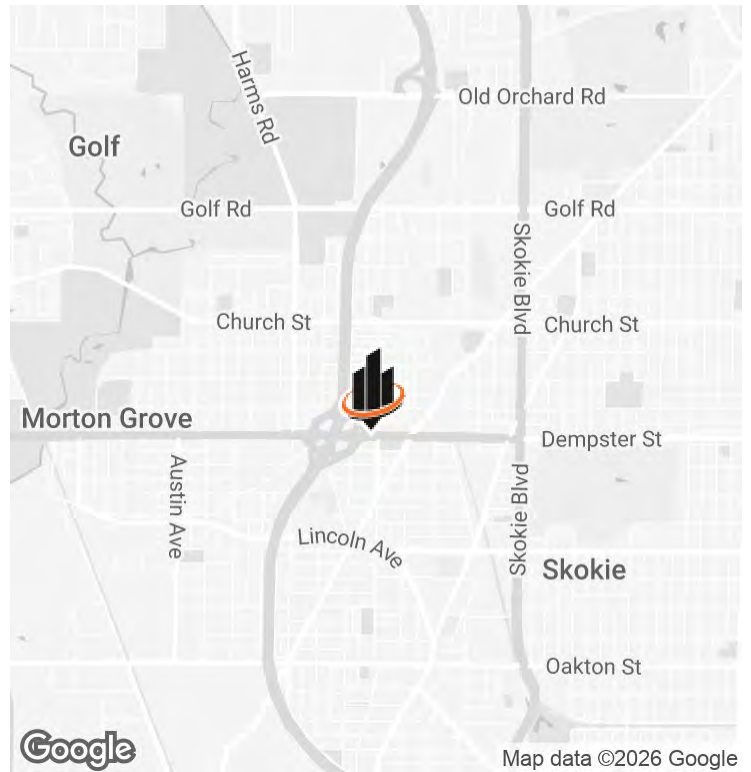
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/yr (MG)
AVAILABLE SF:	1,014 SF
LOT SIZE:	0.5 AC
BUILDING SIZE:	16,790 SF
YEAR BUILT:	1974
PARKING RATIO:	2.84/1,000 SF
ZONING:	B-2

DEMOGRAPHICS 1 MILE 2 MILES 3.5 MILES

	1 MILE	2 MILES	3.5 MILES
TOTAL HOUSEHOLDS	10,508	26,264	81,797
TOTAL POPULATION	28,026	72,524	222,106
AVERAGE HH INCOME	\$106,321	\$126,108	\$150,766

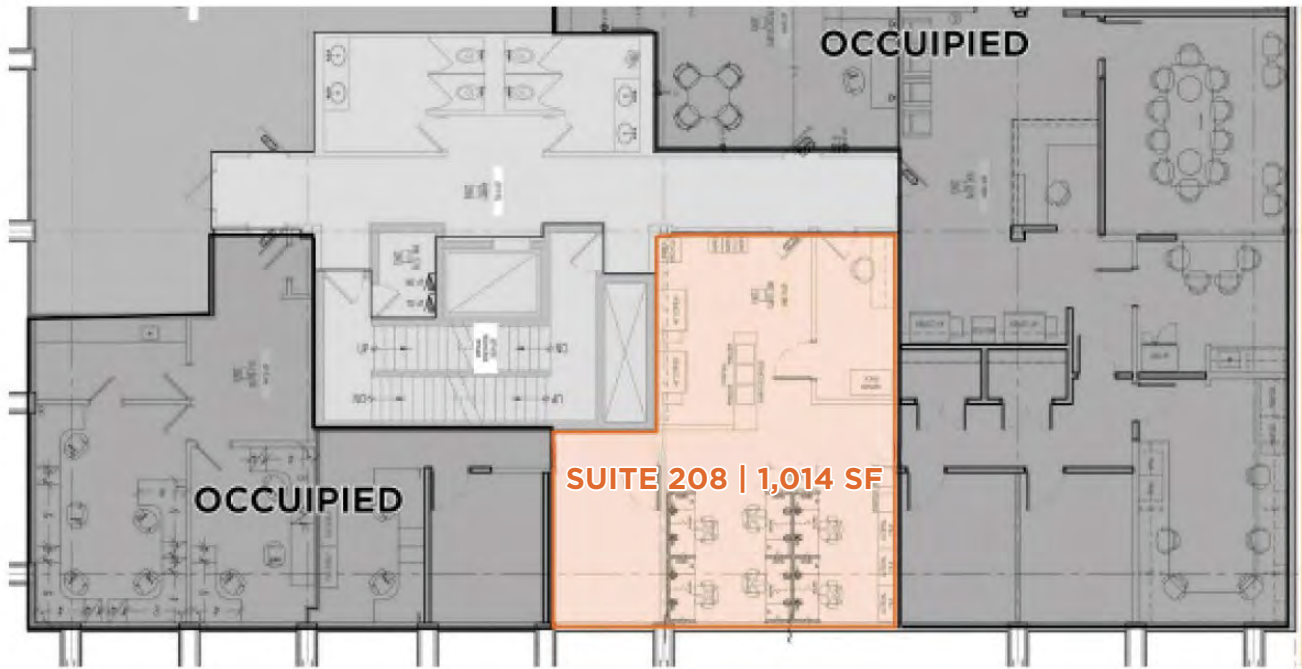
PROPERTY HIGHLIGHTS

- 3 Story, Multi-Tenant 16,790 SF Office Building
- One Remaining 1,014 SF Vacancy
- Move-In Ready Condition Office Suite Available
- Space Can be Converted to Medical
- Immediately Off I-94 Edens Expressway and ±10 Minutes from I-294
- Located at the intersection of Dempster Street and Lakewood Avenue, Featuring Excellent Accessibility
- 0.5 Miles to Yellow Line Skokie Swift CTA Station
- Numerous Restaurants and Shopping Nearby
- High-Image Building
- Close to the City and Suburbs

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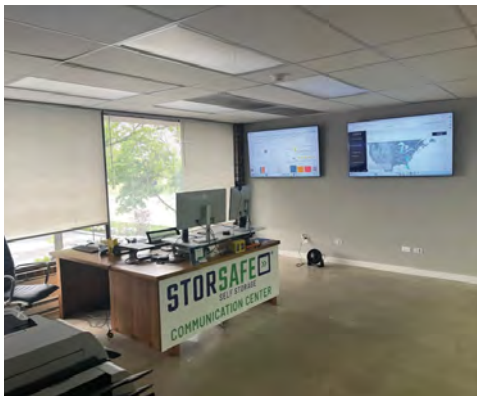


LEASE INFORMATION

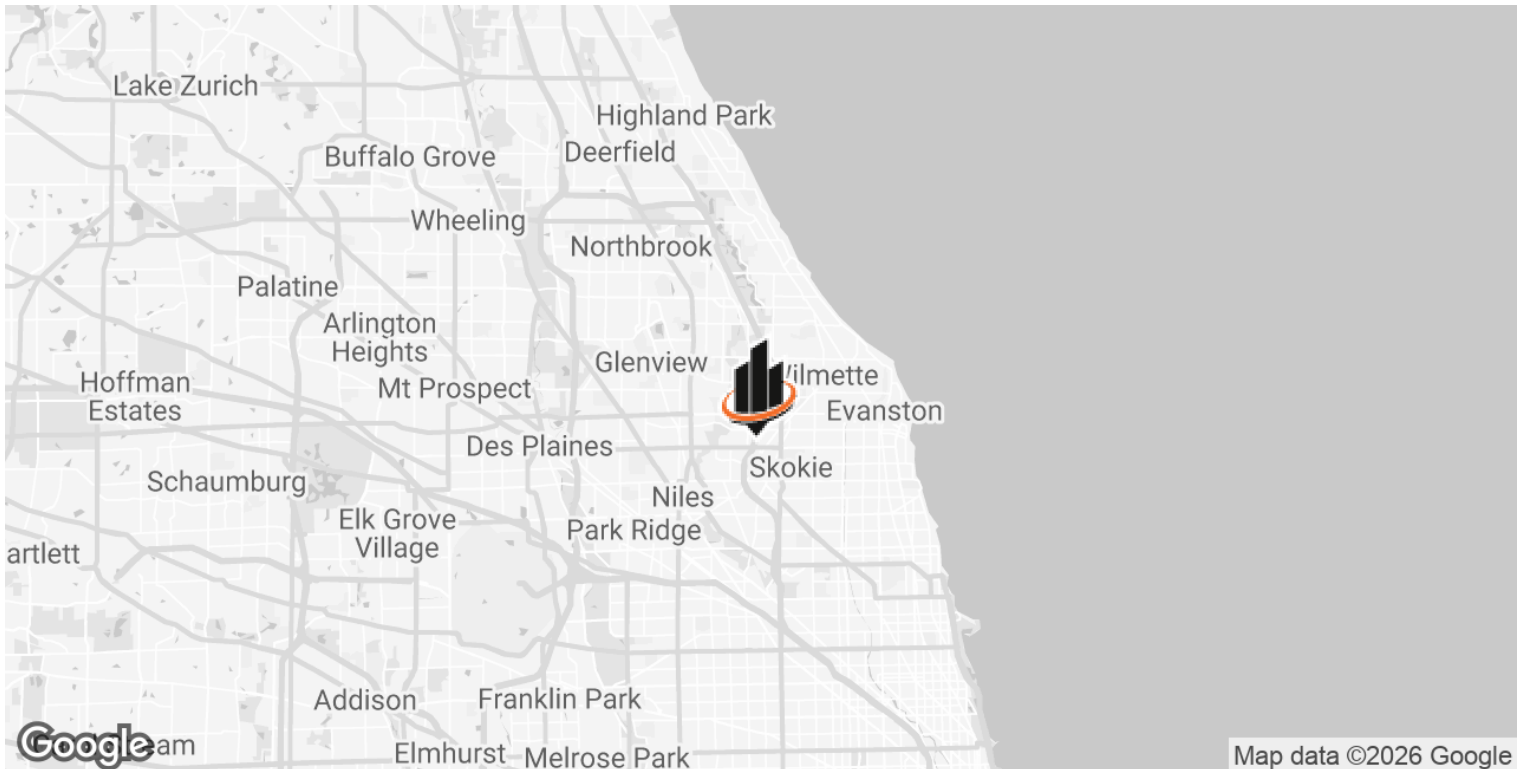
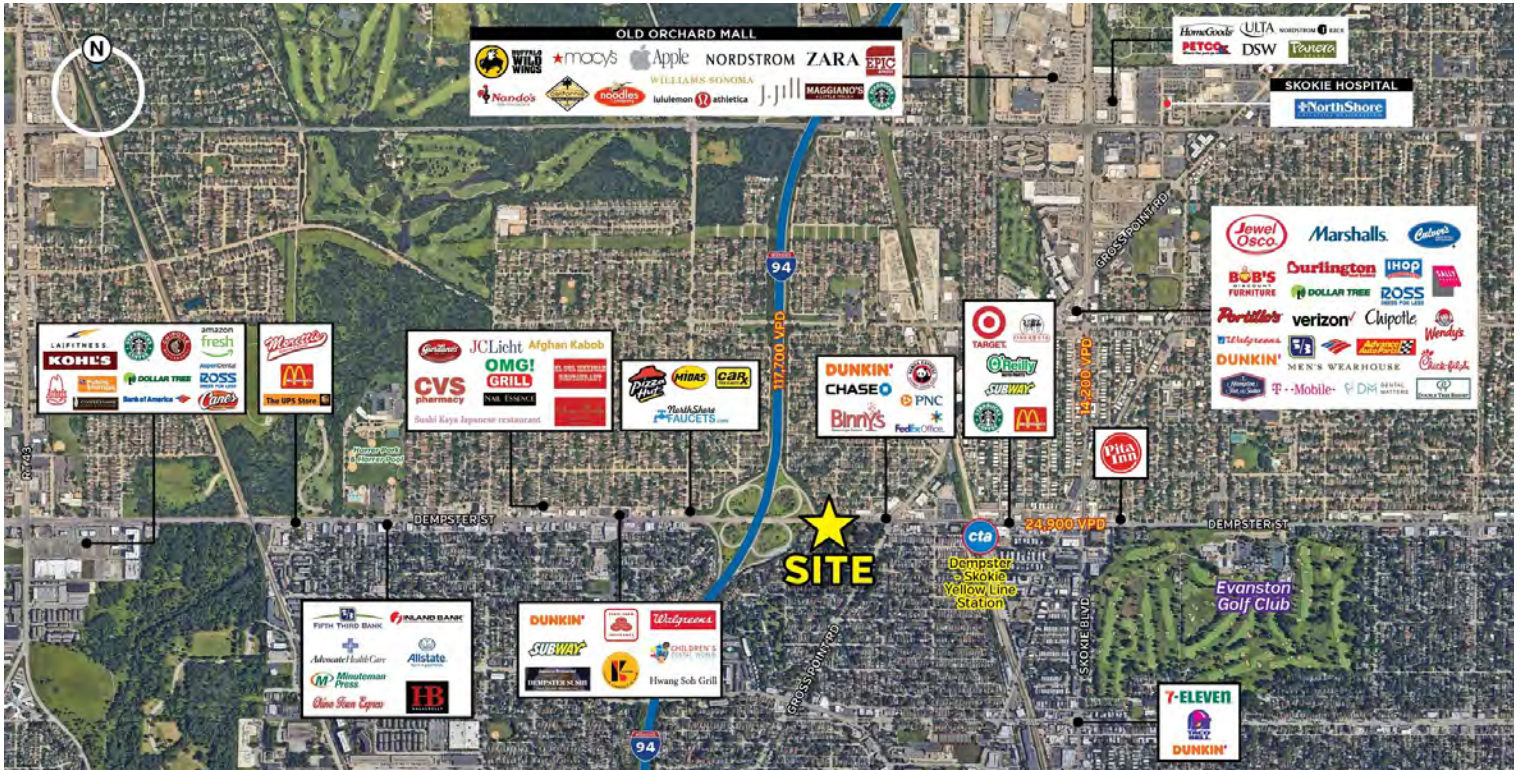
LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,014 SF	LEASE RATE:	\$23.00 SF/yr

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 208	Available	1,014 SF	Modified Gross	\$23.00/SF/yr	Small office space with reception area, one private office and storage.
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NEARBY RETAILER MAP & LOCATION MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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