

FOR LEASE

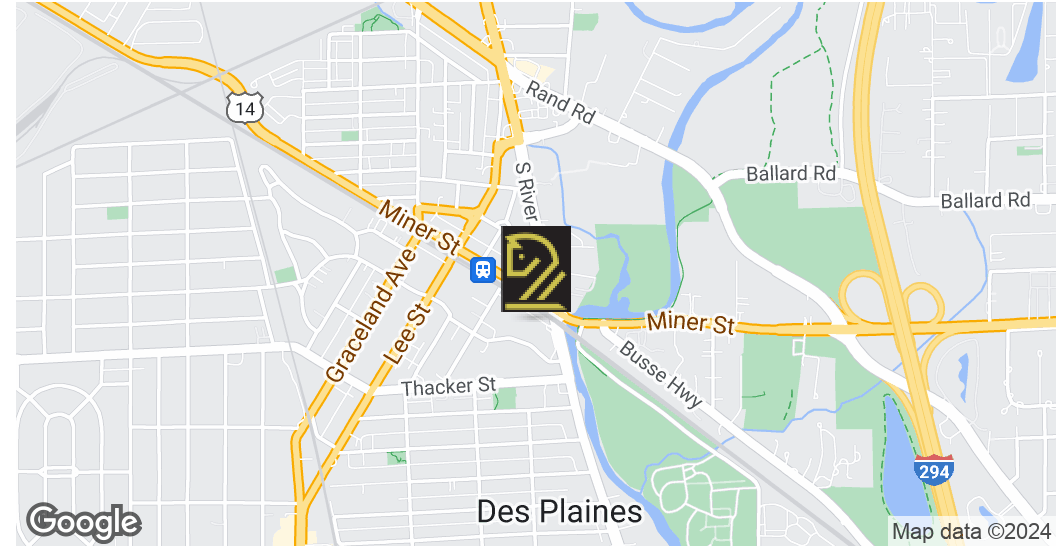
ELLINWOOD OFFICE BUILDING

1585 ELLINWOOD AVE, DES PLAINES, IL 60016

Income Tax Services, Inc



TROY COMMERCIAL
REAL ESTATE LTD.



OFFERING SUMMARY

Lease Rate:	\$400.00 - 1,200.00 per month (Gross)
Building Size:	14,970 SF
Available SF:	150 - 580 SF
Lot Size:	8,250 SF
Number of Units:	49
Year Built:	1964
Zoning:	C-5
Market:	Northwest
Submarket:	Des Plaines

PROPERTY OVERVIEW

Explore the ideal office space! Located near the train stop, this property offers a bustling locale with numerous dining and shopping options. Office units are available on the ground level, 2nd floor, and basement. Find the perfect workspace to elevate your business. Contact us for more information.

PROPERTY HIGHLIGHTS

- Train Stop Nearby
- Vibrant Dining Scene
- Shopping Convenience
- Office Spaces Available
- Prime Location

STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | stephen@troyrealtyltd.com
ALEX RAMIREZ | 773.792.3000 x238 | 312.439.8272 | alex@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

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LOWER LEVEL

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LEGEND

Available

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	150 - 580 SF	Lease Rate:	\$400.00 - \$1,200.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
L-19	Available	175 SF	Gross	\$400 per month	Lower level flexible layout with two equally sized rooms, catering to a variety of purposes. These rooms provide ample space to meet your requirements.
L-2	Available	150 SF	Gross	\$450 per month	Lower level smaller size office space. An ideal work space for your small business needs.
L-6	Available	580 SF	Gross	\$600 per month	Lower level with waiting room / check in - offers a versatile area for collaboration or client meetings. Two private offices, ideal for focused work or confidential discussions.
L11/18	Available	150 SF	Gross	\$500 per month	Great size suit to be used as one space or divided into two. With an entrance on the main hallway and another entrance in the rear.

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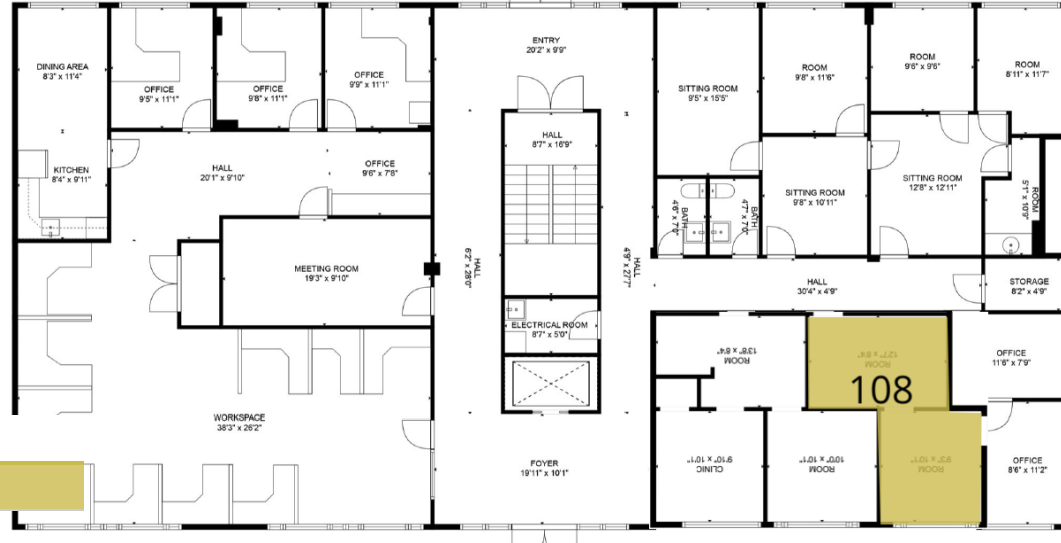
GROUND FLOOR

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
108	Available	200 SF	Gross	\$846 per month	Cozier space can serve as suites for your business or two office / work spaces for your business needs.

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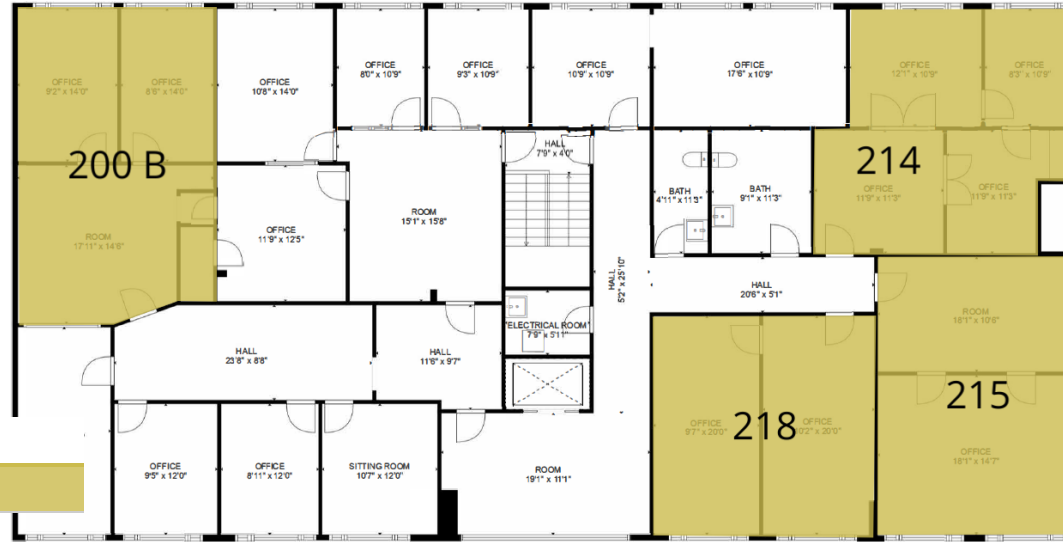
SECOND FLOOR

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
200 B	Available	508 SF	Gross	\$1,200 per month	Central bullpen or waiting room offers a versatile area for collaboration or client meetings. Two private offices, ideal for focused work or confidential discussions.
215	Available	453 SF	Gross	\$950 per month	Main room, slightly cozier, doubles as a convenient meeting spot or a welcoming waiting area. Enter the grand second room, designed as your private business office or space.
218	Available	395 SF	Gross	\$850 per month	Flexible layout with two equally sized rooms, catering to a variety of purposes. These rooms provide ample space to meet your requirements.
214	Available	483 SF	Gross	\$1,000 per month	Three private offices, perfect for individual workspaces or confidential meetings. Alternatively, you have the option to transform one of the rooms into a cozy waiting area and maintain two private offices.

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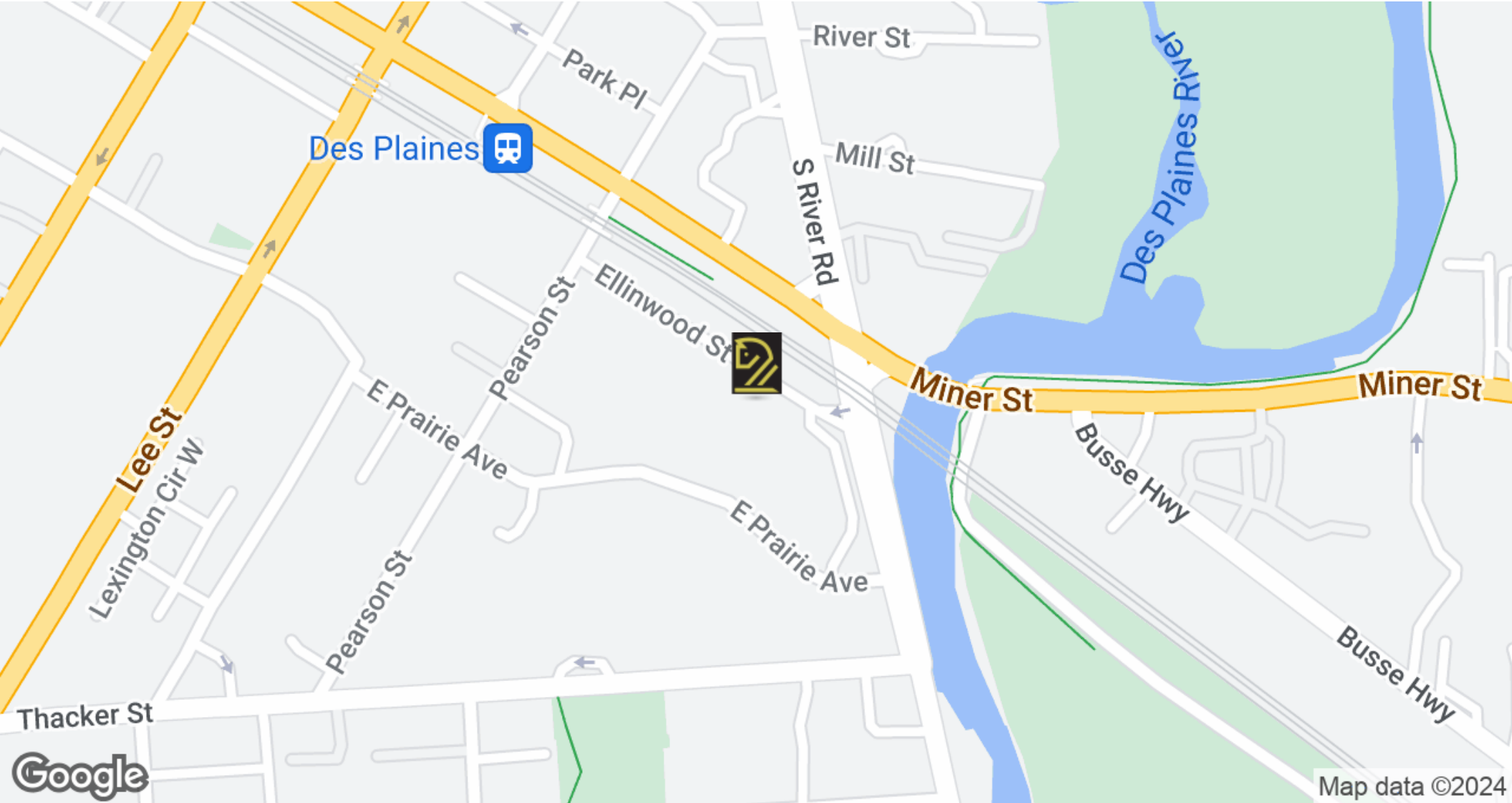
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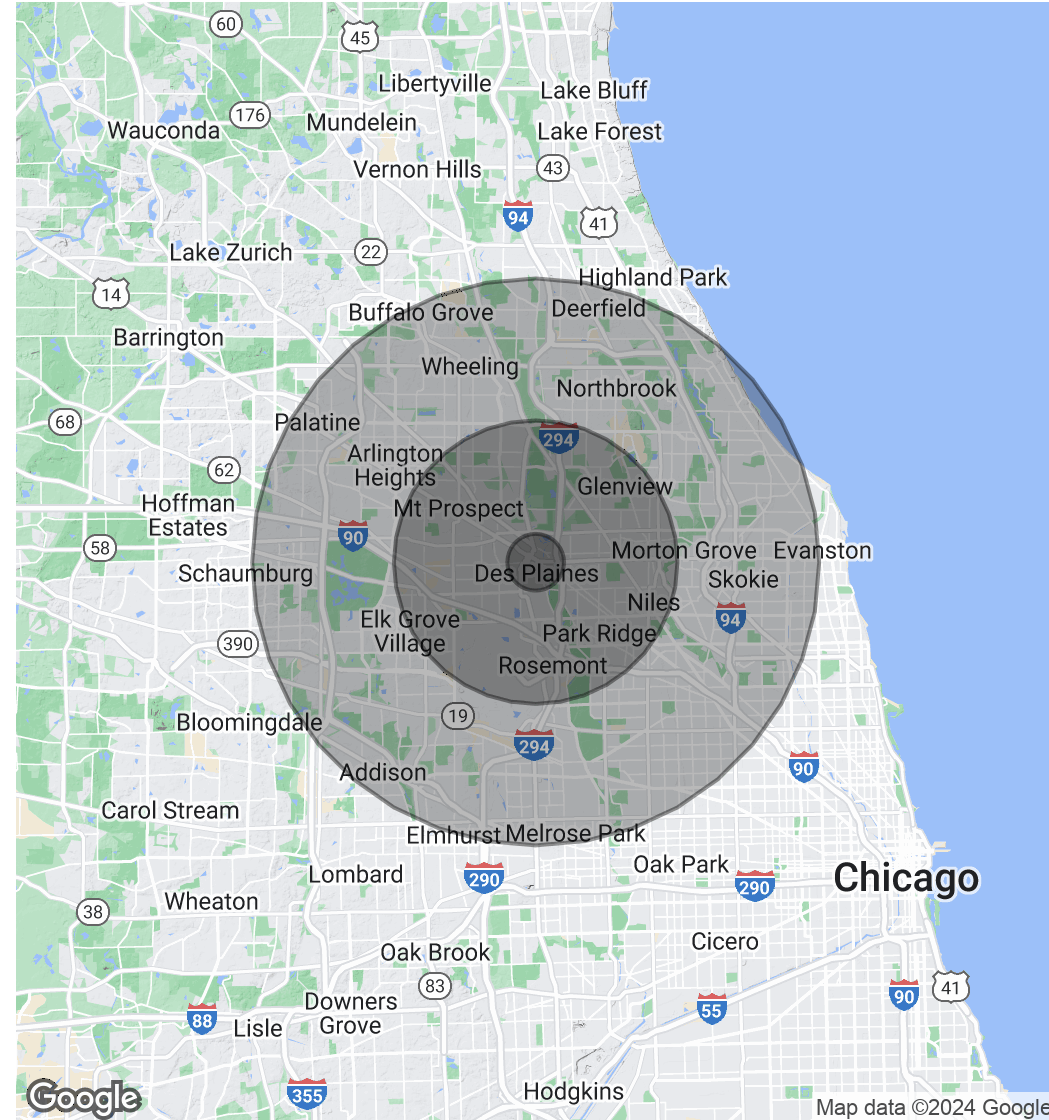


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	18,705	318,025	1,402,792
Average Age	43.3	43.1	41.9
Average Age (Male)	40.5	41.3	40.5
Average Age (Female)	45.4	44.6	43.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	8,553	129,675	555,022
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$84,553	\$102,080	\$109,264
Average House Value	\$239,084	\$315,174	\$348,374

* Demographic data derived from 2020 ACS - US Census



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