



PREMIER OFFICE / RETAIL SPACE FOR LEASE

9013 W. GRAND AVE., RIVER GROVE, IL 60171

 1,000 SQ FT	\$1,750 PER MONTH	AVAILABLE JULY, 2026	1-YEAR MIN. LEASE	 2 PARKING SPOTS IN BACK
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Excellent opportunity to lease a professional first-floor office/retail suite in a highly visible location on Grand Avenue in River Grove. This updated space offers a functional layout with multiple private and open areas, a kitchenette, and a private restroom – ideal for a variety of business uses.

SPACE FEATURES

- Approx. 1,000 SF on first floor
- Reception / lobby area
- Private office
- Conference / meeting room
- Large open workspace
- Kitchenette with sink & cabinetry
- Private restroom
- Central heating & air conditioning
- Two dedicated rear parking spots
- Front window & building signage available
- High visibility on Grand Avenue

IDEAL FOR

- Professional & medical offices
- Real estate, insurance, accounting
- Consulting, marketing, IT services
- Tutoring, education, training
- Contractor or sales office
- And many other professional or retail uses



LOBBY / RECEPTION



LARGE WORKSPACE



PRIVATE OFFICE



CONFERENCE ROOM



KITCHENETTE



RESTROOM

LEASE TERMS

- Rent: \$1,750 per month
- Security Deposit: \$1,750
- Lease Term: 1-year minimum
- Longer term available
- Flexible Terms Available
- CAM: \$0
- Tenant pays gas & electric
- Available July 2026

LOCATION HIGHLIGHTS

- 📍 Located on busy Grand Avenue (IL Route 64)
- 📍 High traffic: counts and excellent visibility
- 📍 Minutes to I-294, I-90, and O'Hare Airport
- 📍 Surrounded by local businesses and neighborhoods
- 📍 Easy access to public transportation

CONTACT

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