

7300 North Cicero Avenue,

Lincolnwood, Il. 60712

22,000 SF OFFICE BUILDING

PRIME CORNER RIGHT NEXT TO 94 & TOUHY

PERFECT LOCATION / OFFICE ZONING / 17,000 cars per day

IMMACULATE CONDITION---MANY IMPROVEMENTS

4 STAR OPPORTUNITY FOR AN OWNER/INVESTOR

OPTIMAL POSITION RIGHT NEXT TO 94 & TUOHY

208 FRONTAGE X 175 DEPTH / ABOUT 35,500 LSF

2 story walk up / 22,000BSF / 17,000 RSF-USF / pin #10-28-424-087-0000

20 OFFICE UNITS---sizes range from 374SF to 2365SF

Very attractive modern red brick corner with gorgeous landscaping

5 Bathrooms

1 Private executive bathroom

2 Common break areas with kitchens

1 Common conference room

4 private kitchen areas

96.5% occupied---7.6% cap rate---current yearly net income is at \$184,714

THIS IS UNIQUE TO THIS WELL MANAGED PROPERTY

Long term tenants that renew often in one or 2-year increments, no options

5% yearly rent escalations on all tenants (better than the usual 3% bumps)

AVAILABLE FOR OWNER-OCCUPIER—FLAGSHIP OFFICE

NORTHEAST CORNER---2ND FLOOR---2340SF---private kitchen, conference room---almost all glass walls

OR---existing tenant will remain for owner investor

ONLY ONE SMALL OFFICE VACANT—#212/595SF

CAPITAL IMPROVEMENTS

2019---NEW ROOF, 8 NEW PARKING SPACES ON CHASE, ASPHALT

2022---ASPHALT SEAL COATING

2023---FURNACE REPLACED

2024---FURNACE REPLACED

5 NEW HVAC SYSTEMS IN THE LAST 6 YEARS

8 AC units / 8 heating units

EASY ROOF ACCESS / FULL BASEMENT

46 PARKING SPACES

DRIVEWAY ACCESS TO INNER LOT

28 on site---18 leased

16 south lot---4 side drive---8 north side

18 leased south across Chase from neighbor building

EXCELLENT LOCATION FOR BUSINESS

RAPID ACCESS TO ALL AREAS

Adjacent to 94 & Touhy / Lincoln / Milwaukee / NW Highway

20 MINUTES TO THE LOOP / 7 MINUTES TO THE METRA

UNIT SIZES

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SUITE #	SF	
209	195	
212-213	1,210	(212 is 595 RSF)
103	840	
101	1,368	
202	1,354	
205	234	
206	389	
201	2,340	
204-A	289	
203	254	
207-208	390	
104-105	3,351	
204-B	220	
202-B	394	
102	870	
106 / 102-B	2,365	
210	195	
211	472	
102-B	270	
Total	17,000	