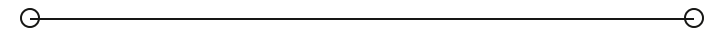


FOR SALE - PRICE REDUCED!!!

Northbrook Boutique Office Space

666 DUNDEE RD, BUILDING 900

Northbrook, IL 60062



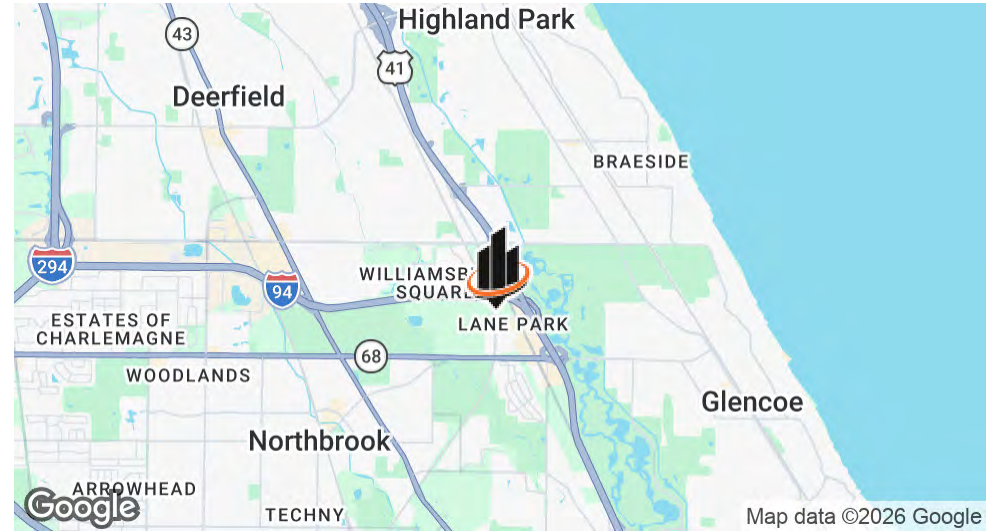
PRESENTED BY:

WAYNE CAPLAN

Phone: 312.529.5791

wayne.caplan@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$650,000
NUMBER OF SUITES:	4
TOTAL BUILDING SIZE:	5,295 SF
SUITE SIZES:	2171, 1100 1012 & 1012 SF
RE TAX ID #:	04-02-416-008-1012
2025 GROSS INCOME:	\$121,965

PROPERTY DESCRIPTION

\$50k Price Reduction on this well-located, single-story office condo in Northbrook, IL. Part of a 19-building master plan office development, this ±5,295 SF building is currently split into four distinct suites of 2,171 SF, 1,100 SF, and two 1,012 SF spaces. The leases are mostly shorter term, providing a new owner with the ability to combine spaces for their own use, and/or re-tenant the spaces. The 2,171 SF space is currently occupied by the owner of the property, who would either stay or leave depending on a purchaser's preference. Perfect property for an owner/user looking for a single-story, private entry office space or an investor looking to take advantage of short-term leases in highly sought-after Northbrook. The property is part of a single-story office condo development and is conveniently located to I-94, many shops and restaurants, and the entirety of Chicago's north shore/north suburban market. The 666 Dundee complex also offers a tree-lined, landscaped setting with substantial shared parking. The property is now available for sale at \$650,000.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Price Reduced!
- ±5,295 SF single-story office condo
- Four distinct spaces of approx. 2,171, 1,100, 1,012 and 1,012 SF
- Spaces include private offices, conference rooms, open workspace, private bathrooms, kitchenettes
- Individual HVAC and utilities per suite
- Short term leases allow for several spaces to be combined for a larger user
- Property owner occupies the 2,171 SF space and is flexible to either stay or leave depending on purchaser's preference
- Great opportunity for owner/user + income, or investor
- Fantastic Northbrook location just off of Skokie Boulevard and near many retailers and eateries
- Lovely tree-lined and landscaped setting
- Ample on-site parking
- Rent roll and operating financials available upon request

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PROPERTY DETAILS

SALE PRICE	\$650,000
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LOCATION INFORMATION

BUILDING NAME	Northbrook Boutique Office Space For Sale
STREET ADDRESS	666 Dundee Road, Building 900
CITY, STATE, ZIP	Northbrook, IL 60062
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	North Suburban - Northbrook
CROSS-STREETS	Dundee & Skokie Blvd

BUILDING INFORMATION

BUILDING SIZE	5,295 SF
NUMBER OF FLOORS	1
YEAR BUILT/YEAR RENOVATED	1979/2010
NUMBER OF BUILDINGS	1

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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	O-2 - Limited Office District
LOT SIZE	11.55 Acres
CONSTRUCTION TYPE	Brick masonry building. Reinforced concrete on-grade slab.
HVAC	Individual thermostat control per unit
PARKING	Ample unreserved parking throughout the complex
APN #	04-02-416-008-1012
REAL ESTATE TAXES (2024)	\$31,262
MONTHLY ASSESSMENTS (2026)	\$1,291 (includes common utilities, scavenger, landscaping, etc)
CURRENT ANNUAL INSURANCE COST	\$1,720
2025 ANNUAL GROSS RENTAL INCOME	\$121,965

LOCATION INFORMATION



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LOCATION DESCRIPTION

Northbrook, IL is an affluent suburb of Chicago, sitting approx. 20 miles north of downtown. Densely populated, the 3-mile radius near the property possesses an average HH income of over \$172,000/yr, with average home prices over \$630,000. Five mile demographics boast over 150,000 residents. It has a broad mix of residential, office, retail, and industrial properties, and is a consistently sought after home of potential homeowners and businesses alike. The property is also adjacent to the new NorthShore 770 retail and residential development which includes retailers such as Mariano's, Chipotle, Noodles & Company, Panera Bread, Potbelly, and nearby Morton's Steakhouse

AREA RETAILER MAP



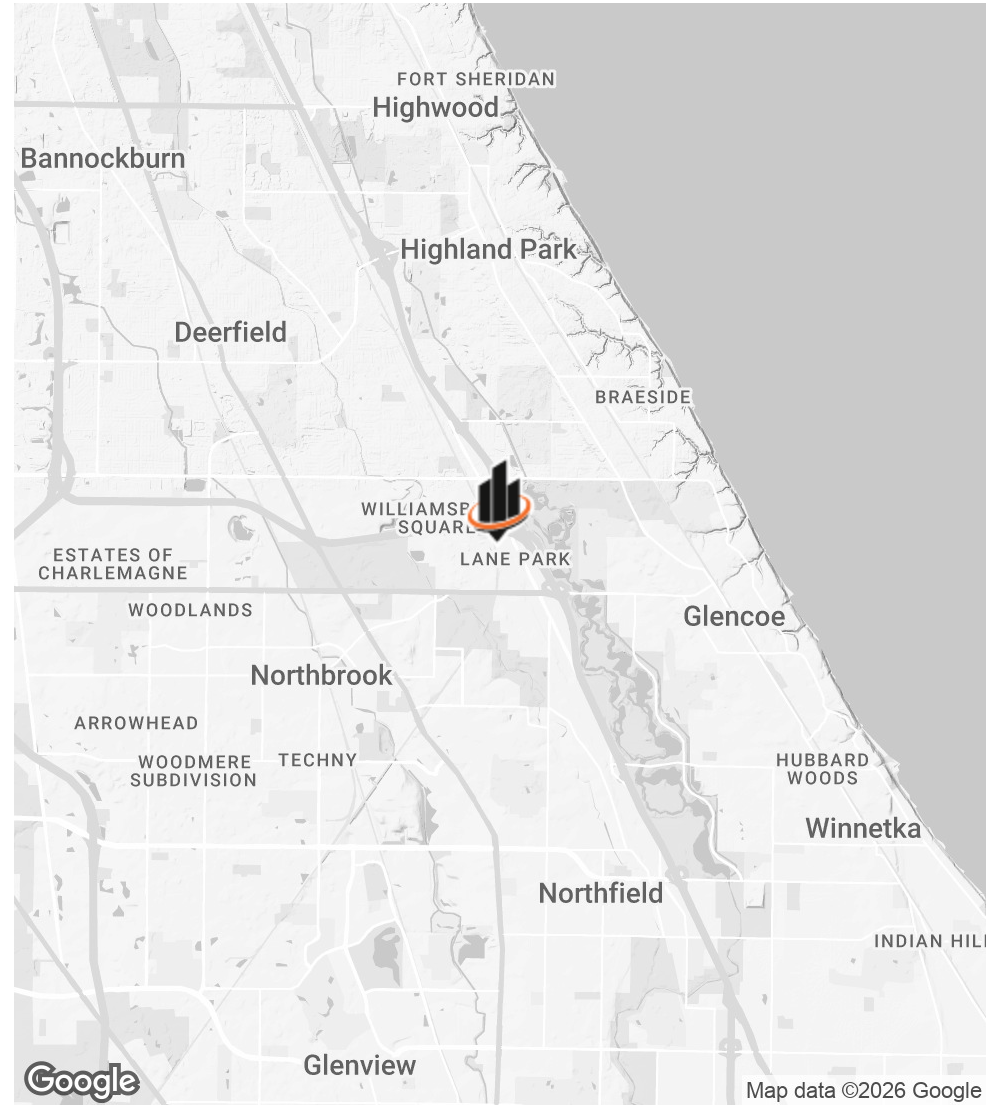
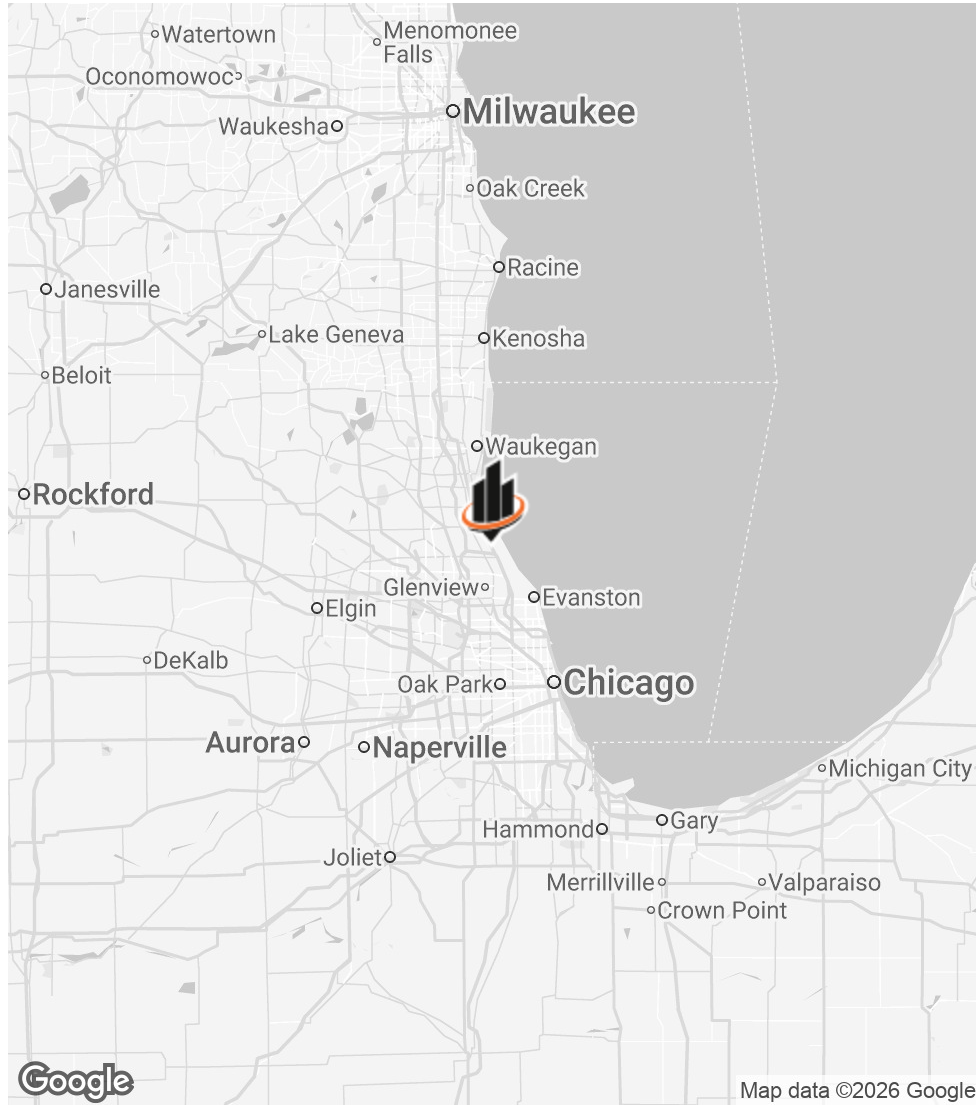
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BIRDSEYE VIEW



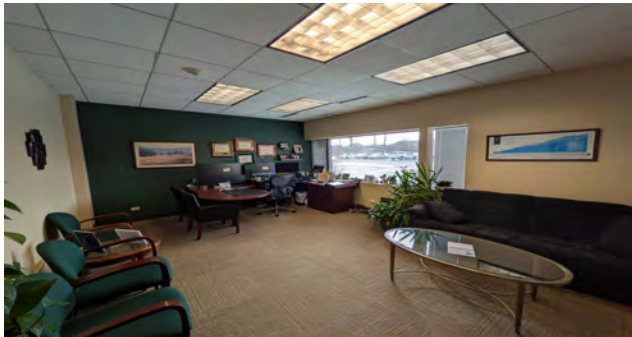
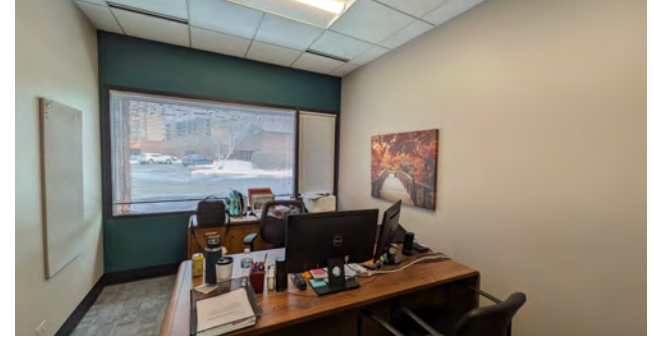
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LOCATION MAPS



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INTERIOR PHOTOS -



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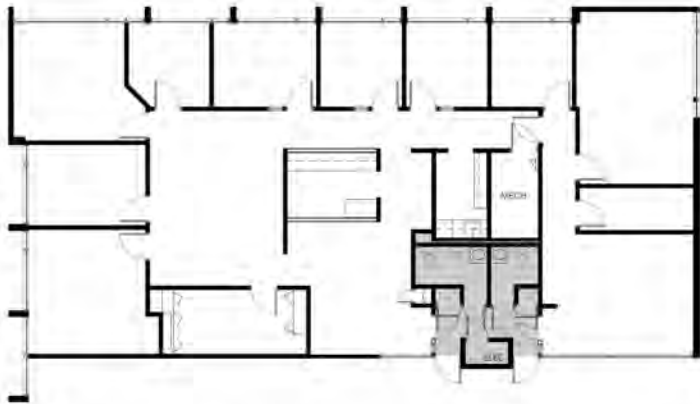
EXTERIOR PHOTOS



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FLOOR PLANS - SUITES 901 & 902

Northbrook Office Court
666 Dundee Road | Northbrook, Illinois 60062

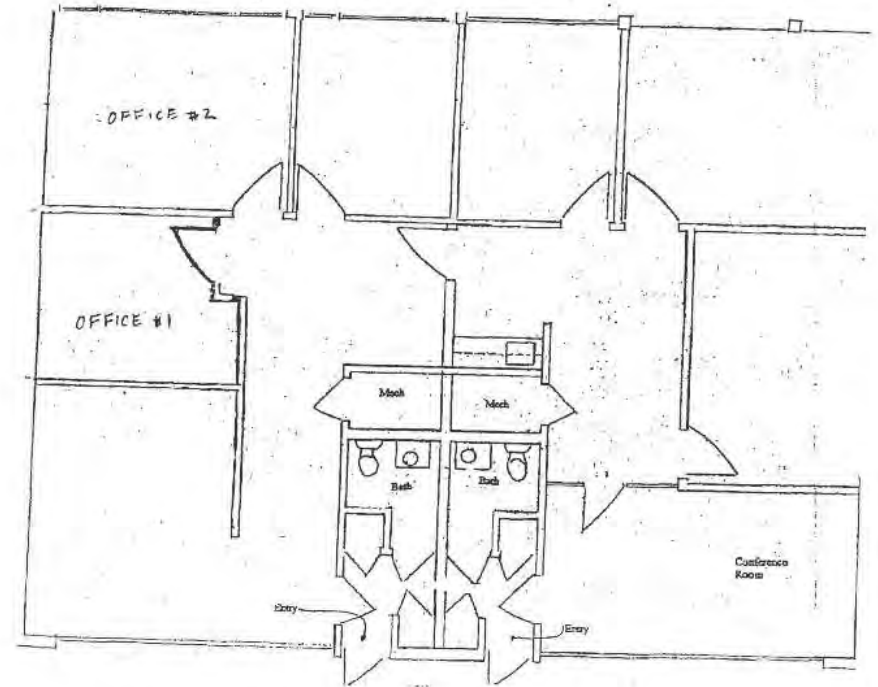


Suite #901/902 - As-Built Conditions

Scale: 1/4" = 1'-0"



EXHIBIT C



Suites 901 & 902

Suites 903 & 904

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DEMOGRAPHICS MAP & REPORT

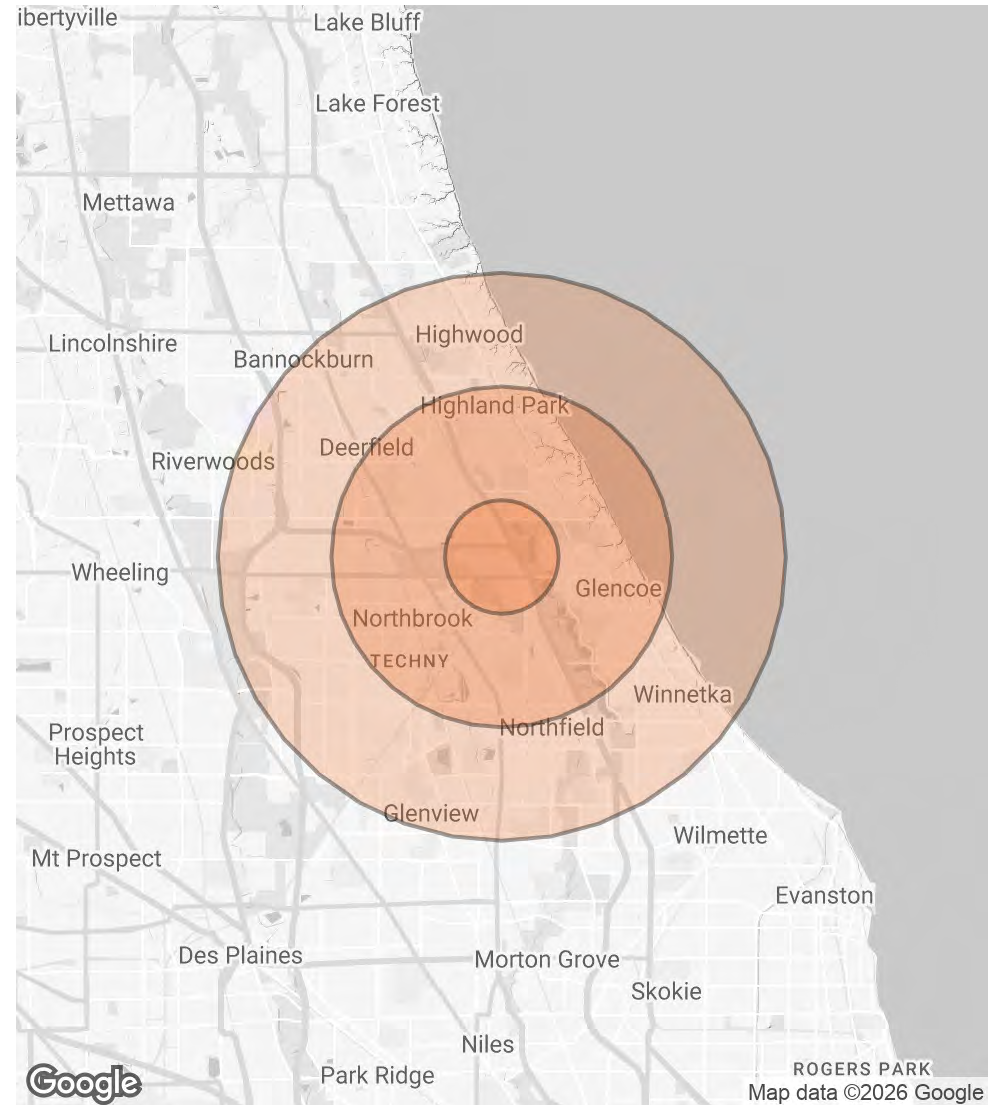
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,504	58,883	151,414
AVERAGE AGE	49.1	47.5	46.5
AVERAGE AGE (MALE)	48.6	46.6	45.4
AVERAGE AGE (FEMALE)	48.8	47.9	47.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,185	22,689	57,649
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$208,925	\$263,531	\$251,419
AVERAGE HOUSE VALUE	\$715,059	\$809,845	\$783,838

2023 American Community Survey (ACS)



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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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