



LEASE

BTS Medical or Executive Offices | Highland Park Professional Centre

1893 SHERIDAN RD

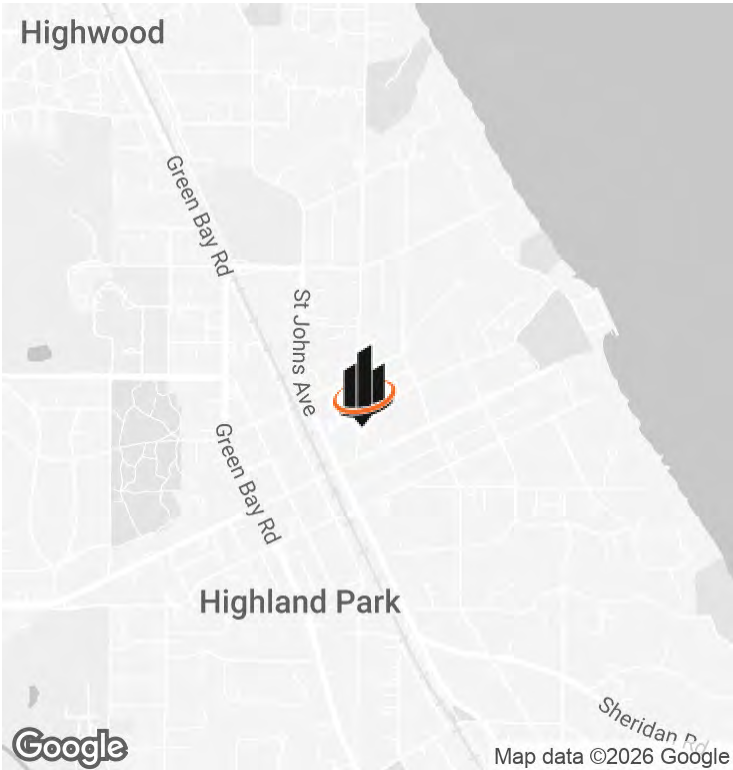
Highland Park, IL 60035

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.95 SF/yr (NNN) \$8.89 SF NNN (2025)
NUMBER OF UNITS:	13
AVAILABLE SF:	+/- 241 to 5,473 SF
LOT SIZE:	0.24 Acres
BUILDING SIZE:	31,631 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Highland Park Professional Centre, a three-story professional office in Highland Park, Illinois. This 13-unit, three-story office building with an elevator is located in the downtown area with front and rear parking, and steps from the CTA station. Many configurations and BTS options for medical, dental, and professional businesses.

PROPERTY HIGHLIGHTS

- Three-Story Office and Retail Units
- Elevator Building | Renovated Units
- Front and Rear Parking
- Professional Mix of Tenants

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN; Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	241 - 5,473 SF	LEASE RATE:	\$16.95 - \$1,250 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Unit 100	Available	5,473 SF	NNN	\$16.95 SF/yr	Retail Frontage Open Concept 4 Offices Kitchenette Restroom
Unit 103	Available	485 SF	Gross	\$1,100.00 SF/yr	One (1) Private Office and Waiting Area. Flat \$50/month fee for electric, water, gas
Unit 104	Available	310 SF	Gross	\$700.00 SF/yr	One (1) Private Office and Waiting Area. Flat \$50/month fee for electric, water, gas
Unit 105	Available	570 SF	Gross	\$1,250.00 SF/yr	One (1) Private Office and Waiting Area. Flat \$50/month fee for electric, water, gas
Unit 200	Available	1,610 - 3,719 SF	NNN	\$16.95 SF/yr	Open Concept Kitchenette

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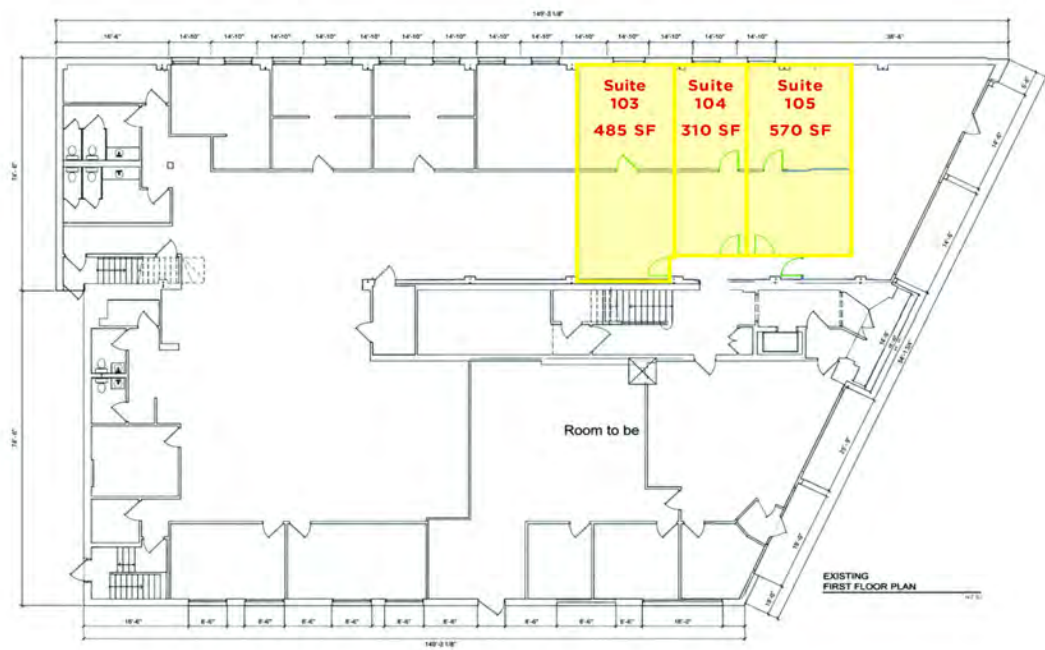


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 303	Available	241 SF	NNN	\$16.95 SF/yr	Open Concept

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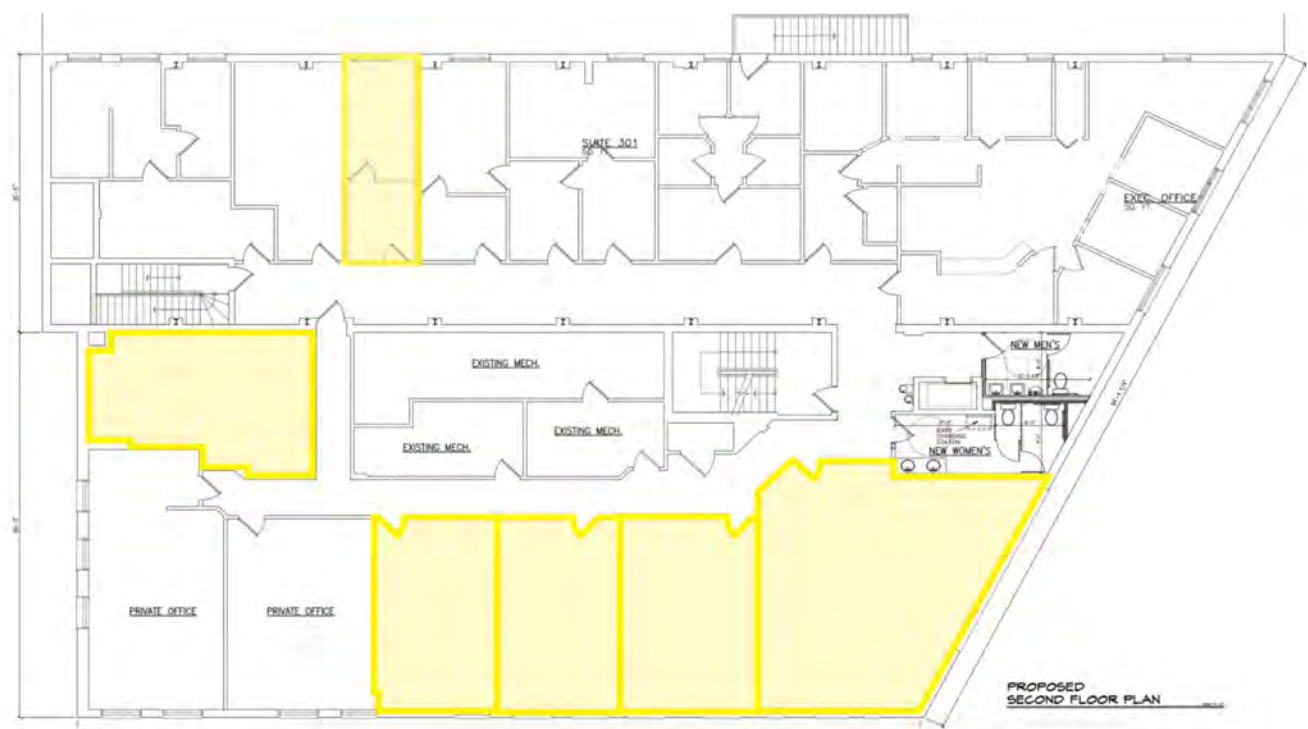
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FIRST FLOOR +/- 5,473 SF RETAIL AND OFFICE



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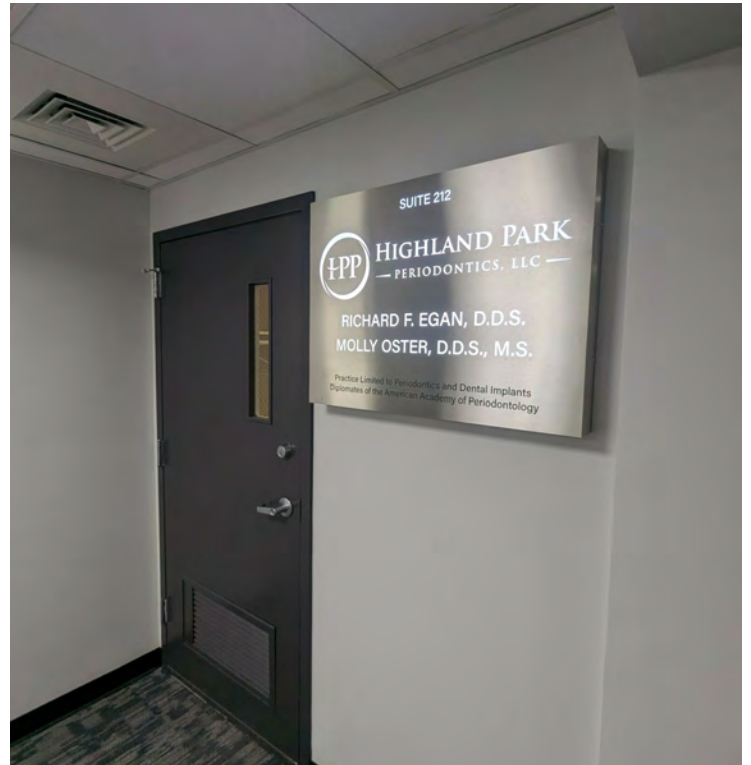
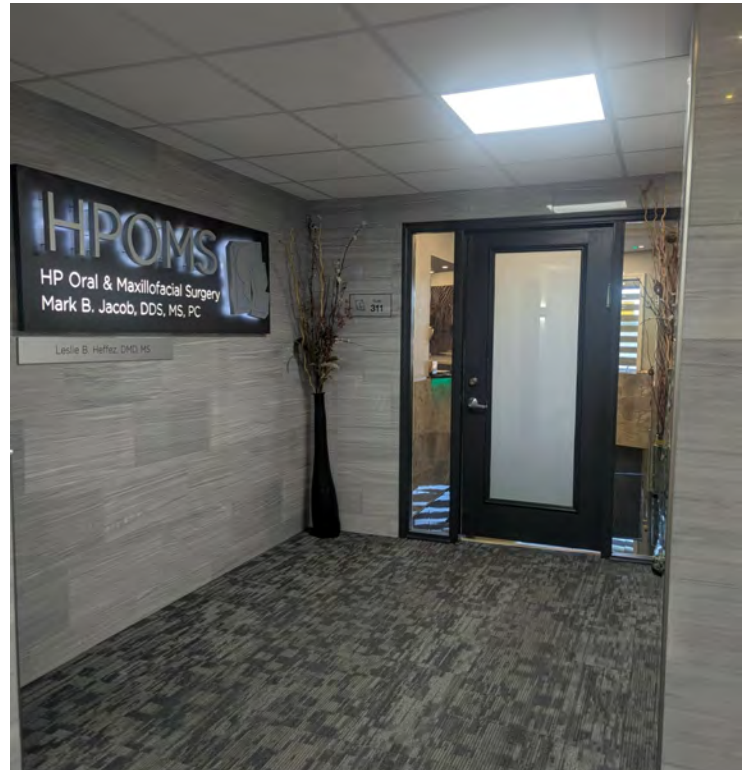
SECOND FLOOR +/- 480 SF OR 3,219 SF



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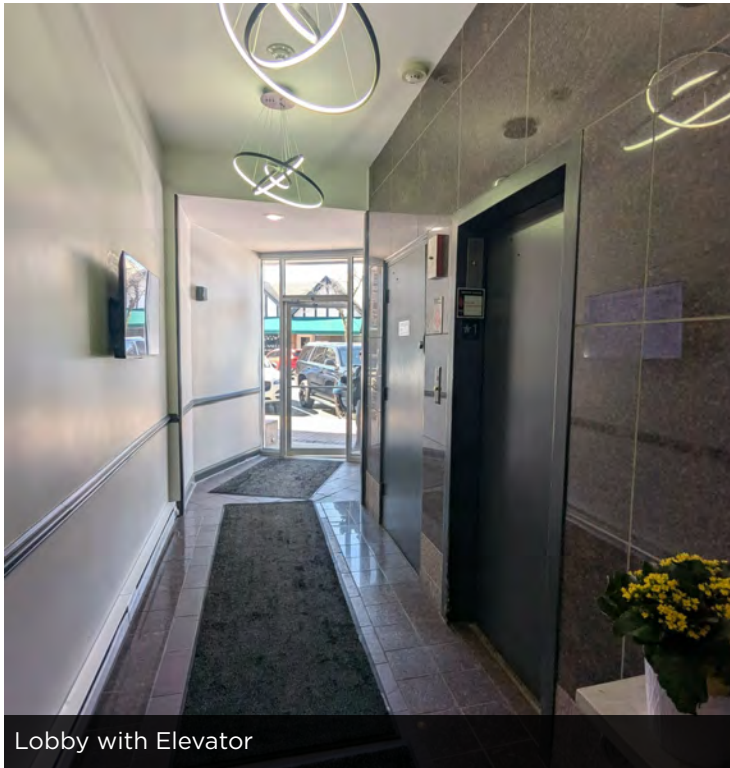
TENANT MIX: RETAIL | MEDICAL | OFFICE



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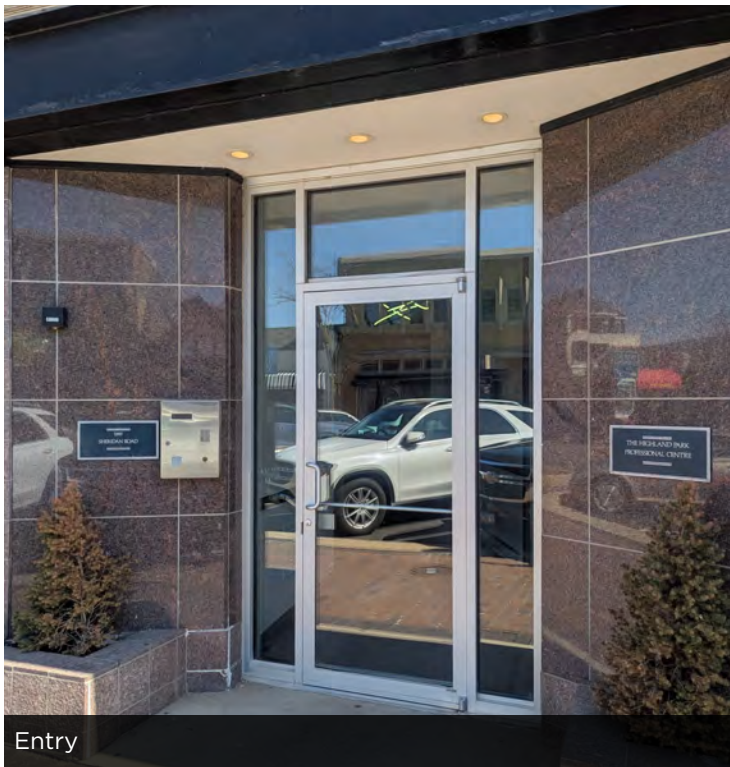
ADDITIONAL PROPERTY PHOTOS



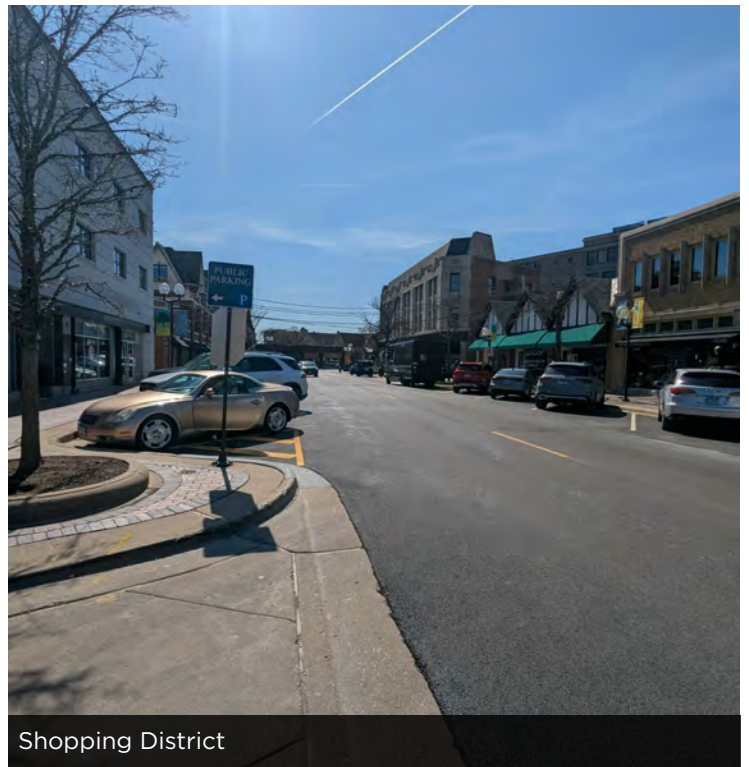
Lobby with Elevator



Rear Parking



Entry



Shopping District

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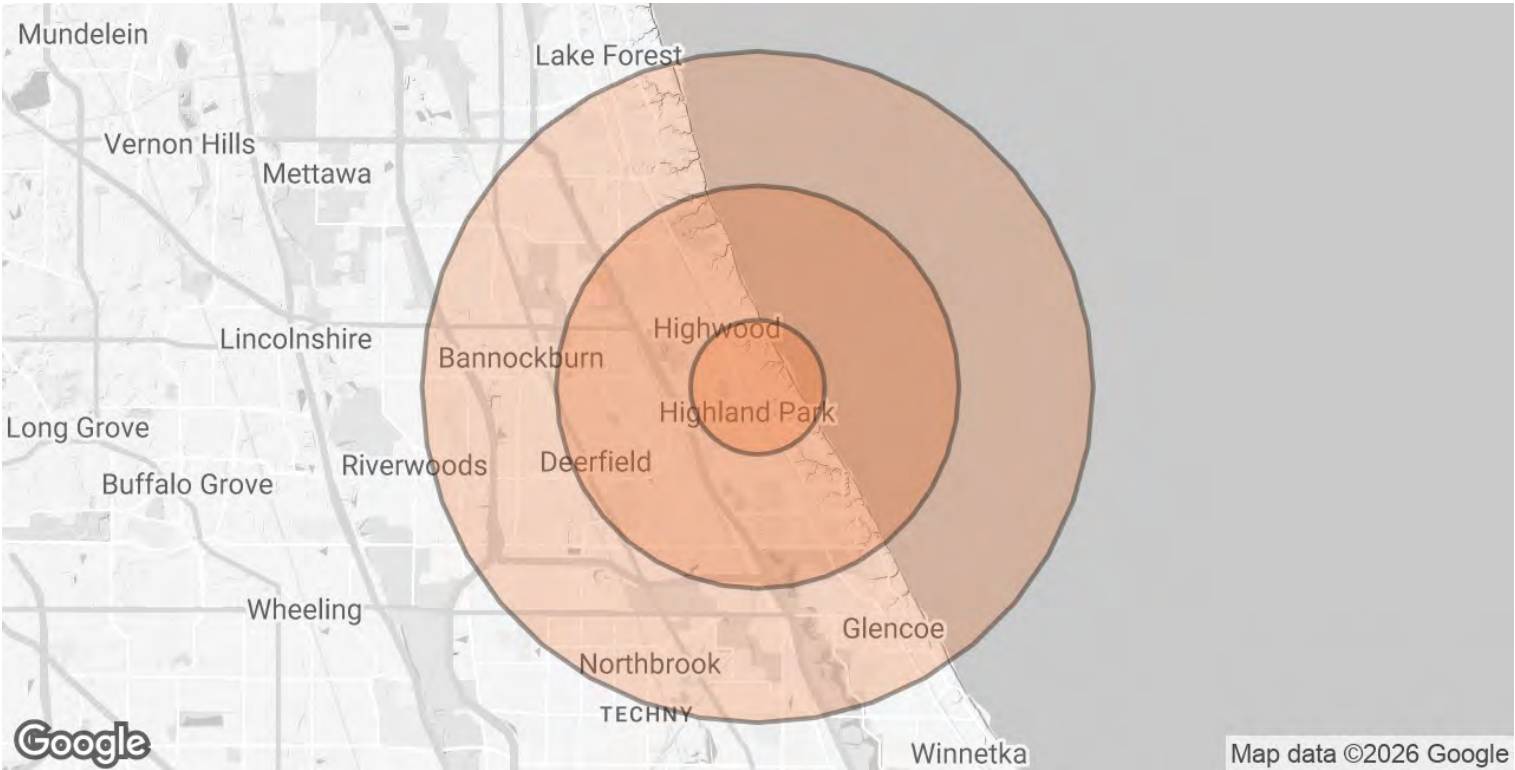
AREA RETAILERS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,423	46,376	98,488
AVERAGE AGE	48.2	45.8	45.1
AVERAGE AGE (MALE)	49.0	44.8	44.3
AVERAGE AGE (FEMALE)	48.4	46.7	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,021	17,776	36,565
# OF PERSONS PER HH	2.3	2.6	2.7
AVERAGE HH INCOME	\$190,569	\$234,401	\$255,529
AVERAGE HOUSE VALUE	\$523,243	\$651,077	\$771,547

2023 American Community Survey (ACS)

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