

DELUXE OFFICES IN BOUTIQUE OFFICE BUILDING

# FOR LEASE

JAMESON.



**430 PARK AVENUE  
HIGHLAND PARK, IL**

**STEVEN GOLDSTEIN**

SENIOR VICE PRESIDENT  
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# EXECUTIVE SUMMARY



## SPACE AVAILABLE

OFFICE SPACE: 1,769 - 4,155 RSF

## BUILT/RENOVATED

1920 / 2012

## ZONING

B-5

## CAM & TAXES (2025)

\$9.74/FT CAM & \$4.10/FT TAX

## FOR LEASE

\$25-\$28/SF MODIFIED GROSS

## PROPERTY DESCRIPTION

The offices at 430 Park Avenue are ideally situated in downtown Highland Park close to the Metra, shops, restaurants and a short walk to Lake Michigan. This boutique office building offers a mix of high quality second generation office spaces providing a mix of private offices and open floor plans to suit many uses. Ownership is willing to provide build-outs for qualified long term tenants.

## TRANSPORTATION HIGHLIGHTS

Highland Park Station Commuter Rail (Union Pacific North Line) - **0.4 mile**

Highwood Station Commuter Rail (Union Pacific North Line) - **1.7 miles**

Chicago O'Hare International Airport - **20.9 miles**

Chicago Midway International Airport - **32.2 miles**

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# SUITE 2C - FLOORPLAN & DETAILS

430 PARK AVENUE

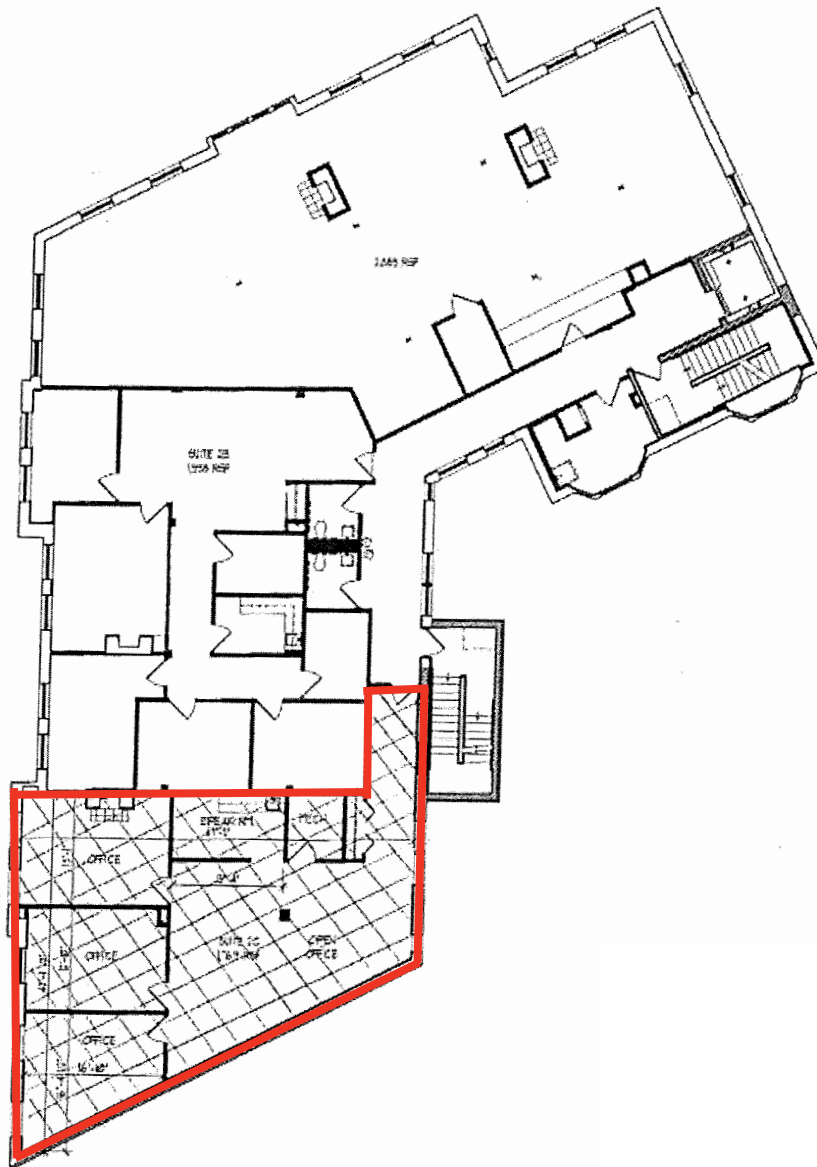
HIGHLAND PARK, IL

SUITE 2C SIZE: ..... 1,769 SF

LAYOUT: ..... MOSTLY OPEN PLAN

BUILDOUT: ..... PARTIAL BUILD-OUT

LEASE RATE: ..... \$28.00/SF MODIFIED GROSS



# SUITE 3A - FLOORPLAN & DETAILS

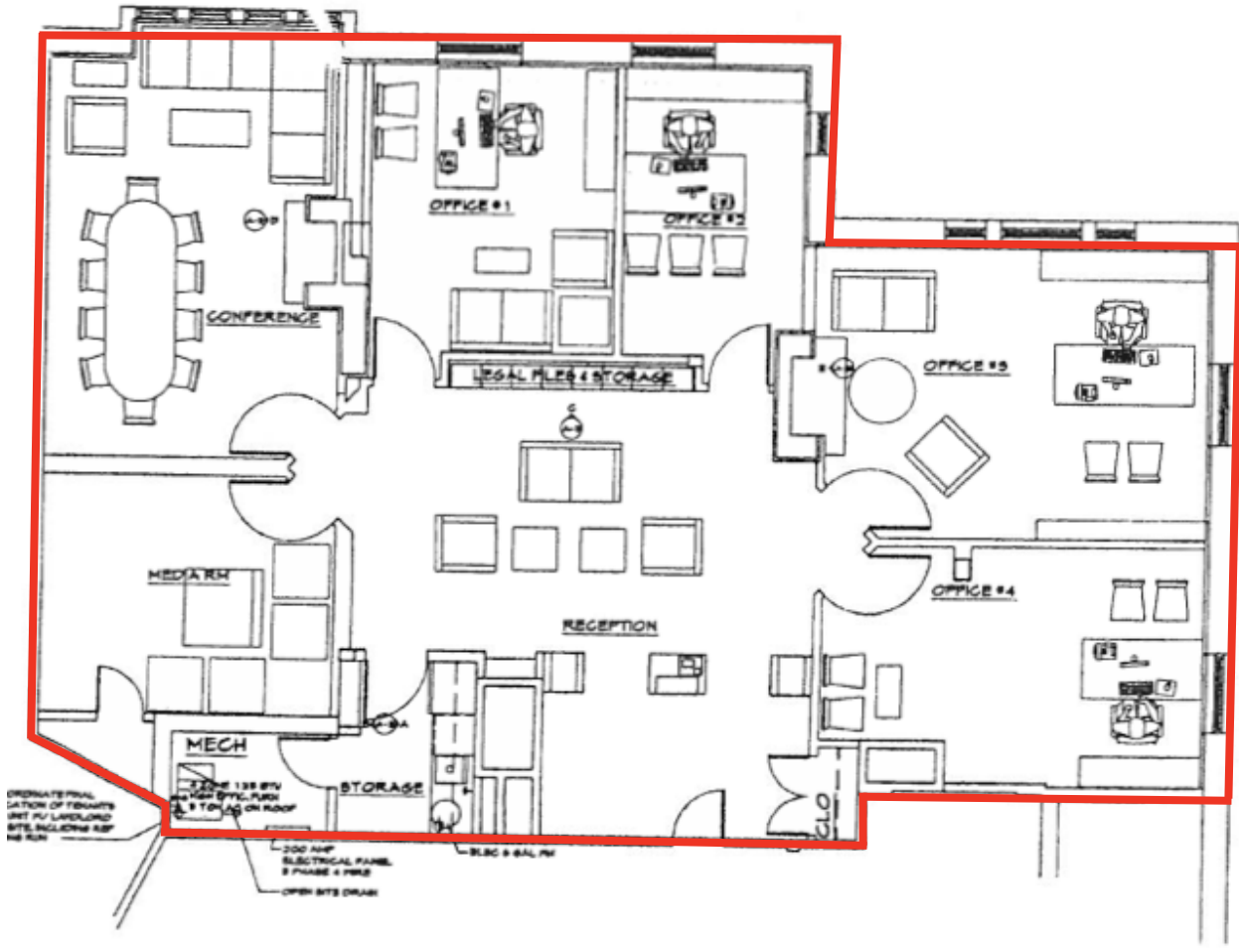
430 PARK AVENUE  
HIGHLAND PARK, IL

SUITE 3A SIZE: ..... 2,324 SF

LAYOUT: ..... MOSTLY OPEN PLAN

BUILDOUT: ..... FULL BUILD-OUT + RENOVATION

LEASE RATE: ..... \$28.00/SF MODIFIED GROSS



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# SUITE 3B - FLOORPLAN & DETAILS

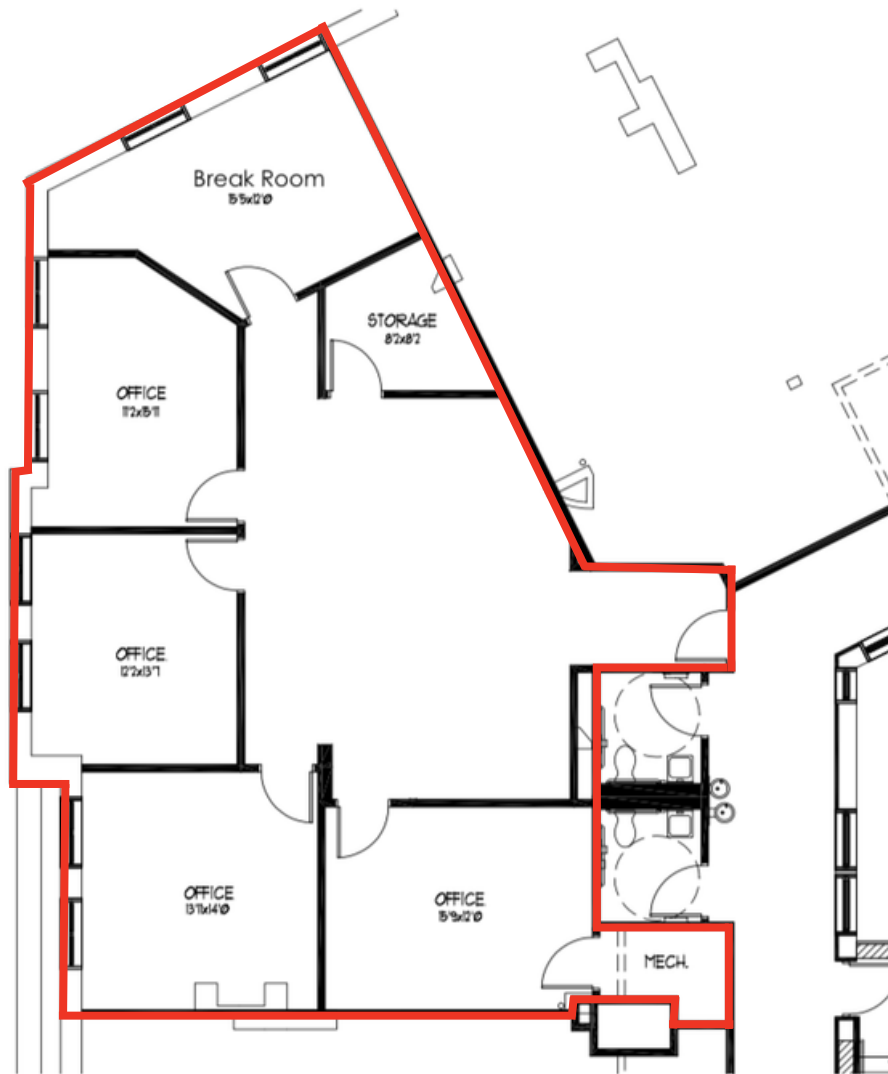
430 PARK AVENUE  
HIGHLAND PARK, IL

SUITE 3B SIZE: ..... 1,831 SF

LAYOUT: ..... MOSTLY OPEN PLAN

BUILDOUT: ..... PARTIAL BUILD-OUT

LEASE RATE: ..... \$25.00/SF MODIFIED GROSS



# SUITE 3C - FLOORPLAN & DETAILS

430 PARK AVENUE

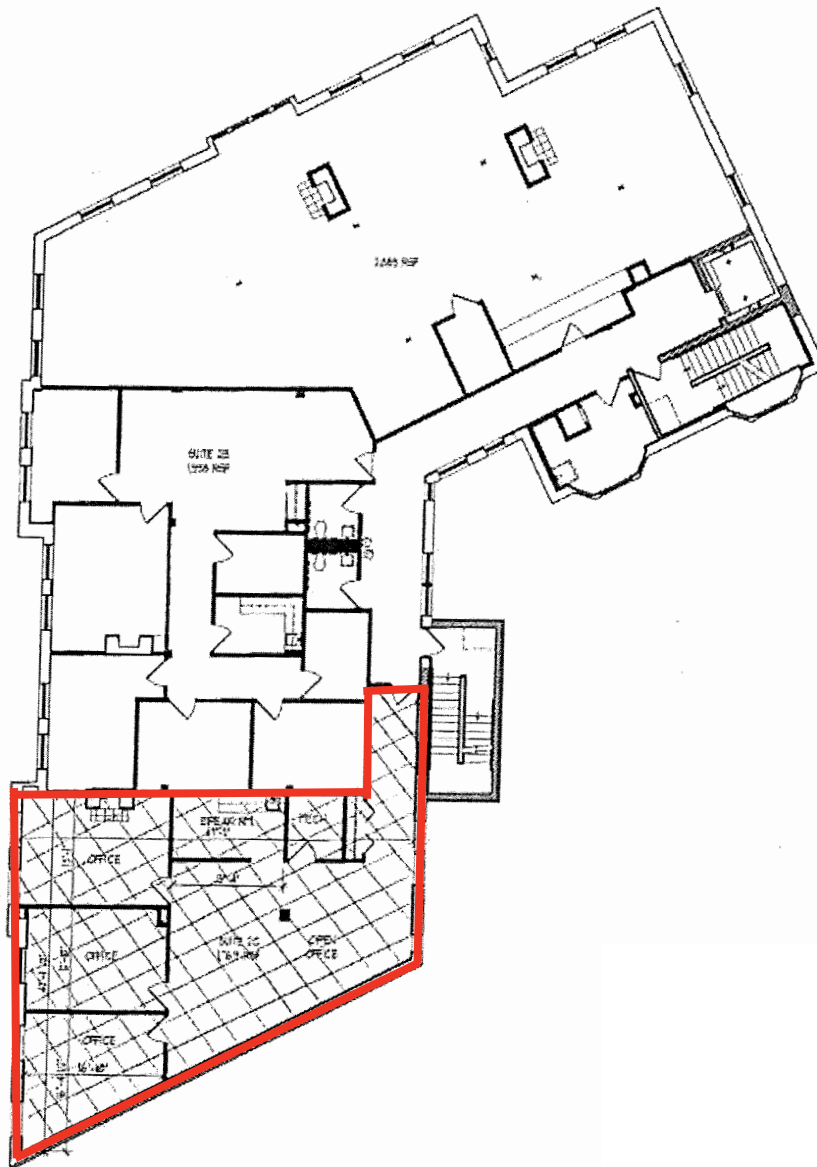
HIGHLAND PARK, IL

SUITE 3C SIZE: ..... 1,769 SF

LAYOUT: ..... MOSTLY OPEN PLAN

BUILDOUT: ..... PARTIAL BUILD-OUT

LEASE RATE: ..... \$28.00/SF MODIFIED GROSS



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# SUITE 3A&B - FLOORPLAN & DETAILS

430 PARK AVENUE  
HIGHLAND PARK, IL

SUITE 3A&B SIZE: ..... 4,155 SF

LAYOUT: ..... MOSTLY OPEN PLAN

BUILDOUT: ..... PARTIAL BUILD-OUT

LEASE RATE: ..... \$29.00/SF MODIFIED GROSS



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PROPERTY PHOTOGRAPHY

430 PARK AVENUE

HIGHLAND PARK, IL



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## SUITE 3C PHOTOGRAPHY

430 PARK AVENUE

HIGHLAND PARK, IL



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# POINTS OF INTEREST

## RESTAURANTS

TAQUERIA LOS MOGOTES  
 BACKYARD GRILL  
 SCRAMBLED  
 ORDO  
 TACOS EL NORTE  
 DEMETRI'S  
 MEAN WIENER  
 ROSEBUD  
 YUMMY BOWL  
 WALKER BROS PANCAKE HOUSE

## BARS

THE TOADSTOOL PUB  
 SANTI'S

## SHOPPING

THE SHOPS ON PLACE  
 RENAISSANCE PLACE  
 PORT CLINTON SQUARE  
 TARGET  
 NORTHBROOK COURT  
 WALGREEN'S PHARMACY  
 SUNSET FOODS  
 LA UNION SUPERMARKET  
 POETA'S ITALIAN FOOD MARKET  
 TRADER JOE'S

## SCHOOLS

HIGHLAND PARK HIGH SCHOOL  
 RAVINIA ELEMENTARY SCHOOL

## FINANCIAL

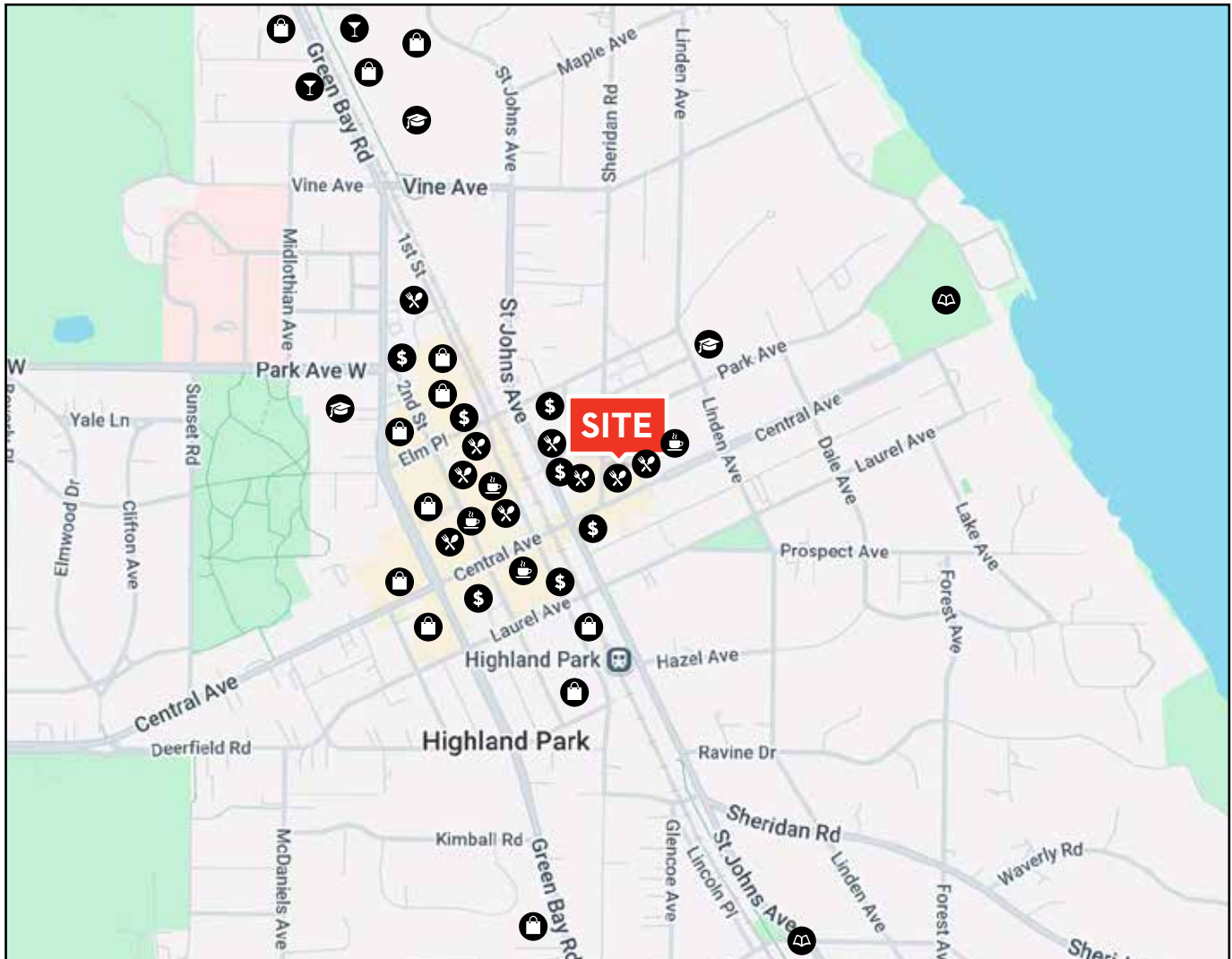
HIGHLAND PARK BANK & TRUST  
 CHASE BANK  
 OLD NATIONAL BANK  
 DEERFIELD BANK & TRUST

## COFFEE

ASTRA COFFEE ROASTERS  
 HARMONY COFFEE BAR  
 DUNKIN'  
 STARBUCKS

## ENTERTAINMENT

FORT SHERIDAN FOREST PRESERVE  
 ENGLISH WALLED GARDEN  
 606 TRAIL



# DEMOGRAPHIC INSIGHTS

430 PARK AVENUE

HIGHLAND PARK, IL

## KEY FACTS

3,460

Population

50.1

Median Age



Average Household Size

\$108,172

Median Household Income

## ANNUAL HOUSEHOLD SPENDING



\$3,397

Apparel & Services



\$398

Computers & Hardware



\$5,713

Eating Out



\$10,594

Groceries



\$11,044

Health Care

## BUSINESS



655

Total Businesses



7,213

Total Employees

## EMPLOYMENT



81.1%

White Collar



3.6%

Blue Collar



15.2%

Services

4.7%

Unemployment Rate

## INCOME



\$108,172

Median Household Income



\$78,356

Per Capita Income



\$386,411

Median Net Worth

## 2024 Households by income (Esri)

The largest group: \$200,000+ (27.6%)

The smallest group: \$35,000 - \$49,999 (4.6%)

Indicator ▲	Value	Diff	
<\$15,000	6.4%	+1.7%	
\$15,000 - \$24,999	5.8%	+1.5%	
\$25,000 - \$34,999	7.4%	+3.3%	
\$35,000 - \$49,999	4.6%	-3.5%	
\$50,000 - \$74,999	14.6%	+2.0%	
\$75,000 - \$99,999	8.1%	-4.4%	
\$100,000 - \$149,999	14.4%	-5.2%	
\$150,000 - \$199,999	11.2%	-0.9%	
\$200,000+	27.6%	+5.7%	

Bars show deviation from Lake County

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