

JAMESON.

FOR LEASE

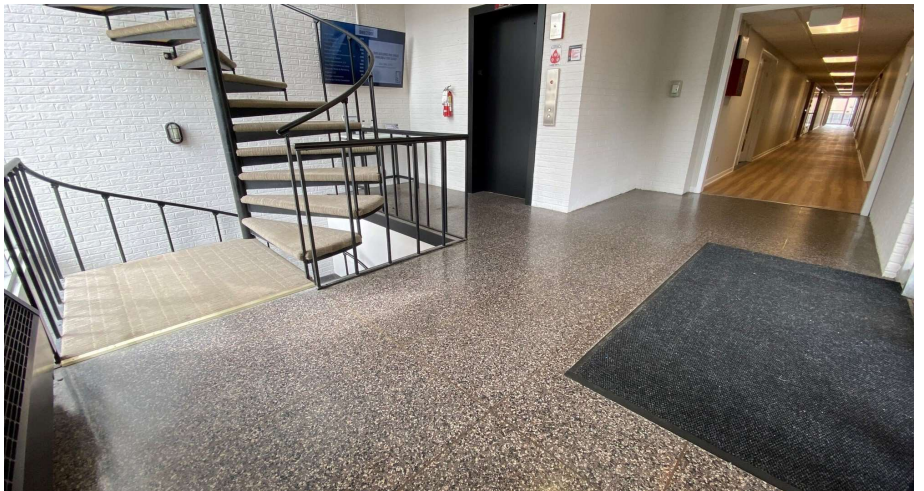
PROFESSIONAL OFFICE SUITES

222 E. Wisconsin Avenue
Lake Forest, IL 60045

Brent Burden, CCIM
Senior Vice President
847.826.7271
bburden@jameson.com

JAMESONCOMMERCIAL.COM

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.



JAMESON.



LEASE OVERVIEW

LEASE PRICE: \$25.00 - 36.50 SF/yr

SUITE SIZES: 225-1,200 SF

BUILDING SIZE: 22,000 SF

PARKING: On site surface

ZONING: B-3

MARKET: Lake Forest

CROSS STREETS: Wisconsin Avenue/Western Avenue

AREA TENANTS

- Le Colonial
- Deerpath Inn
- Lululemon
- The Fresh Market
- Walgreens
- Lake Forest Bank & Trust
- BMO Harris
- Foodstuffs
- UPS Store
- Starbucks

PROPERTY DESCRIPTION

Gross Leases.
RE Taxes and CAM charges included in rent.
Medical and Professional Office Suites.

PROPERTY HIGHLIGHTS

- 225-1,200 SF available
- On site parking
- New Elevator- fully accessible
- Medical & Professional Office Suites.
- Flexible Suites sizes that will accommodate a wide variety of Professional Tenants.
- Major improvements to light fixtures, ceiling tiles, washrooms, mechanical, electrical and plumbing.
- Internet included!

AREA AND TRANSPORTATION HIGHLIGHTS

- Metra Station- 2 block walk
- Parking- on site
- Skokie Valley Highway (Rte. 41)- 5 minute drive
- I294- 11 minute drive
- O'Hare Int'l Airport- 28 minute drive

JAMESON.

INTERIOR PHOTOS

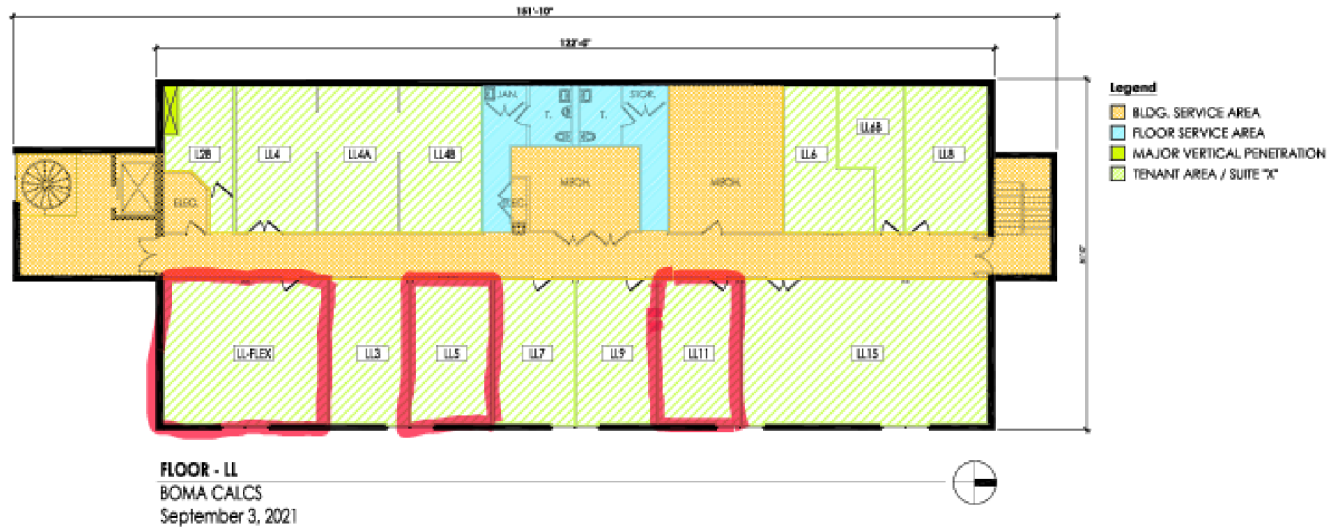
222 E. Wisconsin, Lake Forest, IL 60045



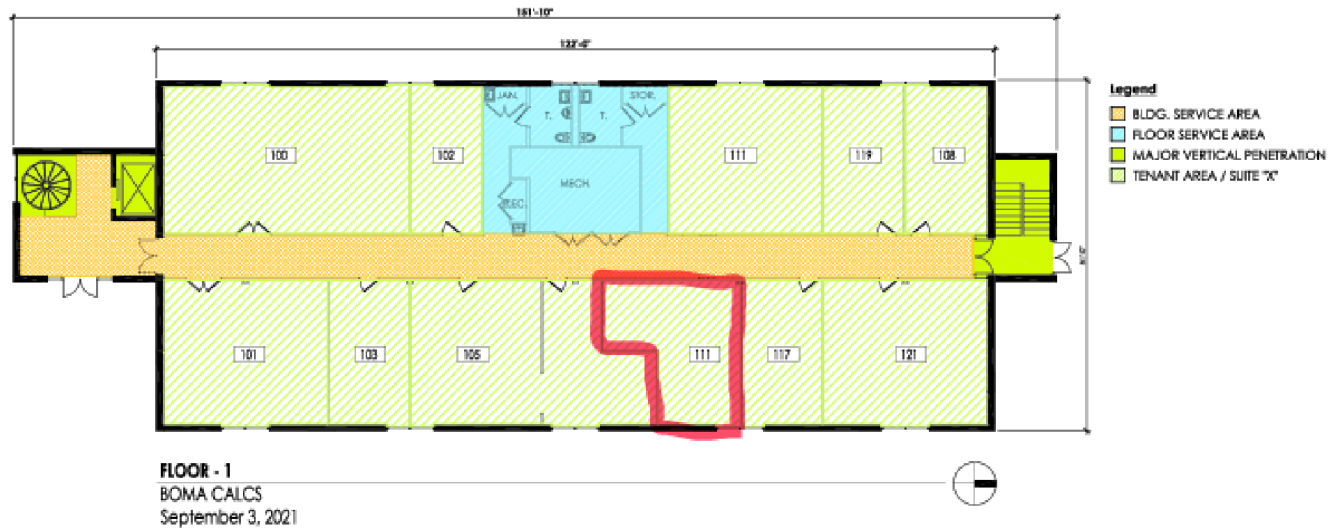
LL/1ST FLOOR- AVAILABLE SPACES

222 E. Wisconsin, Lake Forest, IL 60045

\$25.00 - 36.50 SF/yr



222 E. WISCONSIN AVE.
LAKE FOREST, IL 60045



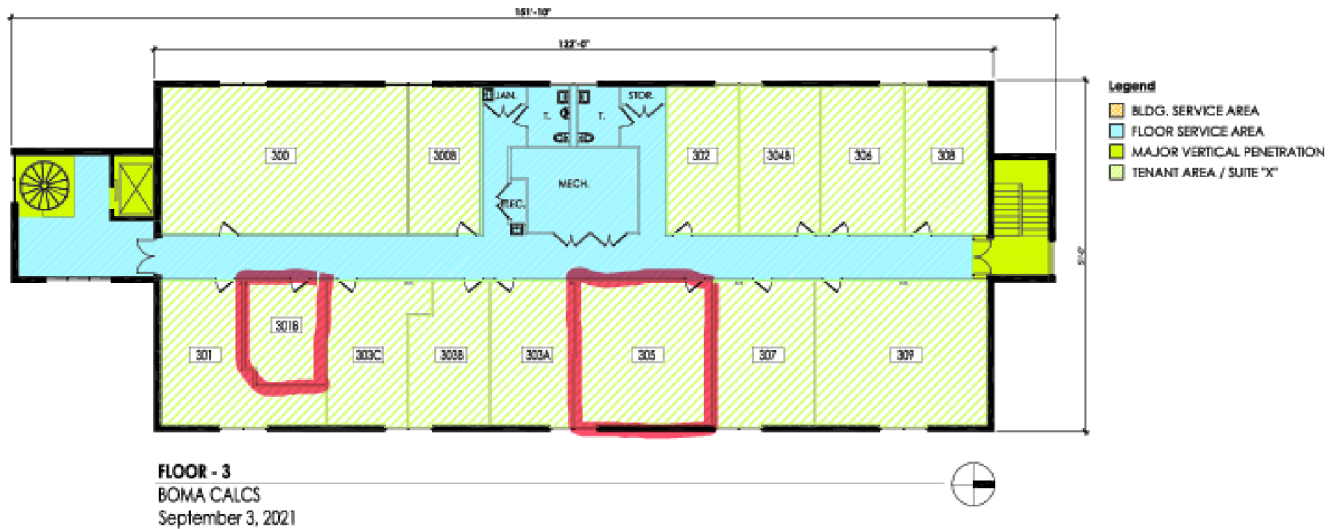
222 E. WISCONSIN AVE.
LAKE FOREST, IL 60045

2ND/3RD FLOOR- AVAILABLE SPACES

222 E. Wisconsin, Lake Forest, IL 60045



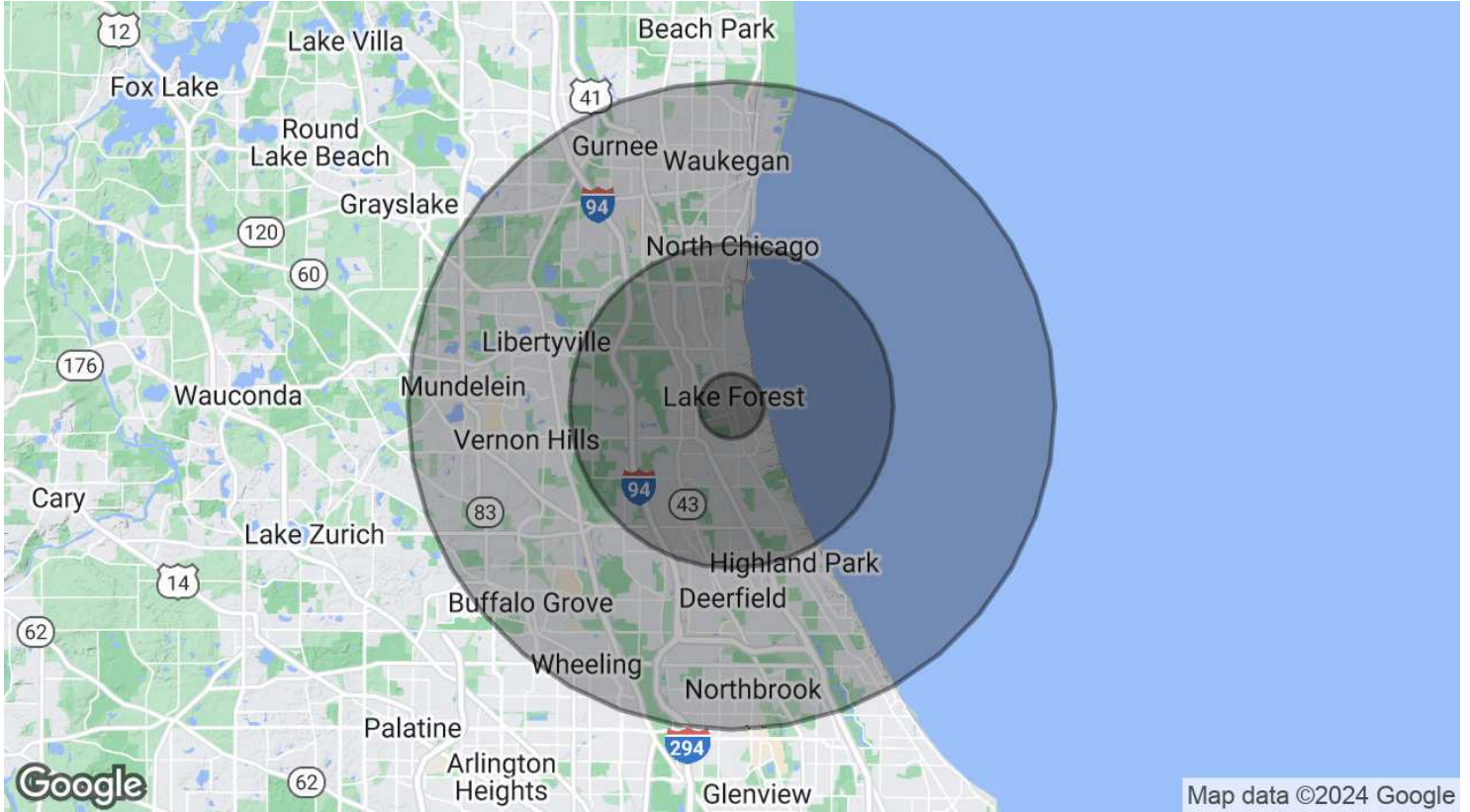
222 E. WISCONSIN AVE.
LAKE FOREST, IL 60045



222 E. WISCONSIN AVE.
LAKE FOREST, IL 60045

DEMOGRAPHICS MAP & REPORT

222 E. Wisconsin, Lake Forest, IL 60045



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,524	81,270	431,186
Average Age	37.1	38.5	38.1
Average Age (Male)	33.5	37.8	37.0
Average Age (Female)	40.6	39.0	38.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,185	26,249	150,465
# of Persons per HH	3.0	3.1	2.9
Average HH Income	\$233,322	\$168,378	\$123,167
Average House Value	\$812,122	\$672,637	\$492,165

ETHNICITY (%)

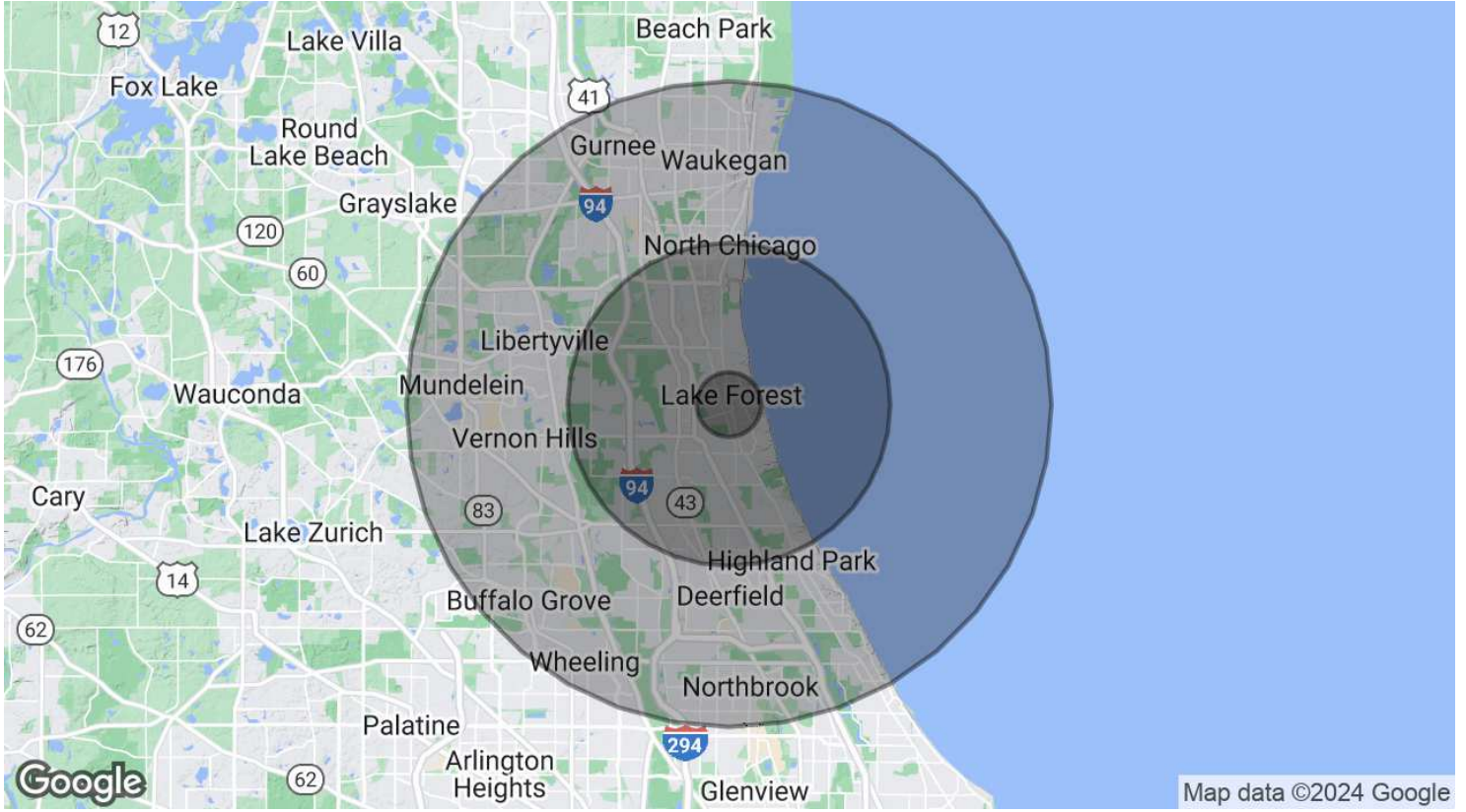
	1 MILE	5 MILES	10 MILES
Hispanic	3.7%	12.3%	21.5%

RACE

	1 MILE	5 MILES	10 MILES
--	--------	---------	----------

DEMOGRAPHICS MAP & REPORT

222 E. Wisconsin, Lake Forest, IL 60045



Total Population - White	3,271	63,788	309,021
% White	92.8%	78.5%	71.7%
Total Population - Black	49	7,047	34,558
% Black	1.4%	8.7%	8.0%
Total Population - Asian	115	3,673	30,121
% Asian	3.3%	4.5%	7.0%
Total Population - Hawaiian	0	73	140
% Hawaiian	0.0%	0.1%	0.0%
Total Population - American Indian	0	122	624
% American Indian	0.0%	0.2%	0.1%
Total Population - Other	61	4,545	47,922
% Other	1.7%	5.6%	11.1%

* Demographic data derived from 2020 ACS - US Census