

VALUE-ADD MULTI-TENANT OFFICE PROPERTY

*5151 N Harlem Ave
Chicago, IL 60656*



OFFICE BUILDING FOR SALE

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An aerial photograph of a commercial building with a flat roof and brick facade. The building has large windows and a sign that says "the america lenders". In front of the building is a parking lot with several cars. To the left is a street with a "FOR SALE" sign and a "43" street sign. To the right is another street with a "Liberty Bank" sign. The image is overlaid with a large green number "1" and the text "PROPERTY INFORMATION".

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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject to Offer
Occupancy:	61%
Building Size:	12,596 SF
Lot Size:	0.25 Acres
Year Built:	1965
Zoning:	B3-1
Market:	Chicago
Submarket:	Northwest City
Parking Spaces:	20 Spaces
VPD:	Approx. 36,200 VPD

Property Overview

5151 N. Harlem Avenue presents a value-add opportunity to acquire a 12,596-square-foot, three-story brick office building located at the signalized intersection of N. Harlem Avenue and W. Foster Avenue at the Norwood Park / Harwood Heights border. Located within Chicago's Northwest Side, the building is currently 61% occupied by a diverse tenant roster including MidAmerica Lenders & Co., Primo Group Management Inc., Chicagoland Brokers, and L & L Orellana Inc. The offering provides a value-add opportunity via lease-up and stabilization. The Property features 20 on-site parking spaces and benefits from excellent accessibility, located less than one (1) mile from the Harlem Blue Line station and approximately one (1) mile from I-90. The surrounding area is anchored by a strong mix of national and local retailers, including Target, Kohl's, Best Buy, Dick's Sporting Goods, Marshalls, Nordstrom Rack, Portillo's, & Panera Bread.

Property Highlights

- Well positioned at the signalized corner of N. Harlem Avenue and W. Foster Avenue (~36,200 VPD)
- Currently 61% occupied across 15 suites by a diversified tenant base including financial, professional, and service tenant base
- Value-add upside through the lease-up of the remaining 4,896 square feet
- Owner-user purchase opportunity with the flexible lease terms in-place

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LOCATION INFORMATION

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LOCATION DESCRIPTION



Location Description

5151 N. Harlem Avenue is strategically located along the highly trafficked Harlem Avenue corridor at the signalized intersection of Harlem Avenue and Foster Avenue, on the border of Chicago's Norwood Park neighborhood and the Village of Harwood Heights. The Property benefits from a dense surrounding population, strong household incomes, and a well-established mix of professional, medical, and retail users that support consistent demand for office space. Featuring exceptional accessibility, the Property is a few blocks from the Harlem CTA Blue Line station, providing direct service to O'Hare International Airport, Downtown Chicago, and less than one (1) mile from Interstate-90, connecting commuters to the greater Chicagoland region. The surrounding trade area is anchored by a diverse mix of national retailers and restaurants, including Target, Kohl's, Best Buy, Dick's Sporting Goods, Marshalls, Nordstrom Rack, Portillo's, LongHorn Steakhouse, Panera Bread, and numerous other dining and shopping destinations. As one of the Northwest Side's primary commercial corridors, Harlem Avenue continues to attract a broad base of small-business, medical, and professional service tenants who benefit from the Property's prominent visibility, convenient access, dedicated on-site parking, and proximity to public transportation.

From an investment perspective, the Property is positioned within a mature and supply-constrained office submarket where tenant demand is driven by locally owned businesses, healthcare providers, financial services firms, insurance agencies, and professional practices seeking convenient neighborhood locations with strong visibility and parking. The combination of direct expressway access, public transit connectivity, and proximity to O'Hare International Airport supports a broad tenant pool while limiting dependence on any single industry. With a highly visible corner location along a corridor carrying significant daily traffic volumes, 5151 N. Harlem Avenue offers investors the opportunity to capitalize on stable long-term demand fundamentals and lease-up potential within one of Chicago's most established neighborhood office markets.

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OFFICE BUILDING FOR SALE

RETAILER MAP



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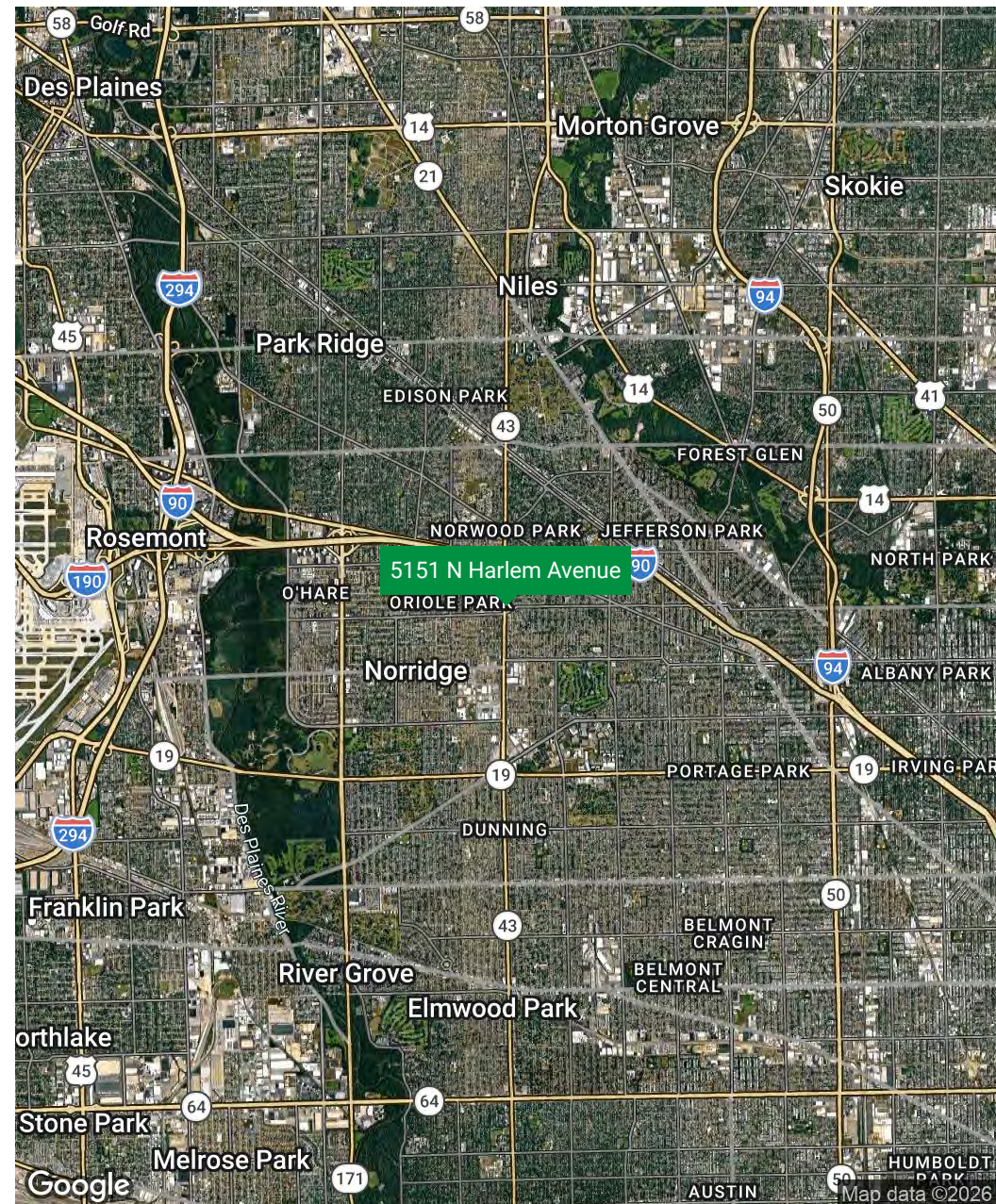
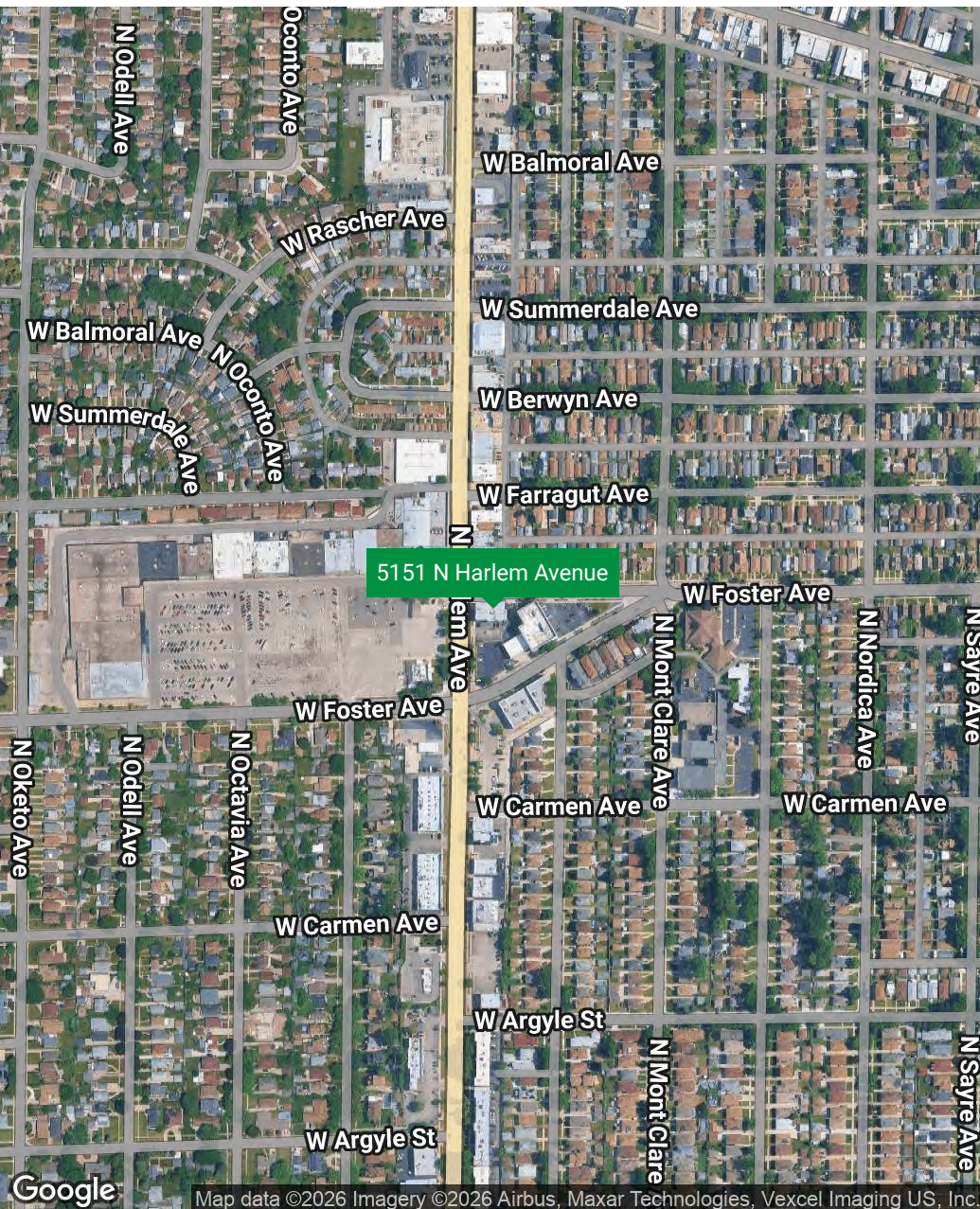
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LOCATION MAP



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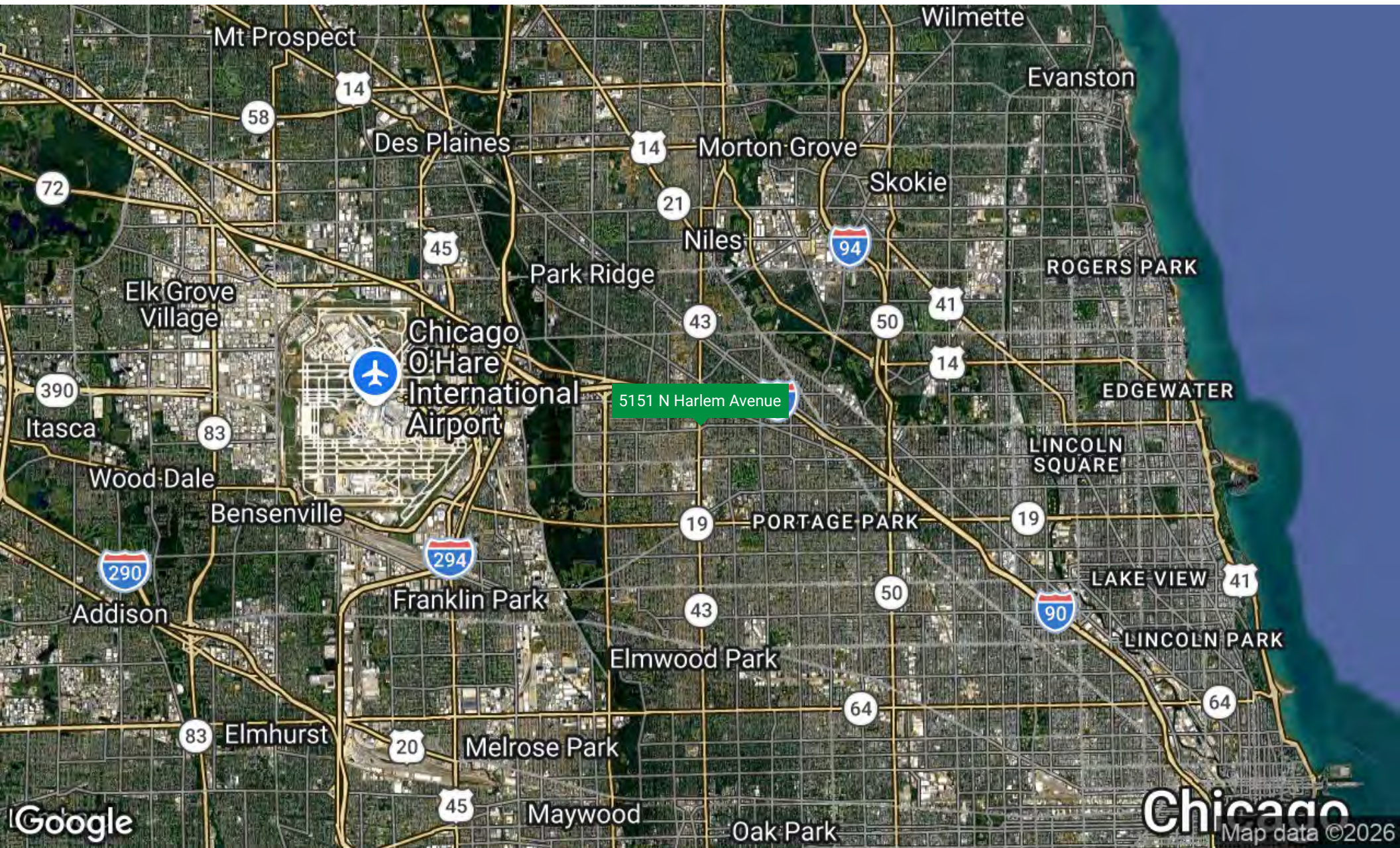
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AERIAL MAP



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FINANCIAL ANALYSIS

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RENT ROLL

Suite	Tenant Name	Size SF	Monthly Rent	Lease End
207	Tenant Name Redacted	2,412 SF	\$575	MTM
208	Tenant Name Redacted	864 SF	\$575	MTM
212	Tenant Name Redacted	864 SF	\$600	MTM
304	Tenant Name Redacted	460 SF	\$1,100	3/31/2027
305	Tenant Name Redacted	625 SF	\$650	MTM
306	Tenant Name Redacted	1,825 SF	\$1,805	MTM
311	Tenant Name Redacted	650 SF	\$725	1/31/2027
100	Vacant	450 SF	-	-
101	Vacant	1,750 SF	-	-
102	Vacant	150 SF	-	-
104	Vacant	450 SF	-	-
106	Vacant	500 SF	-	-
209	Vacant	460 SF	-	-
303	Vacant	460 SF	-	-
310	Vacant	676 SF	-	-
Totals		12,596 SF	\$6,030	

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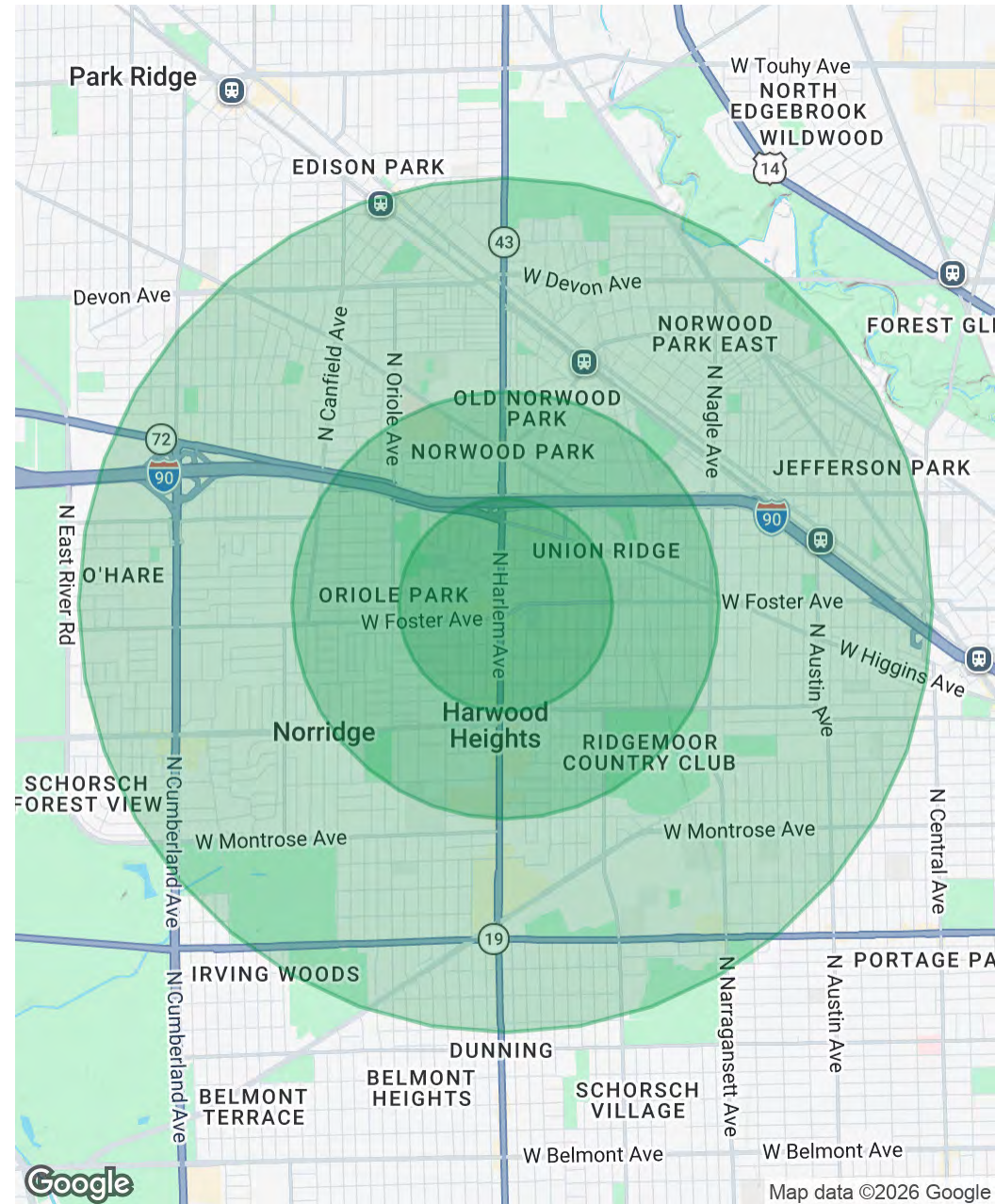
DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	2 Miles
Total Population	6,629	26,767	116,402
Average Age	45.0	44.0	43.1
Average Age (Male)	44.2	42.2	42.1
Average Age (Female)	48.0	47.7	44.9

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	2,736	10,794	46,214
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$130,443	\$124,092	\$121,464
Average House Value	\$322,040	\$361,763	\$385,646



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