

1159 N MAIN GLENDALE HEIGHTS

6,413 SF OFFICE/FLEX
4,976 OFFICE
1,437 WAREHOUSE



CORCORAN
COMMERCIAL REAL ESTATE

FOR SALE



Offered for sale at \$1,600,000, 1159 N Main Street in Glendale Heights is an exceptional owner-user opportunity featuring a well-maintained 6,413-square-foot office/flex building in a highly visible and convenient location. The building includes approximately 4,976 square feet of office space and 1,437 square feet of warehouse space, providing a versatile layout for professional office or flex users. The property has been owned and occupied by the original owner since construction and has been immaculately maintained, reflecting a high level of pride of ownership throughout. The sale also includes approximately 7,500 square feet of additional land, creating a valuable opportunity for future building expansion, additional parking, or other site improvements, subject to municipal approval. Exterior features include an attractive brick and stone façade, expansive windows providing abundant natural light, a distinctive curved entrance, professional landscaping, and ample on-site parking. Located directly on Main Street just off North Avenue and less than one mile from Interstate 355, the property offers excellent regional access and convenient connectivity throughout the western suburbs. With its combination of quality construction, exceptional condition, functional office/warehouse configuration, expansion potential, strong curb appeal, parking, and strategic location, 1159 N Main is ideally suited for an owner-user seeking a turnkey commercial property with room to grow.

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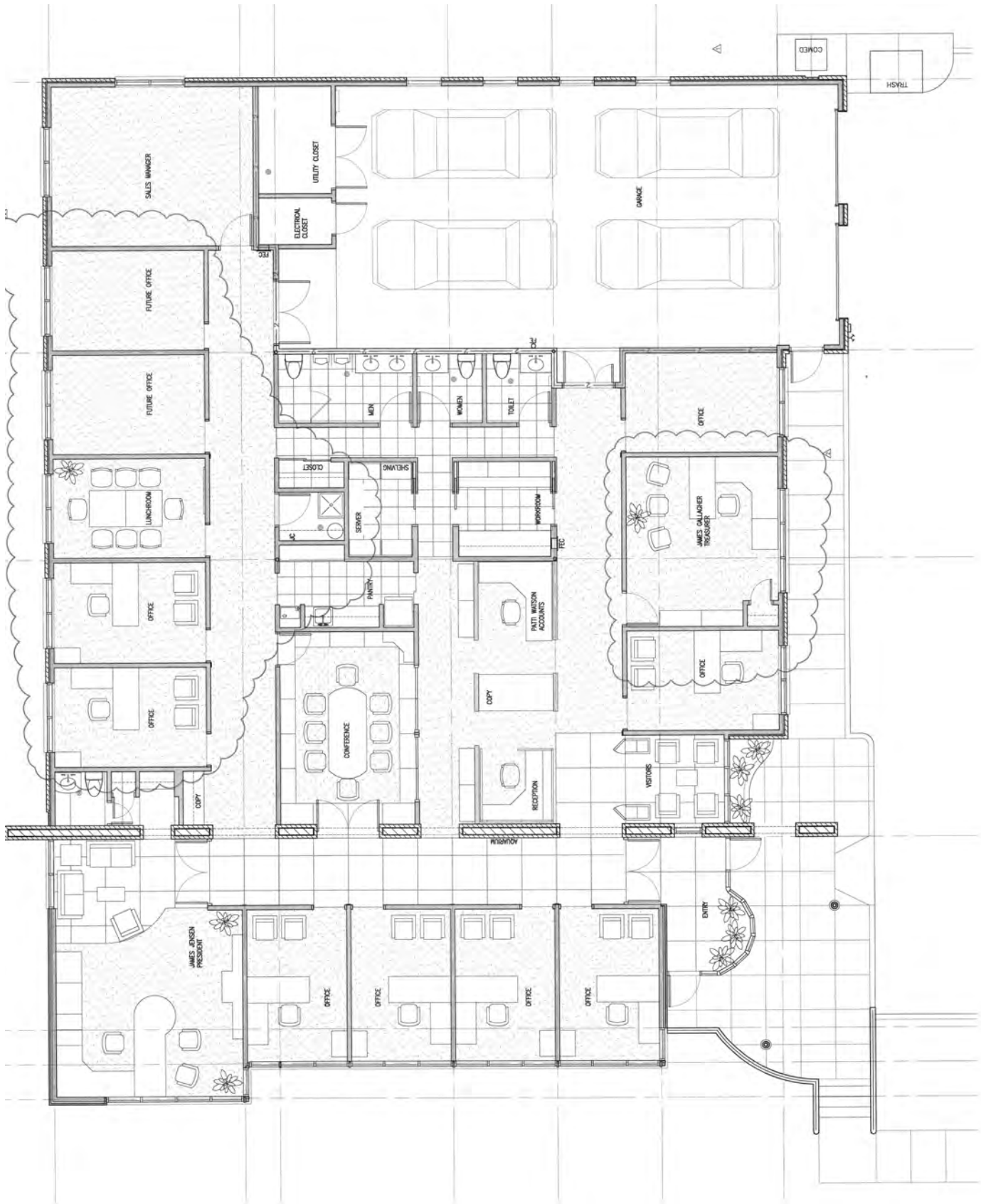
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The approximately 4,976-square-foot office portion of 1159 N Main features a high-quality, professionally designed buildout that has been exceptionally well maintained by the original owner. The current layout includes a total of 14 private offices, highlighted by a spacious executive/president's office with a private bathroom, along with a well-appointed conference room, welcoming reception and lobby areas, a dedicated lunchroom/kitchen, copy and work areas, server/IT space, storage and multiple additional restrooms. Interior finishes include extensive wood doors, trim and built-in cabinetry, large exterior windows providing excellent natural light, upgraded lighting and a professional executive-office environment throughout. The conference room features distinctive architectural detailing, including interior glass and upgraded lighting, while several offices include built-in workstations and cabinetry. The thoughtful layout provides an excellent balance of private offices, meeting space, administrative/support areas and employee amenities, allowing an owner-user to occupy the property with minimal additional buildout. Combined with the adjoining 1,437-square-foot warehouse/garage area, the property offers a rare turnkey office/flex configuration for a business seeking both a polished corporate environment and functional warehouse space.



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