

485 WEST ARMORY DRIVE

SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

OFFICE BUILDING FOR LEASE



PROPERTY HIGHLIGHTS

- Flexible space options suitable for office, showroom, or mixed-use applications
- Ample onsite parking for tenants and visitors
- Strategic location just minutes from major transportation routes
- Move-in ready with a clean and well-maintained interior
- High ceilings and open layout, ideal for various business operations
- Small warehouse space included with 10' OHD

LOCATION OVERVIEW

Prime commercial space available for lease in South Holland, IL. This well-maintained property offers versatile space ideal for office or professional use. Conveniently located near major highways, including I-94 and I-294, this property ensures easy access for employees and clients alike.

LEASE RATE \$3,200.00 PER MONTH

LEASE TYPE MG

OFFERING SUMMARY

Building Size: 5,765 SF

Available SF: 3,094 SF

County: Cook

MARTHA WINTER

Senior Vice President & Designated Managing Broker
224.523.9174
MARTHA@LMTEAM.COM

LEXI WELTON

Commercial Broker
630.991.8850
LEXI@LMTEAM.COM

17005 Westview Ave.,
South Holland, IL 60473
630.325.8338
WWW.LMTEAM.COM

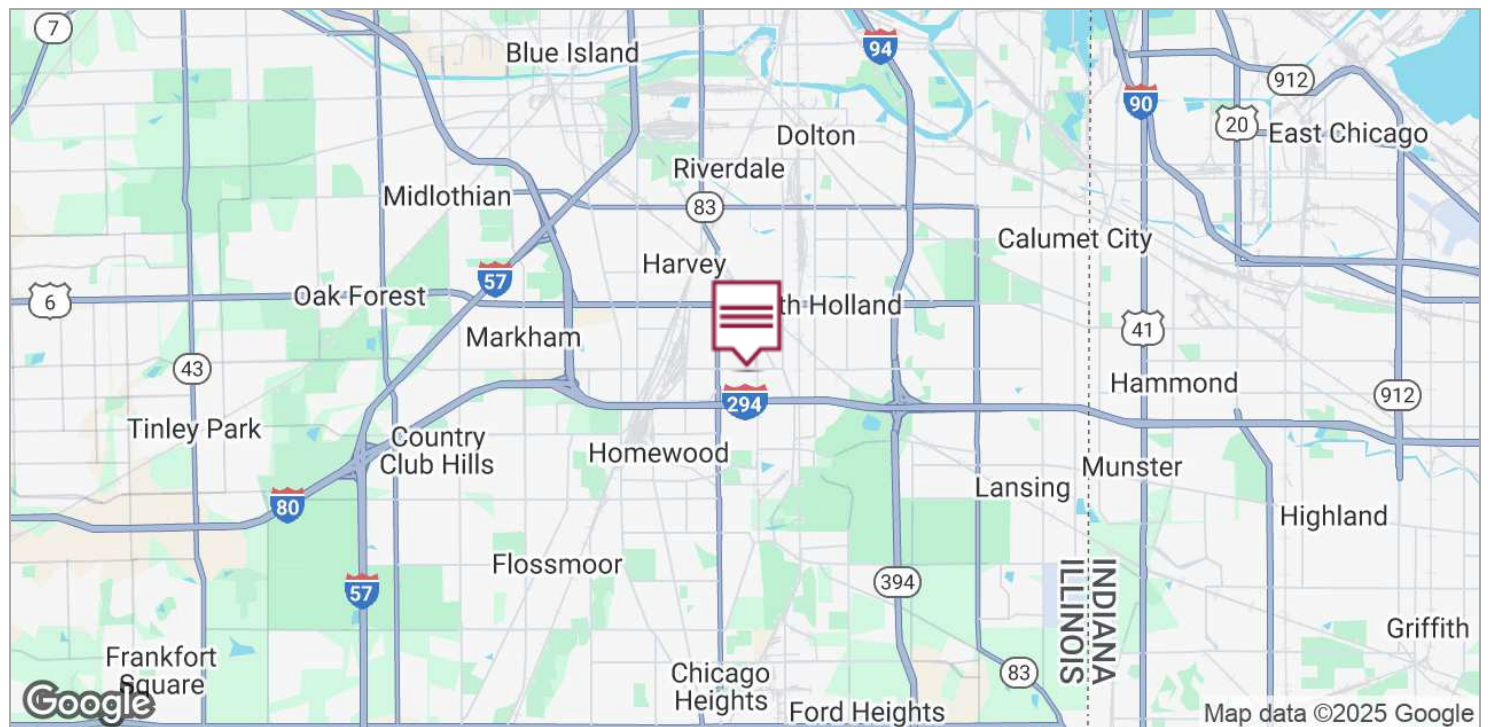
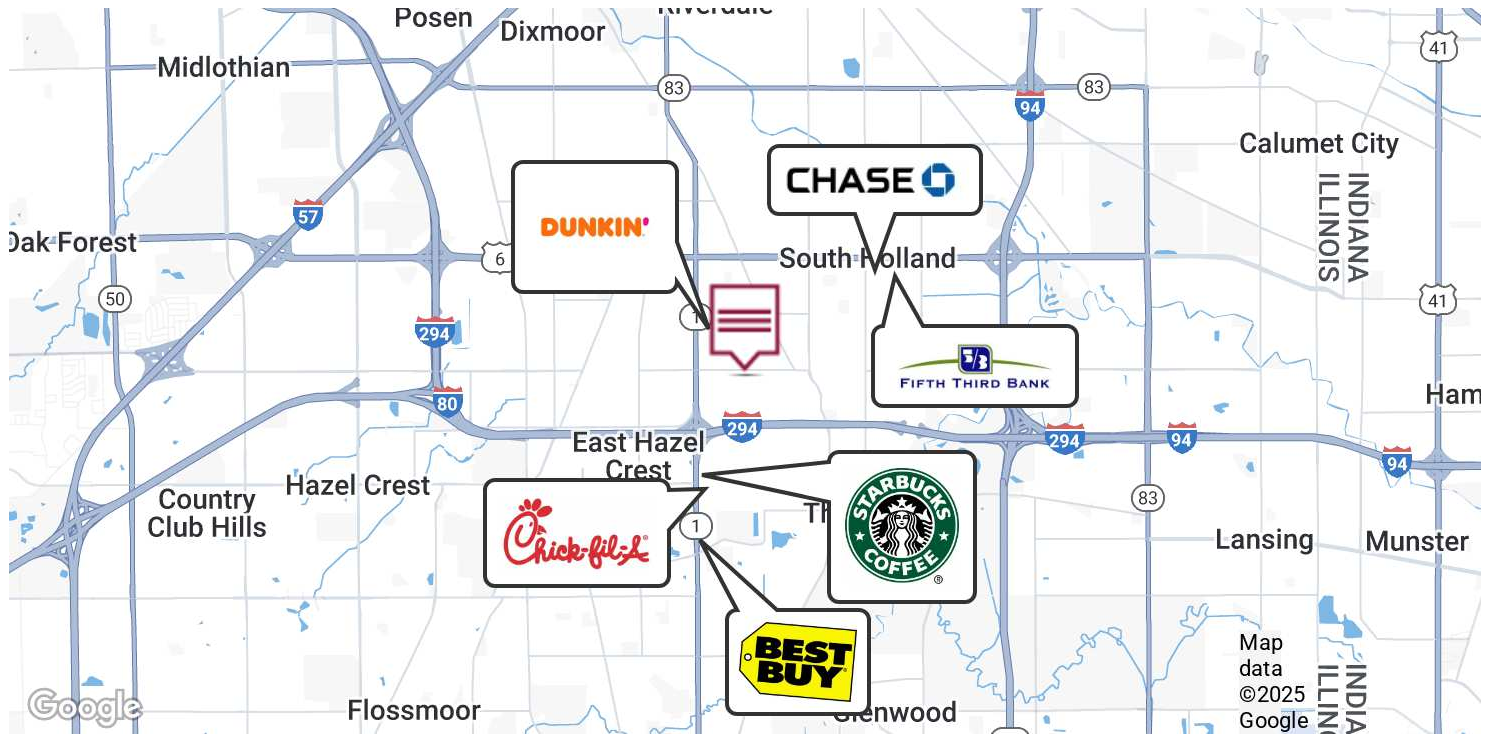
Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter and Lexi Welton represent(s) the Landlord only, and not the Tenant.

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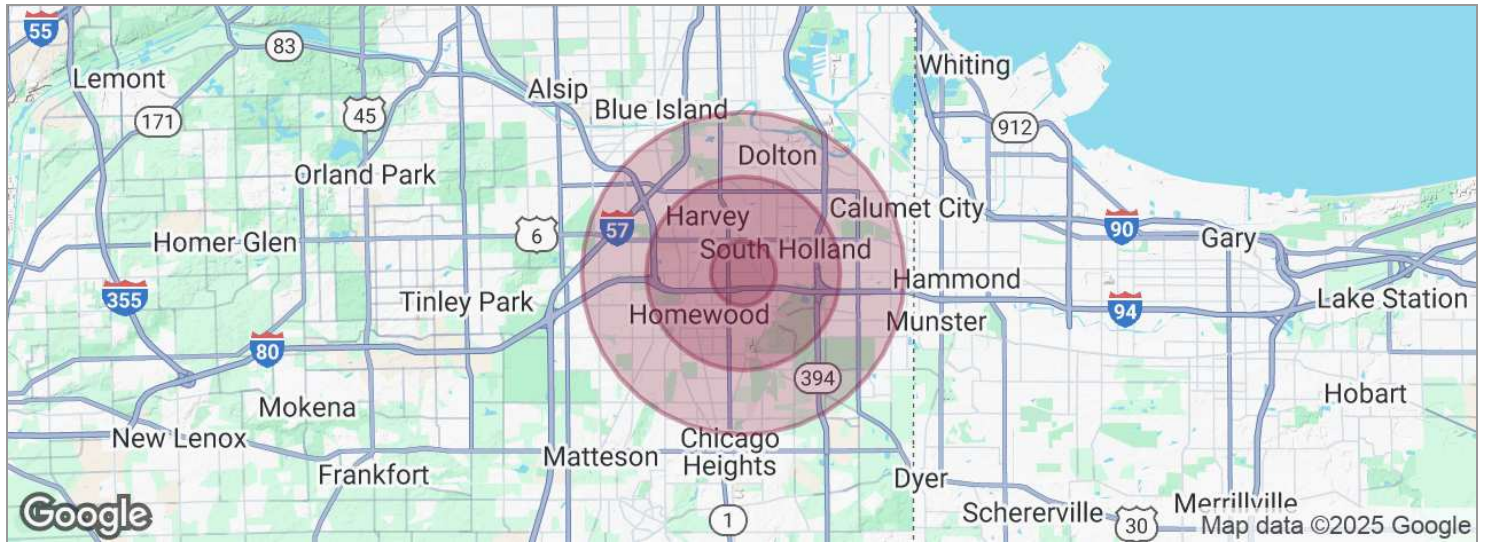
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,652	71,528	226,497
Median age	38	41	41
Median age (male)	37	39	39
Median age (Female)	39	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	896	26,641	84,797
# of persons per HH	3	2.7	2.7
Average HH income	\$83,782	\$82,545	\$83,215
Average house value	\$129,207	\$175,678	\$184,260

* Demographic data derived from 2020 ACS - US Census

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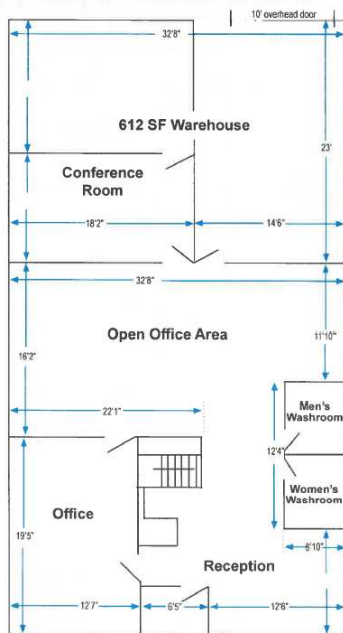
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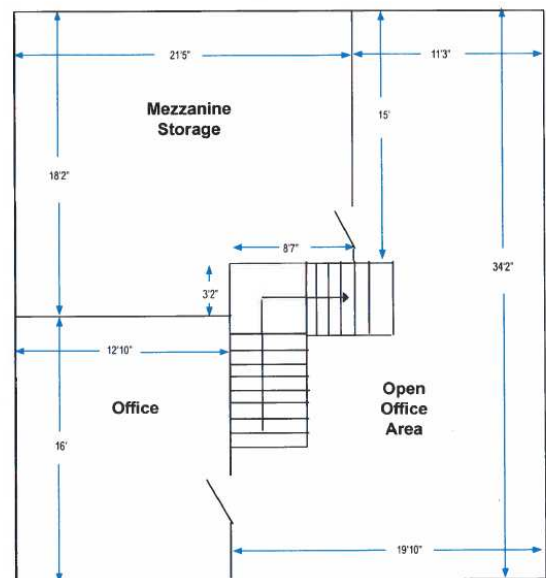


Unit C – 1st Floor Level



1,360 SF Office

Unit C – 2nd Floor Level



1,122 SF Office

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