



LEASE

Executive Office Suites Available | Crown Centre

9645 LINCOLNWAY LANE

Frankfort, IL 60423

PRESENTED BY:

**KAREN KULCZYCKI, CCIM,
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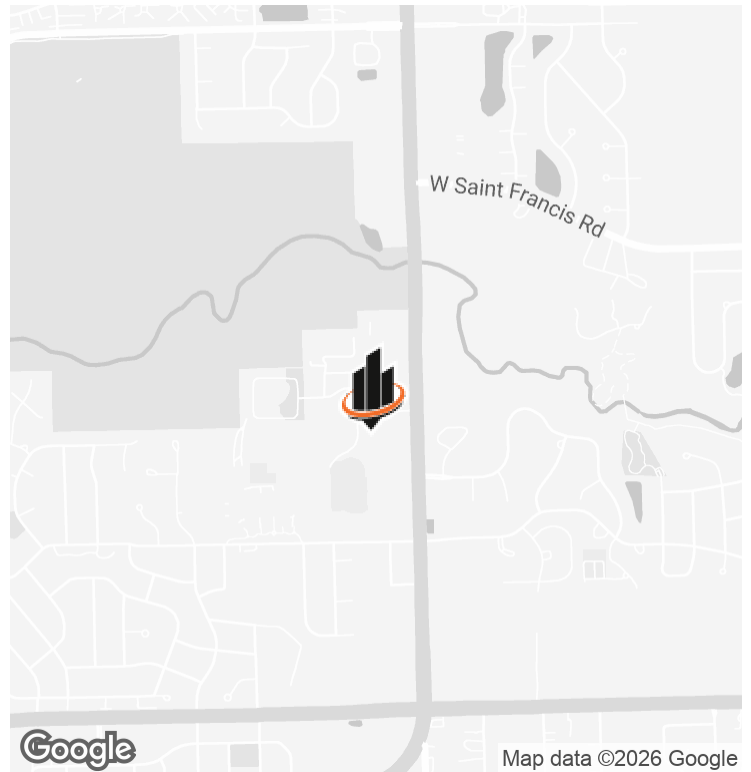
IL #471020279

DEREK GONSCH

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 SF/YR (NNN)
PASSTHROUGHS:	\$6.50/SF/YR
AVAILABLE SF:	1,750 - 7,928 SF
LOT SIZE:	5.26 Acres
BUILDING SIZE:	48,000 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Crown Centre Professional Offices, a mixed-use neighborhood retail center located at 9645 Lincolnway Lane in Frankfort, Illinois. Flexible 2nd-floor executive office/medical spaces from 1750 SF to 7,928 SF are available above the prestigious Crown Centre shopping plaza. The center features abundant parking and professional on-site property management.

PROPERTY HIGHLIGHTS

- ±1,750 SF to ±7,928 SF 2nd Floor Office or Medical Suites
- Window-lined Offices in Prestigious Retail Center
- Flexible Office Suites | Abundant Parking
- Professional On-Site Property Management

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,750 - 7,928 SF	LEASE RATE:	\$16.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 211	1,750 - 7,928 SF	NNN	\$16.50 SF/yr	Open Area Storage Room Entry Vestibule
Suite 213	2,025 - 7,928 SF	NNN	\$16.50 SF/yr	4 Private Offices Open Area for Workstations Kitchen
Suite 216	4,153 - 7,928 SF	NNN	\$16.50 SF/yr	5 Private Offices Open Area for Workstations Conference Room Huddle Room IT/Storage Closet Reception & Waiting Area

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SUITE 211 PHOTOS



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SUITE 213 PHOTOS



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SUITE 216 PHOTOS



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STAGED RENDERINGS



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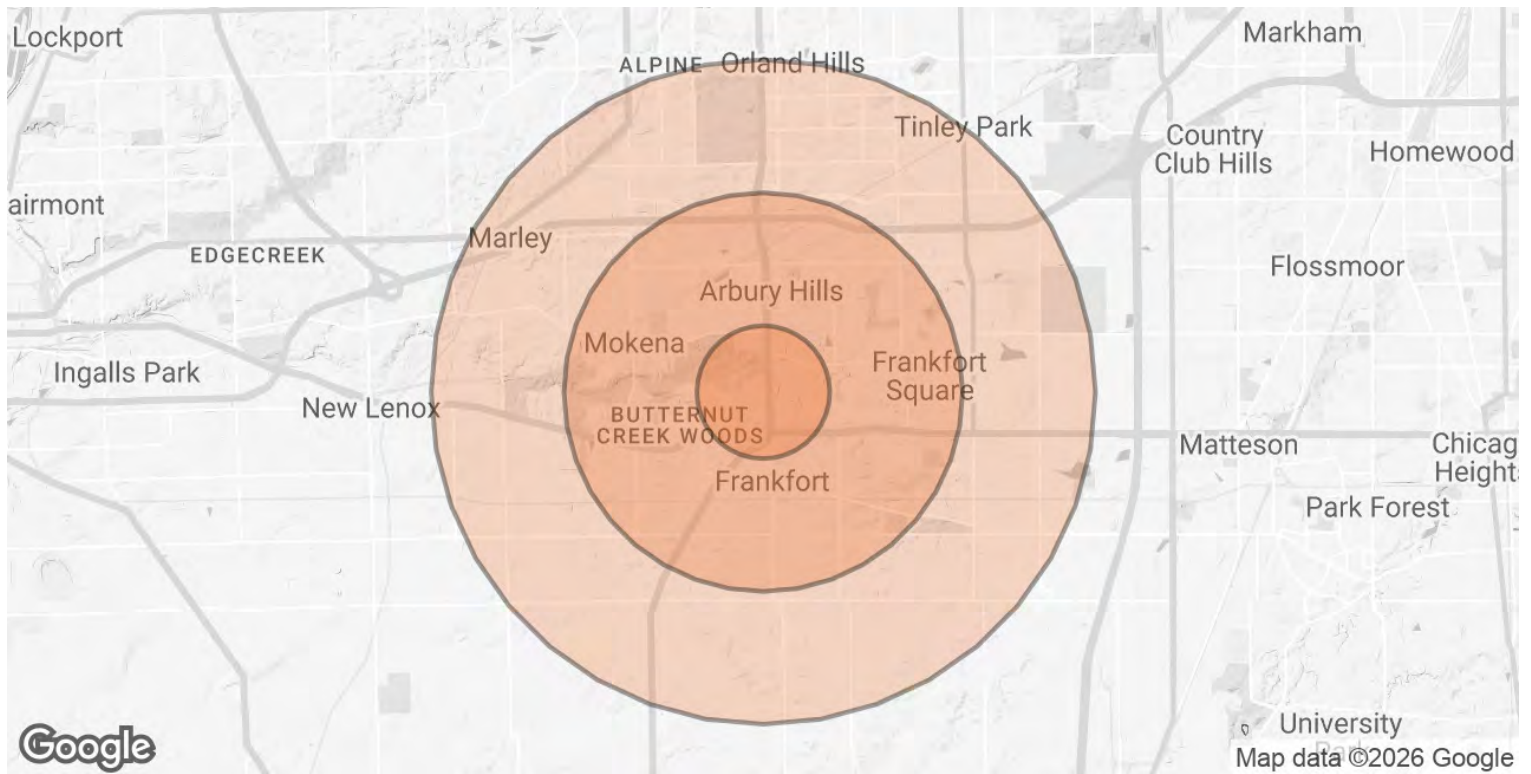
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,681	48,959	123,675
AVERAGE AGE	44	42	43
AVERAGE AGE (MALE)	43	41	42
AVERAGE AGE (FEMALE)	45	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,684	17,366	45,050
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$162,844	\$157,677	\$150,559
AVERAGE HOUSE VALUE	\$475,131	\$411,027	\$394,066

2020 American Community Survey (ACS)

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