

PROFESSIONAL OFFICE CONDO AVAILABLE FOR SALE OR LEASE

450 SKOKIE BLVD, NORTHBROOK, IL 60062

Suites 101/102



OFFERING SUMMARY

SALE PRICE:	\$219,000
LEASE PRICE:	\$21.50/SF/YR (MG)
SIZE:	1,778 SF
YEAR BUILT:	1986
RENOVATED:	May, 2020
AVAILABLE SF TO LEASE:	1,409-1,778 RSF
ZONING:	0-4

PROPERTY OVERVIEW

Newly Updated Professional Condo Available in Active Professional Business Park
Located West of Edens Expressway - Between Dundee & Lake Cook Rds.
Near Busy Northbrook Retail Community

PROPERTY HIGHLIGHTS

- 2 Private Entrances insure Privacy/Safety (no COVID risk as in large office buildings)
- Executive office with restroom/shower.; plus second in-suite restroom
- Natural lighting with operable windows on 3 sides.
- New Rehab 2020 includes two new HVAC units (separately metered), updated LED lighting, new carpet, countertops, and paint
- New Full Kitchen - Fridge, Dishwasher, Microwave, Large Sink w/ Disposal, Cabinets for Storage
- Ample Parking
- 1,778 rsf; Divisible to 1,409 rsf available for Lease
- ADA Compliant
- For Showings Call Patrice or Nataliya @ 773-875-5540

KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
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NATALIYA GOVDYAK, M.B.A
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Each Office Independently Owned and Operated kwcommercial.com

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PROFESSIONAL OFFICE CONDO FOR SALE OR LEASE

EXECUTIVE SUITE WITH SHOWER

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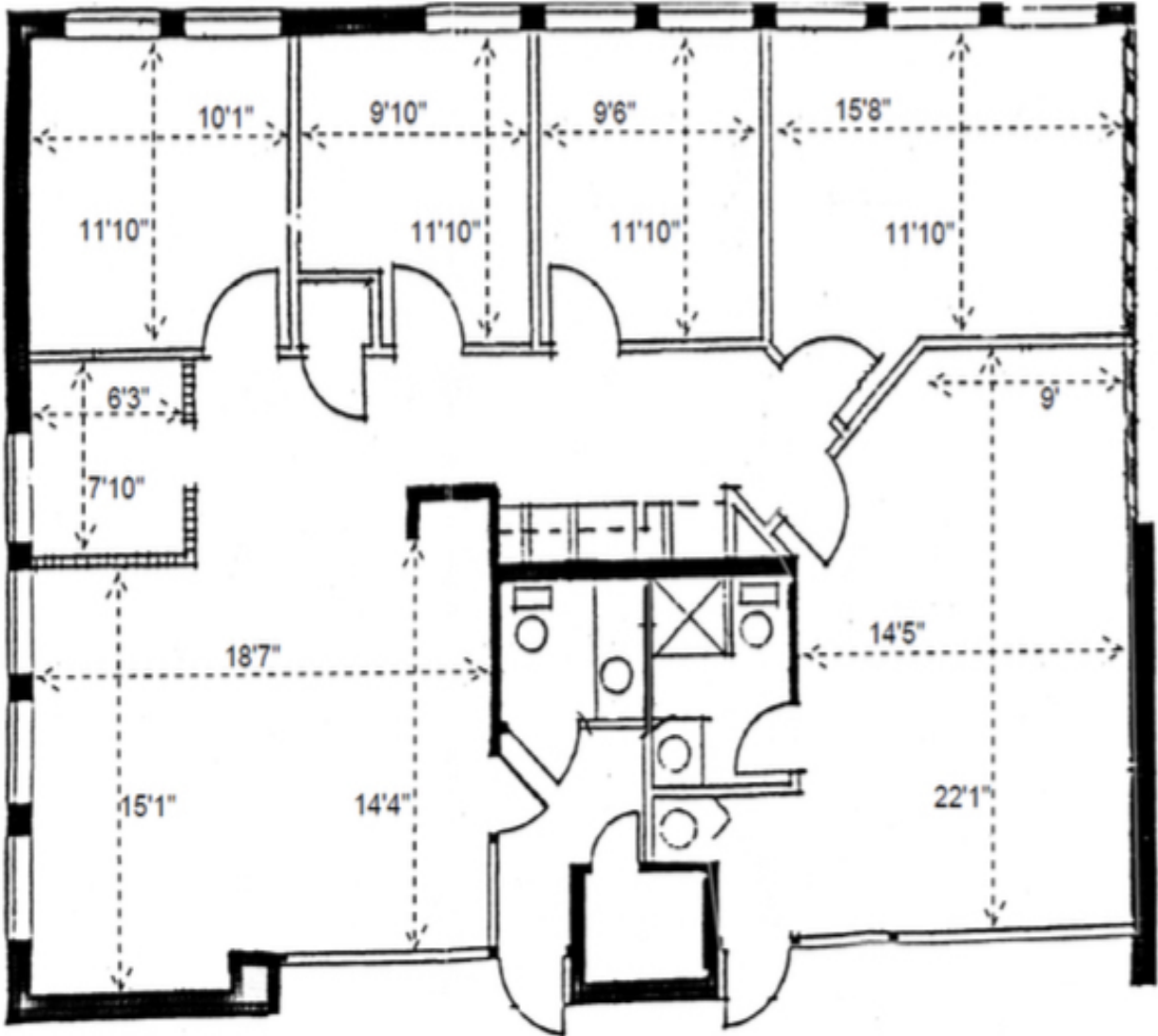
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FLOOR PLAN SUITES 101/102

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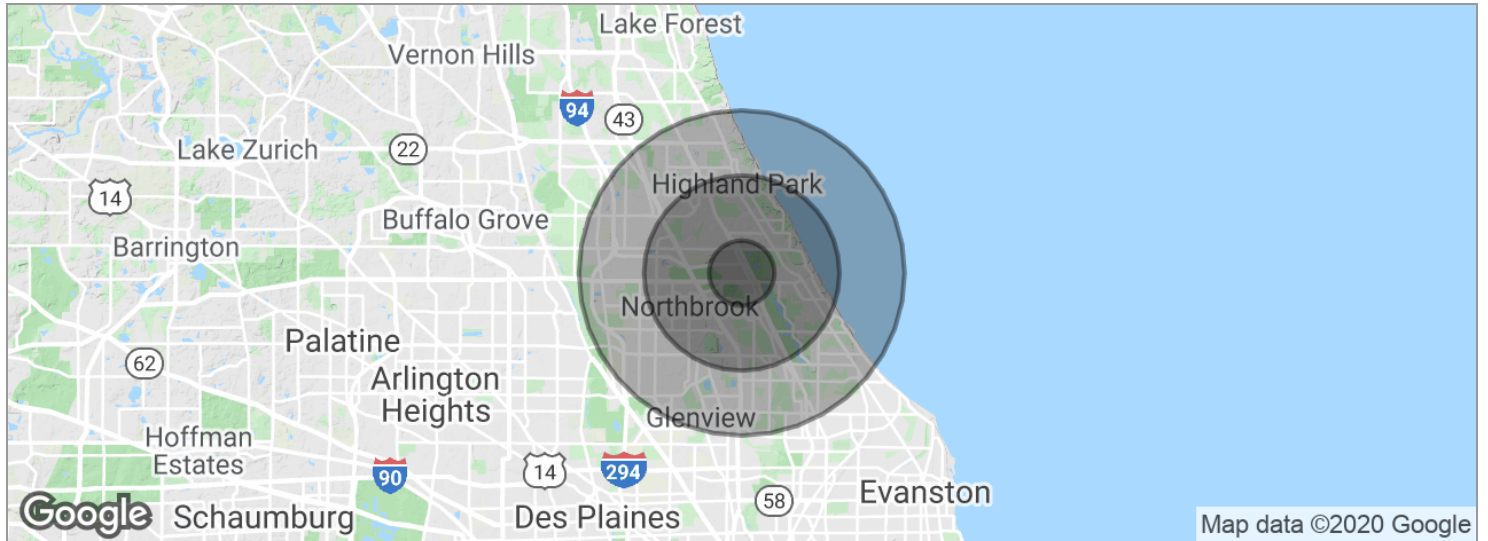
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,127	56,386	150,510
Median age	47.9	45.9	44.6
Median age (male)	47.7	45.2	43.7
Median age (Female)	48.2	46.3	45.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,961	21,320	56,141
# of persons per HH	2.6	2.6	2.7
Average HH income	\$162,729	\$184,463	\$175,285
Average house value	\$709,103	\$690,839	\$668,979

* Demographic data derived from 2010 US Census

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