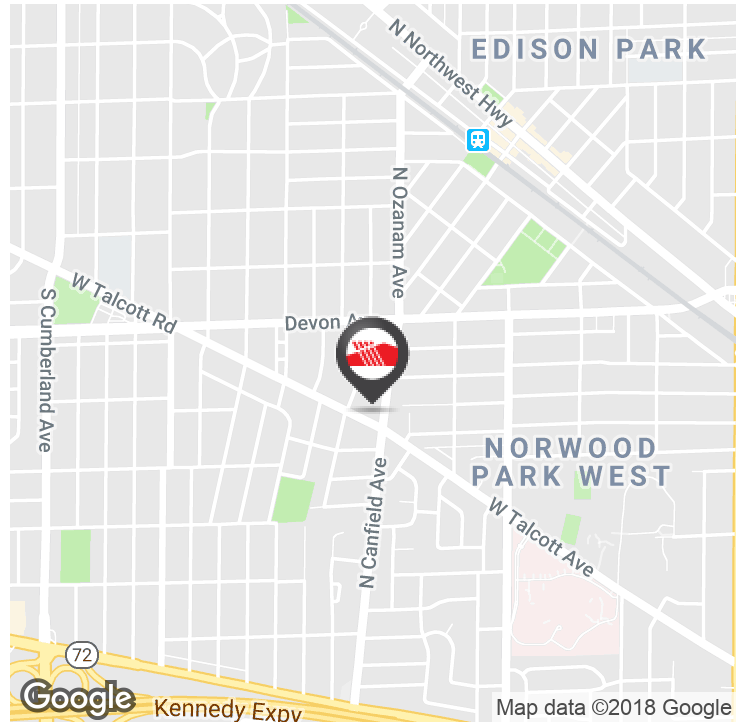




## 2 Talcott Center

2 W Talcott Rd, Park Ridge, IL 60068



### OFFERING SUMMARY

Available SF:	489 - 1,510 SF
Lease Rate:	\$630 - 2,200 per month (MG)
Building Size:	24,345 SF
Zoning:	O - Office District
Market:	Chicago
Submarket:	O'Hare

### PROPERTY OVERVIEW

Located at the northwest corner of Talcott and Canfield Roads. Prominent, professional masonry office building including medical, dental and office tenants. Two stories with additional lower level offices to suit your business needs. Terrazzo marble lobby with beautiful staircase and elevator access.

### PROPERTY HIGHLIGHTS

- Freestanding building with abundant parking in private lot
- Varying suite sizes to accommodate a variety of businesses
- Medical and office suites available
- Lease Type - modified gross basis, which includes heat and air conditioning
- Call broker for details

#### JOHN CARBONE

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**LEASE TYPE** | MG

**TOTAL SPACE** | 489 - 1,510 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | \$630 - \$2,200 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5 Lower Level	Available	652 SF	Modified Gross	\$850 per month	Office
Suite 7 Lower Level	Available	489 SF	Modified Gross	\$630 per month	Office
Suites 10 & 11 Lower Level	Available	1,510 SF	Modified Gross	\$1,700 per month	Medical Office
Suite 22 2nd Floor	Available	896 SF	Modified Gross	\$1,700 per month	Medical Office
Suite 26 2nd Floor	Available	1,248 SF	Modified Gross	\$2,200 per month	Office
Suite 24 1st Floor	Available	1,058 SF	Modified Gross	\$1,300 per month	Medical Office / Lab

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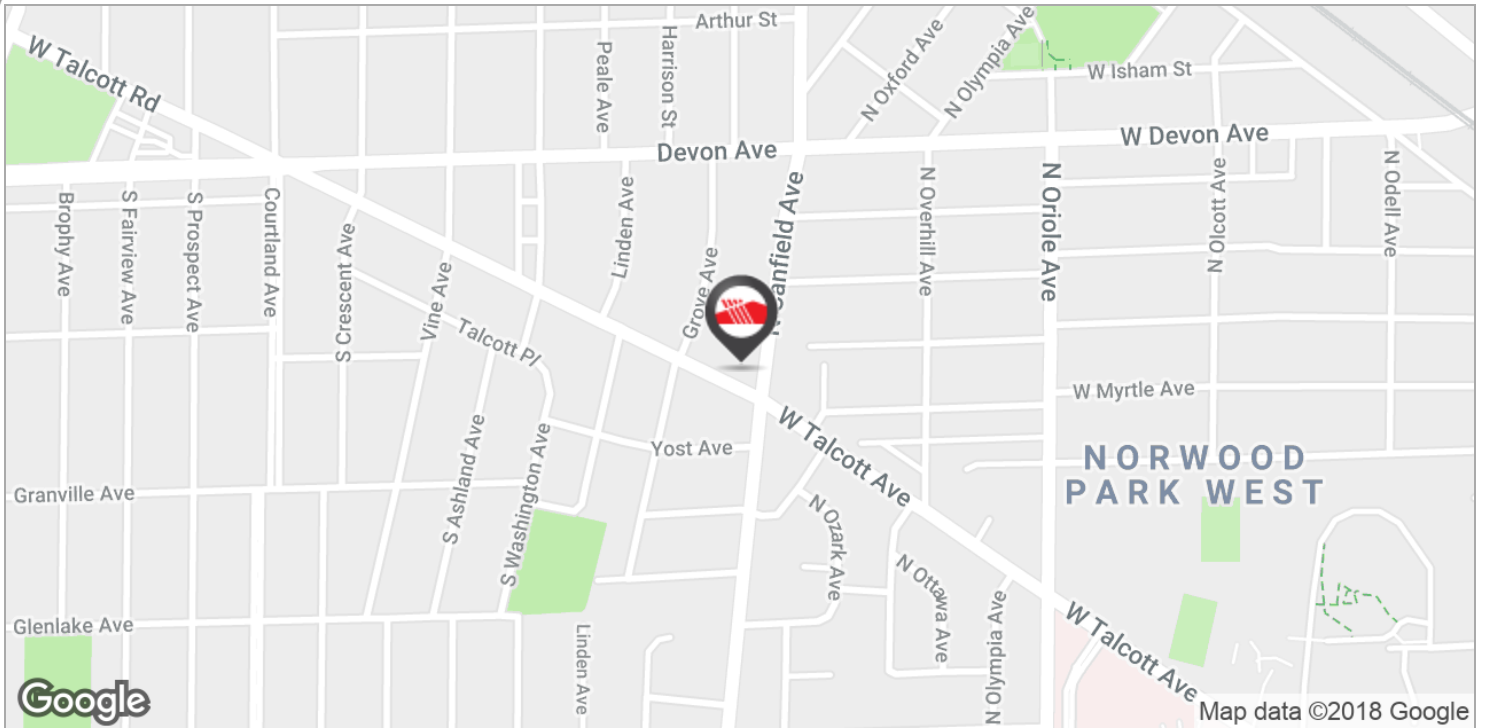
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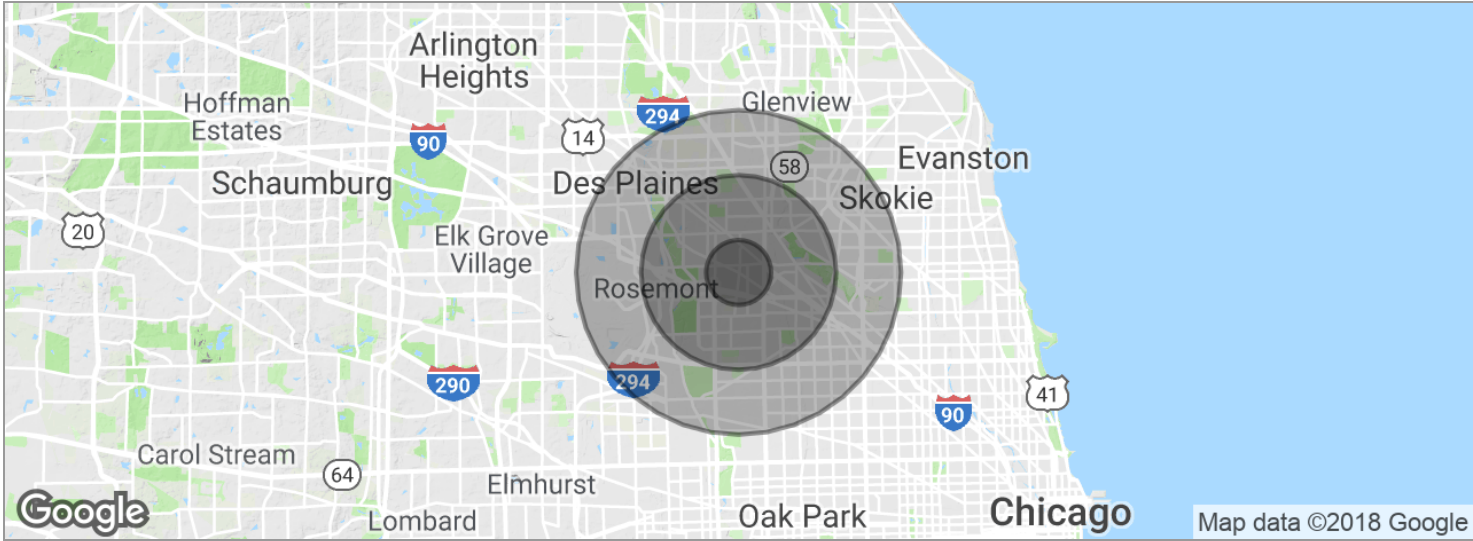
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## 2 Talcott Center

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	22,696	177,722	500,649
Median age	42.4	43.4	41.4
Median age (Male)	41.4	41.2	39.2
Median age (Female)	43.5	45.1	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,637	70,786	189,282
# of persons per HH	2.6	2.5	2.6
Average HH income	\$105,628	\$83,137	\$75,957
Average house value	\$442,957	\$375,184	\$358,622

\* Demographic data derived from 2010 US Census

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