

PRIME OFFICE SPACE AVAILABLE

FOR SALE /LEASE

JAMESON.



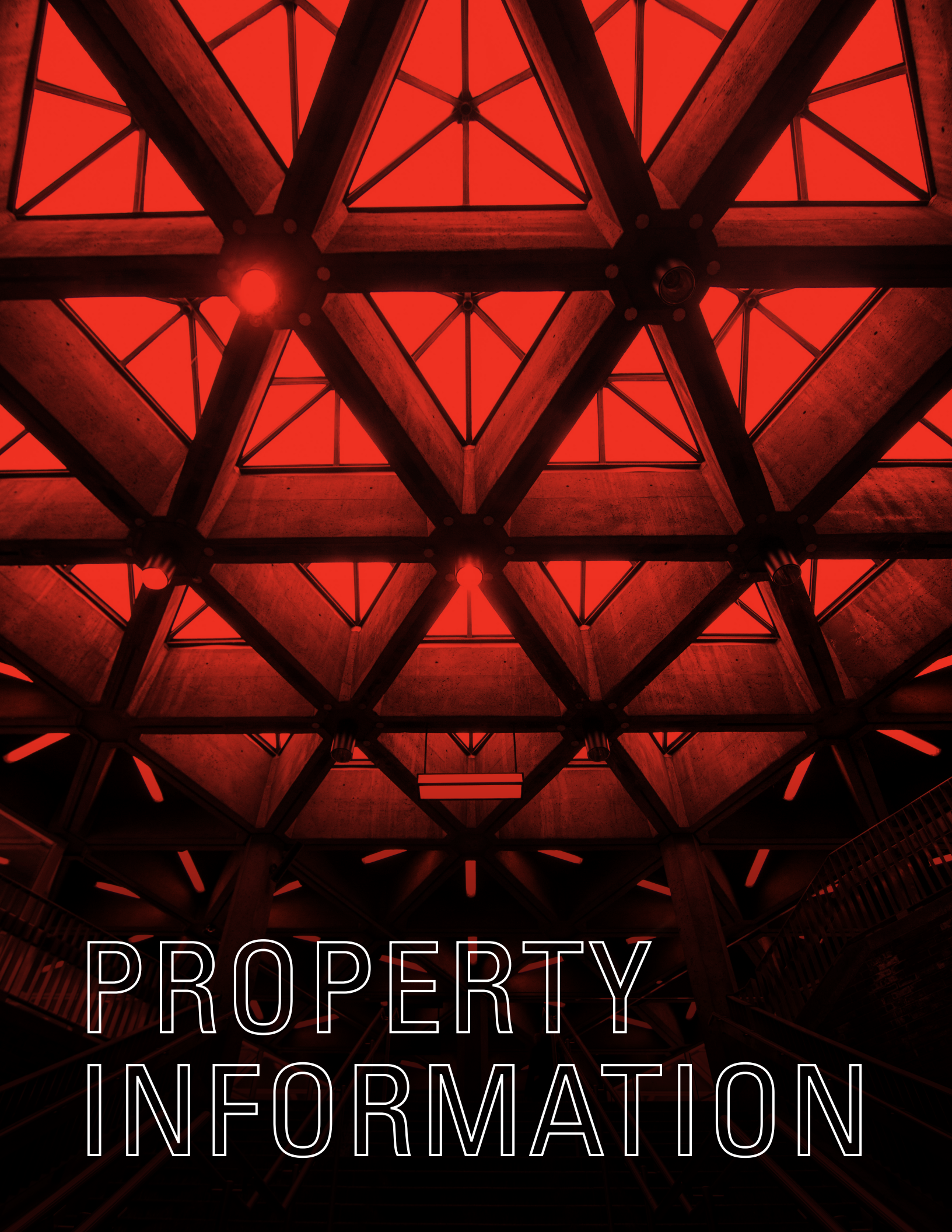
**10700 W. HIGGINS RD
ROSEMONT, IL**

JASON HILLER

COMMERCIAL BROKER
jhiller@jameson.com
773.412.3899

JENNIFER ZIMMERMAN

COMMERCIAL BROKER
jzimmerman@jameson.com
773.690.2336

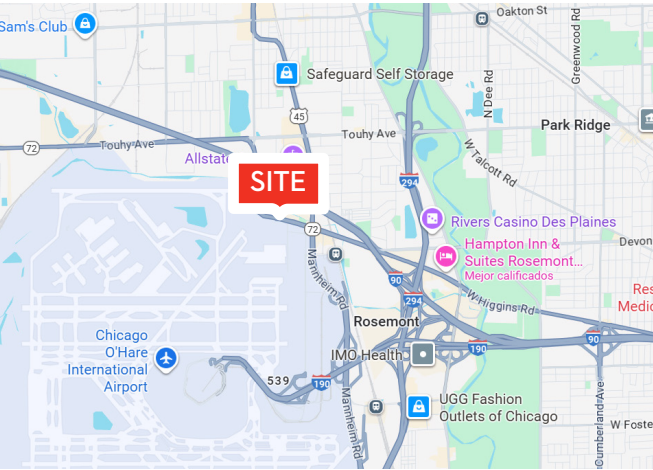


PROPERTY INFORMATION

EXECUTIVE SUMMARY

Prime office space available in the heart of Rosemont! This commercial condo offers a modern and efficient layout, including nine private offices, a spacious conference room, a welcoming reception area, and an open workspace ideal for collaboration. The suite also includes a fully-equipped kitchen, a comfortable break room, and plenty of storage. Situated just minutes from Rosemont's entertainment district, convention center, major highways, and steps from O'Hare Airport, this property provides unparalleled accessibility for both employees and clients. Move-in ready, perfect for a growing business or established enterprise looking to expand! Please note: Unit can be separated into 2 suites and rented out. 4700 SQFT unit includes ownership of 3755 SQFT unit plus common space equal to 4700 SQFT. of ownership in Building. *Owner Financing or 5 year lease possible.

Whether you're looking for a sleek new office headquarters or an investment opportunity with lease potential, this property is ideal for businesses seeking a high-end, amenity-rich workspace in a prime urban setting.



SALES PRICE: \$500,000
PRICE PER SF: \$135.14
SIZING: 3,700 SF
YEAR BUILT: 1979
ZONING: DD, ROSEMONT - B1
MARKET: NORTHPOINTE O'HARE



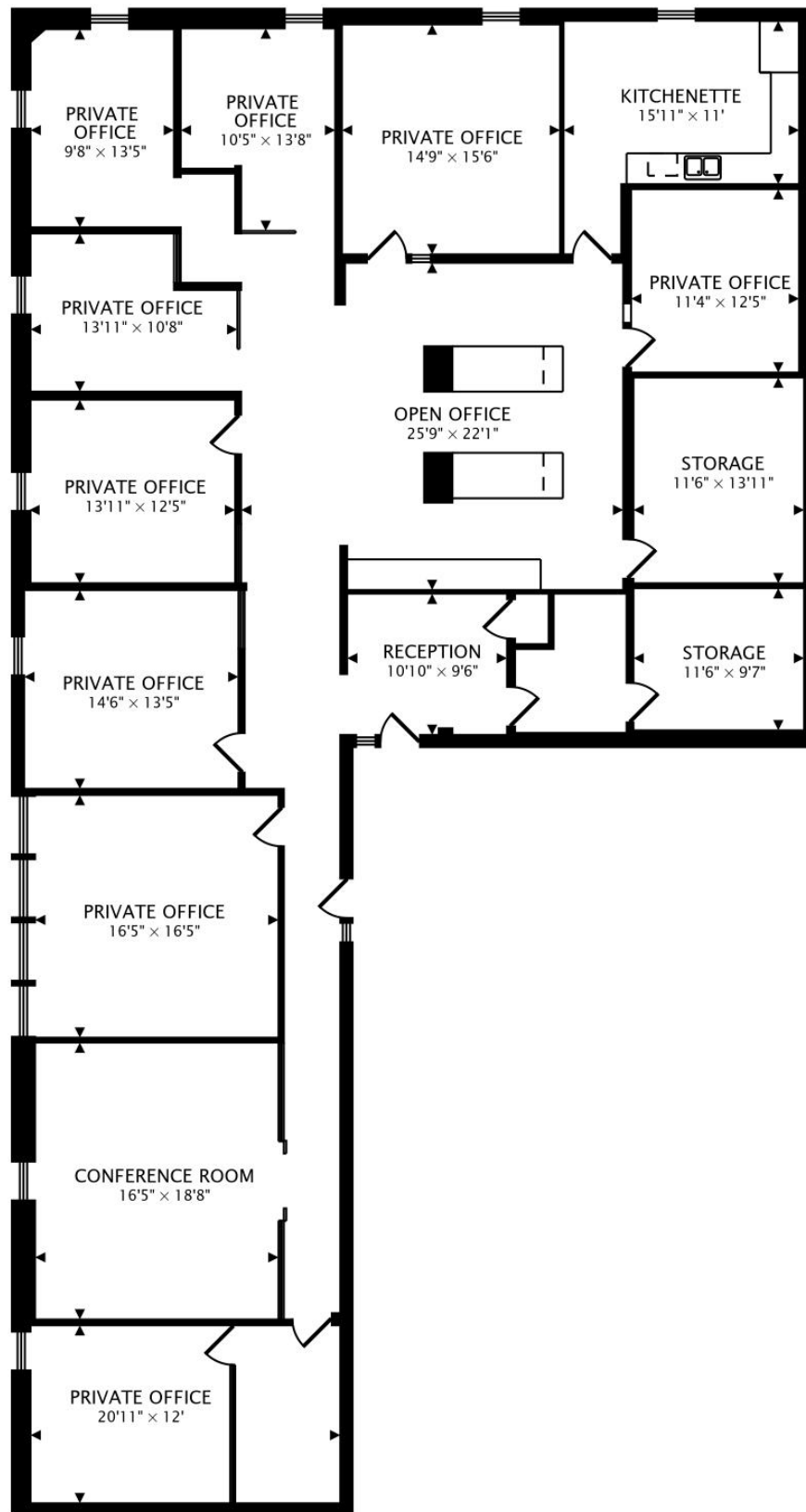






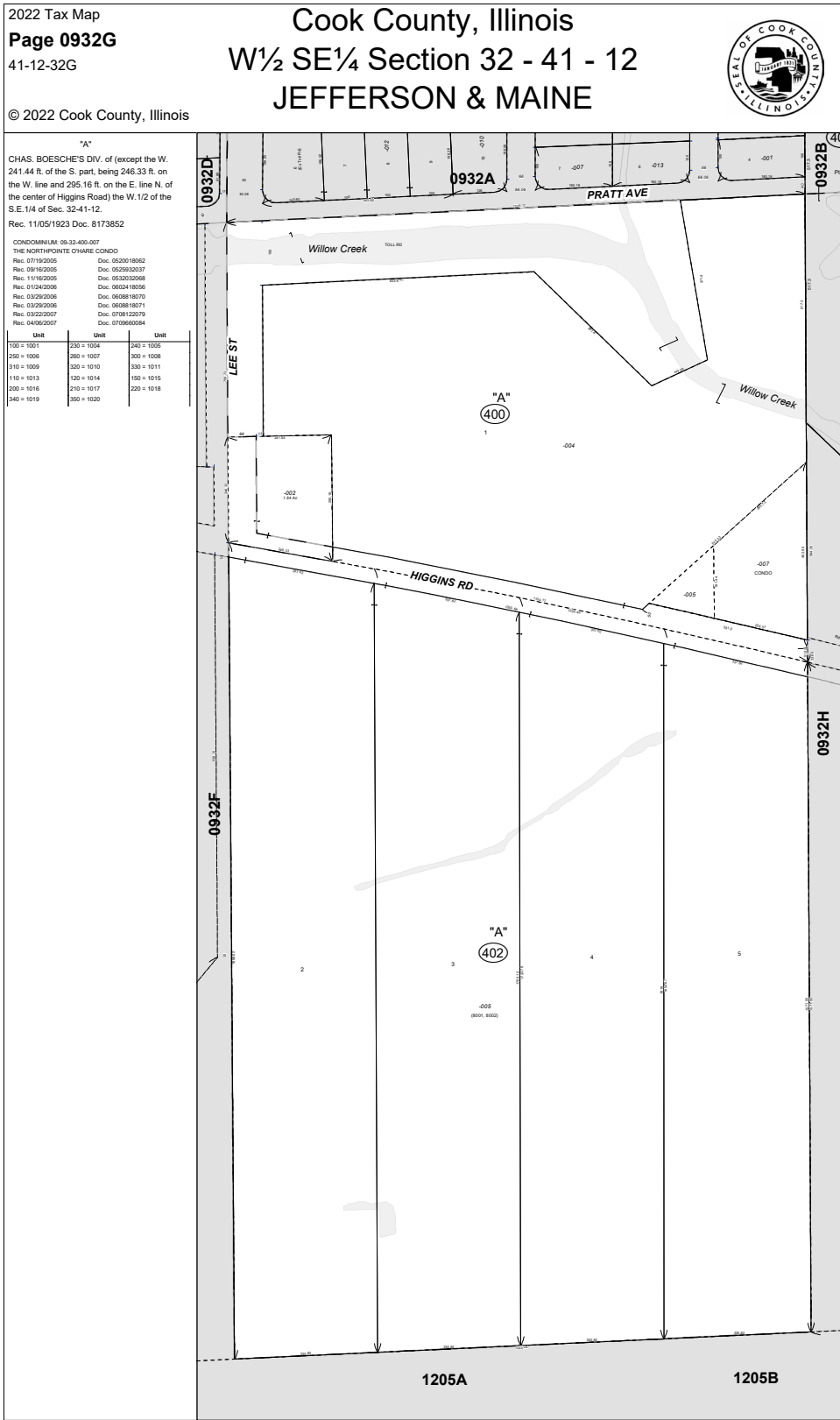


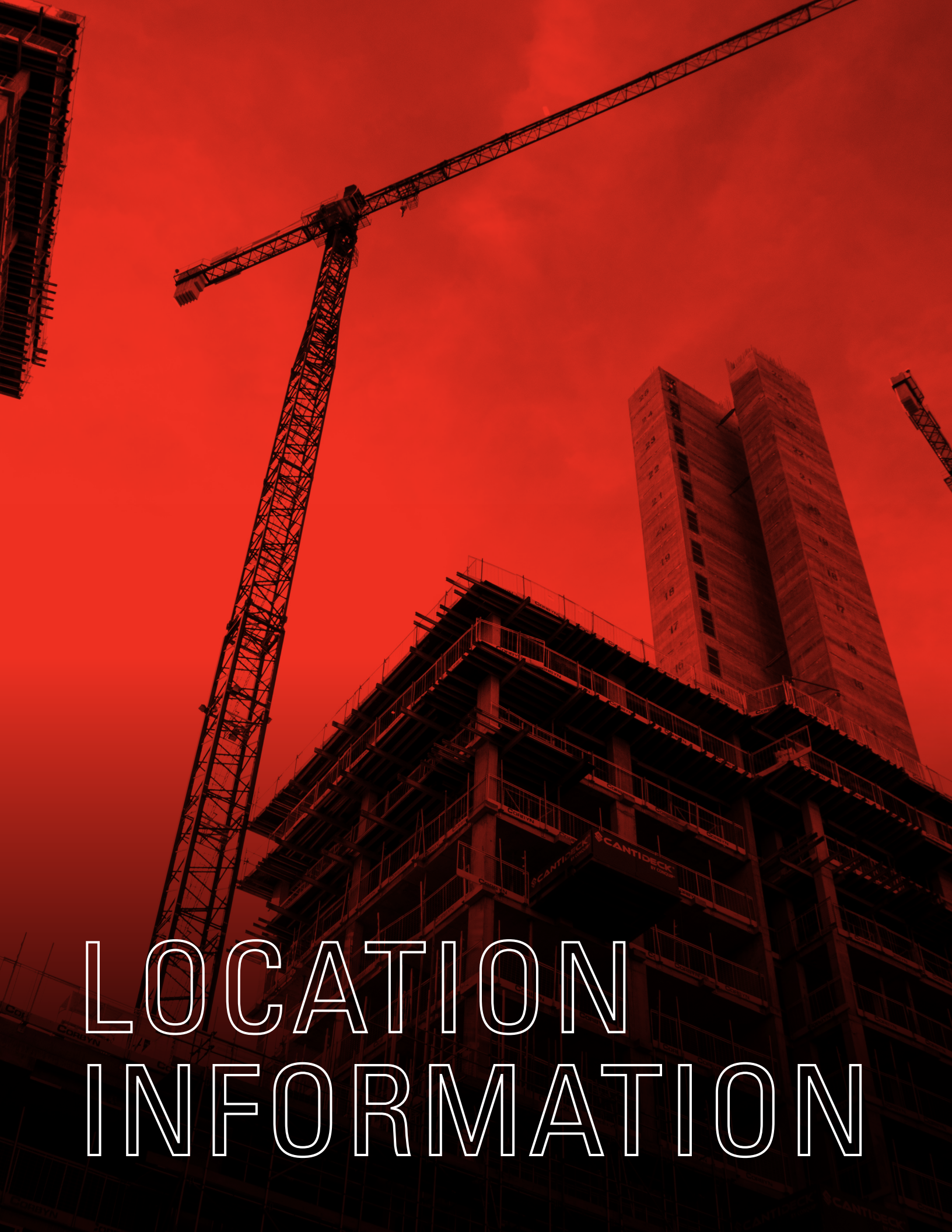
FLOOR PLAN



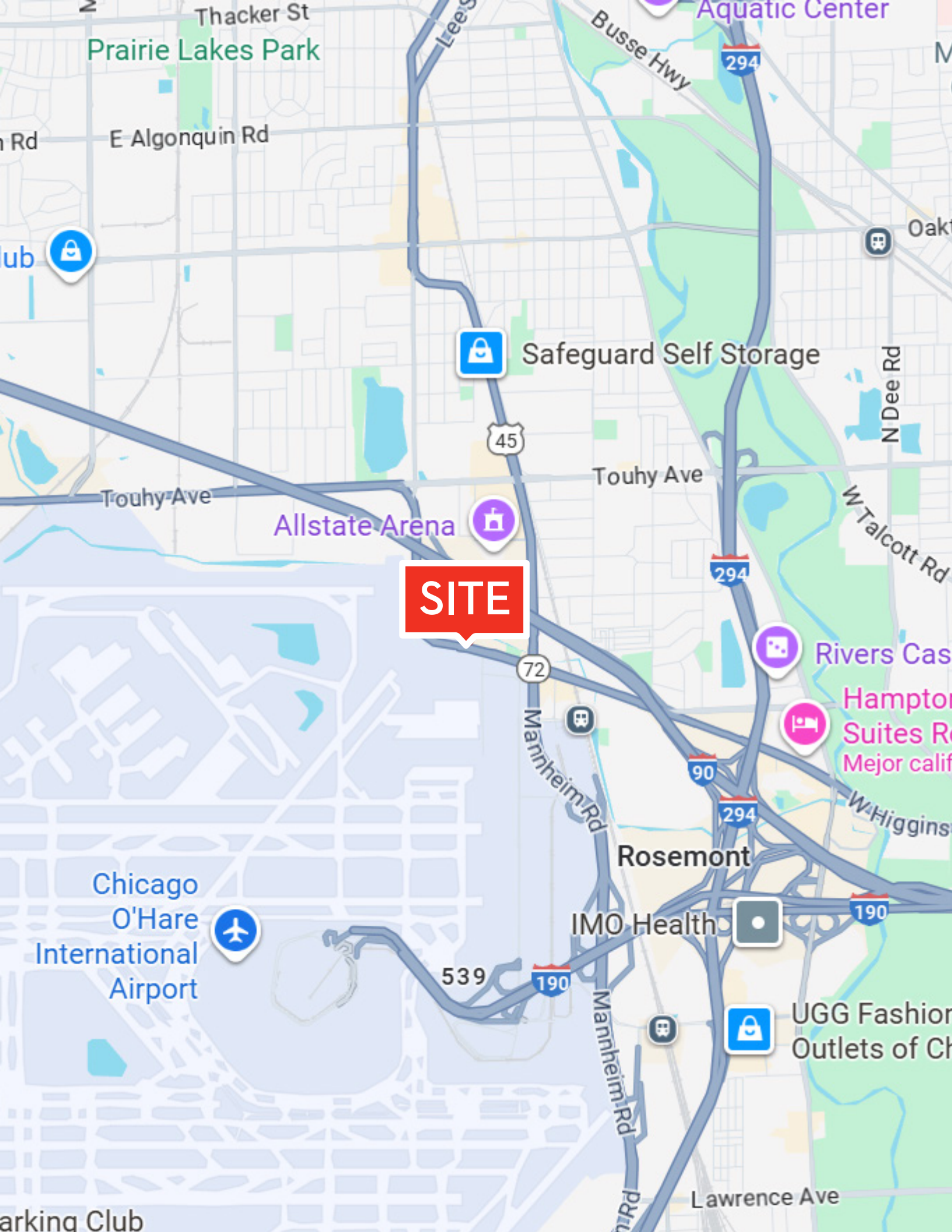
3866 sq ft

PROPERTY SURVEY





LOCATION INFORMATION



SITE

Allstate Arena

Safeguard Self Storage

Rivers Cas

Hampton
Suites R
Mejor calif

Rosemont

IMO Health

UGG Fashion
Outlets of Ch

Chicago
O'Hare
International
Airport

Prairie Lakes Park

Lawrence Ave

Touhy Ave

Touhy Ave

45

72

539

294

294

90

294

190

294

Busse Hwy

Lee St

Thacker St

E Algonquin Rd

Oak

N Dee Rd

W Talcott Rd

W Higgins

Mannheim Rd

PRU

arking Club

POINTS OF INTEREST

RESTAURANTS

LAND AND LAKE ROSEMONT
 TACO MAYA
 FIVE GUYS
 CHILI'S
 MARIACHIS TACOS
 THE FOTXTAIL ON THE LAKE
 QUE BOLA CUBAN CAFE
 MORETTI'S RISTORANTE & PIZZERIA
 GIORDANO'S
 CARLUCCI ROSEMONT
 BENCHMARK RESTAURANT

BARS

BRIGGSY'S PUB
 AQUA BAR

SHOPPING

ROSEMONT MARKET PLACE
 THE OAKS
 FASHION OUTLETS OF CHICAGO
 1350 TOUHY PLAZA
 THE SHOPS OF UPTOWN

COFFEE SHOP

STARBUCKS
 DUNKIN

FINANCIAL

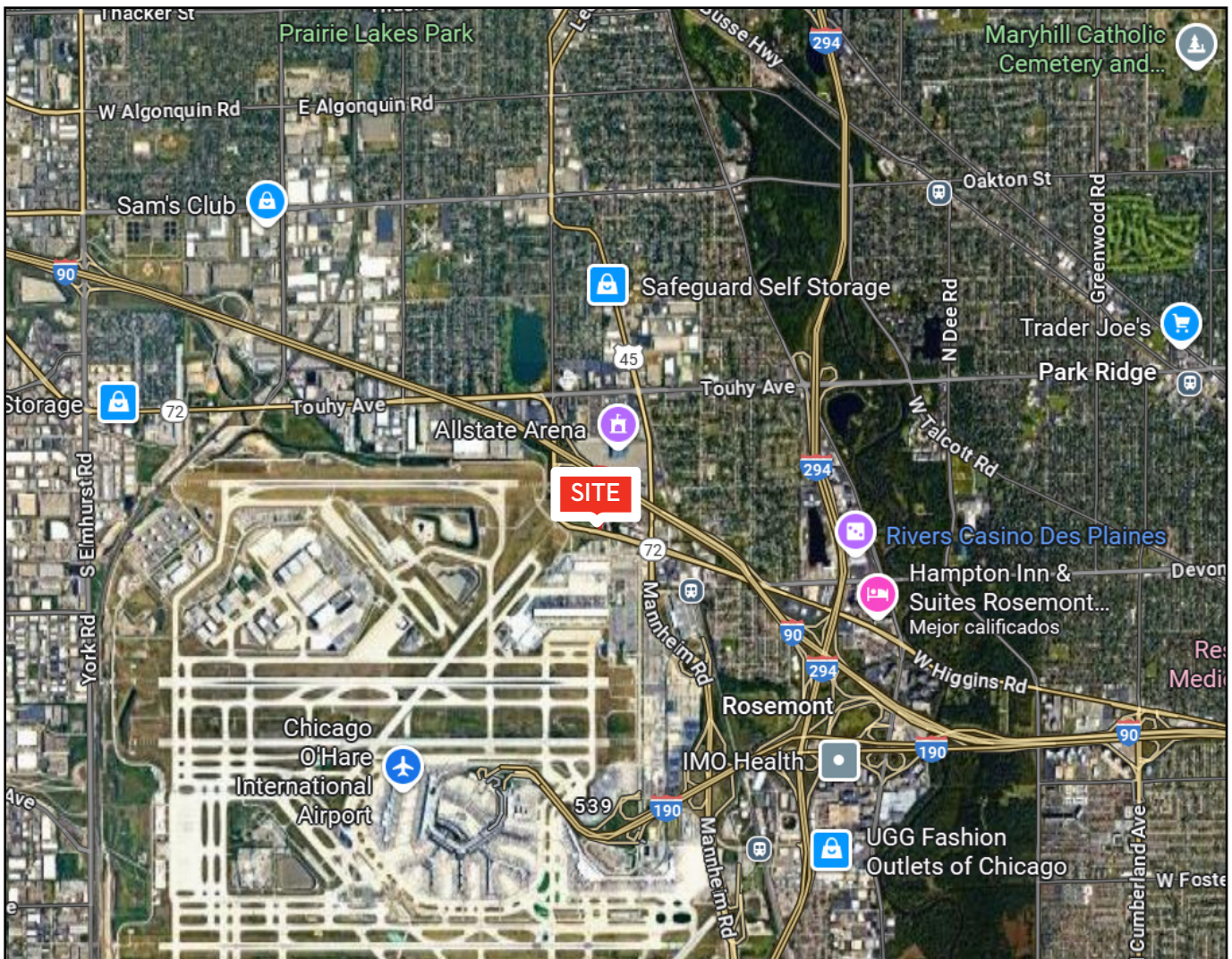
AMERICAN AIRLINES FEDERAL CREDIT UNION
 CHASE BANK
 U.S. BANK BRANCH

SCHOOLS

ORCHARD PLACE ELEMENTARY SCHOOL
 AQUARIUS INSTITUTE OF DES PLAINES

ENTERTAINMENT

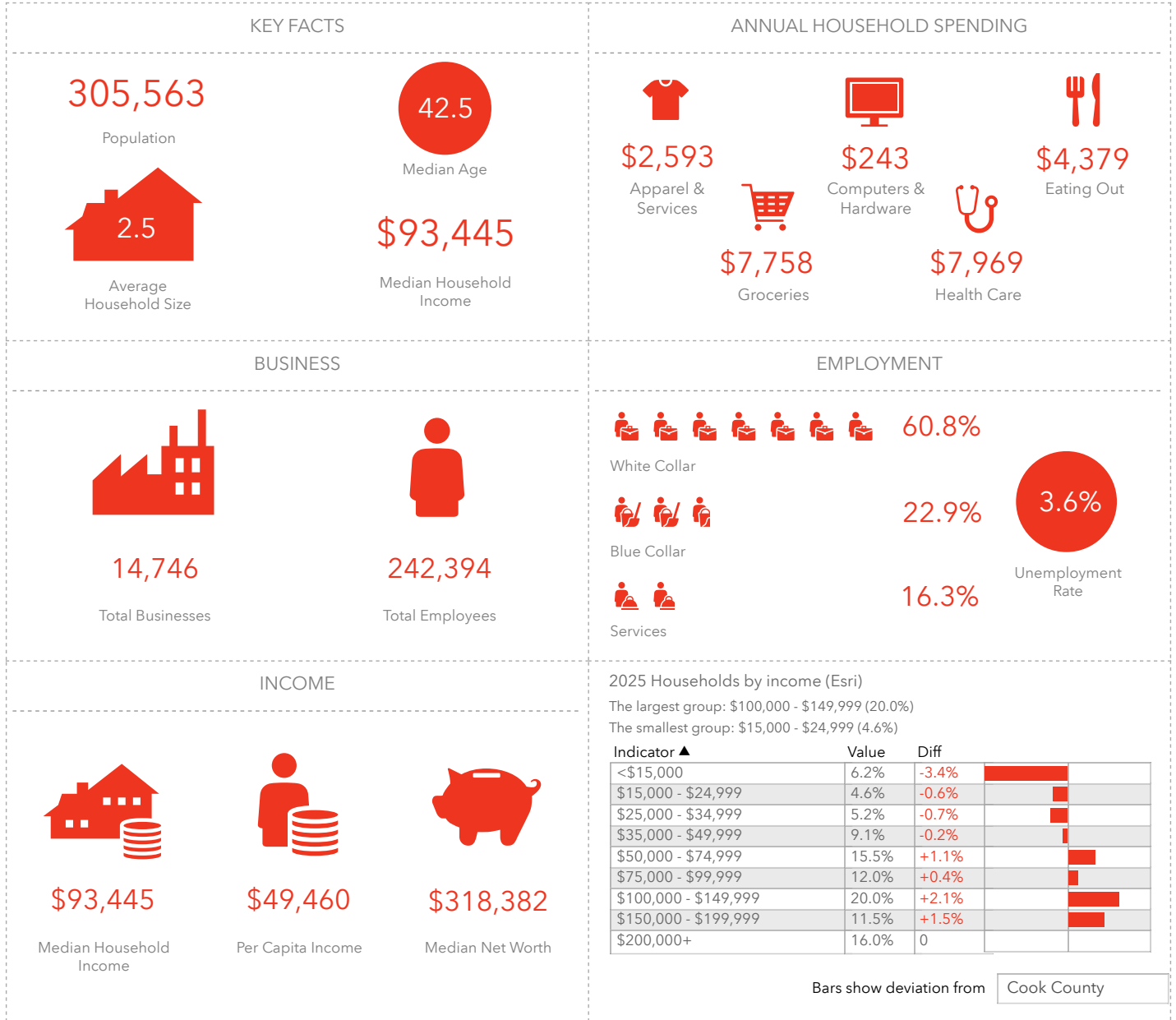
THE EVENT CENTER
 ZANIES COMEDY CLUB
 IFLY INDOOR SKYDIVING





MARKET INFORMATION

DEMOGRAPHIC INSIGHTS



INCOME

\$93,445

Median Household Income

\$49,460

Per Capita Income

\$318,382

Median Net Worth

2025 Households by income (Esri)

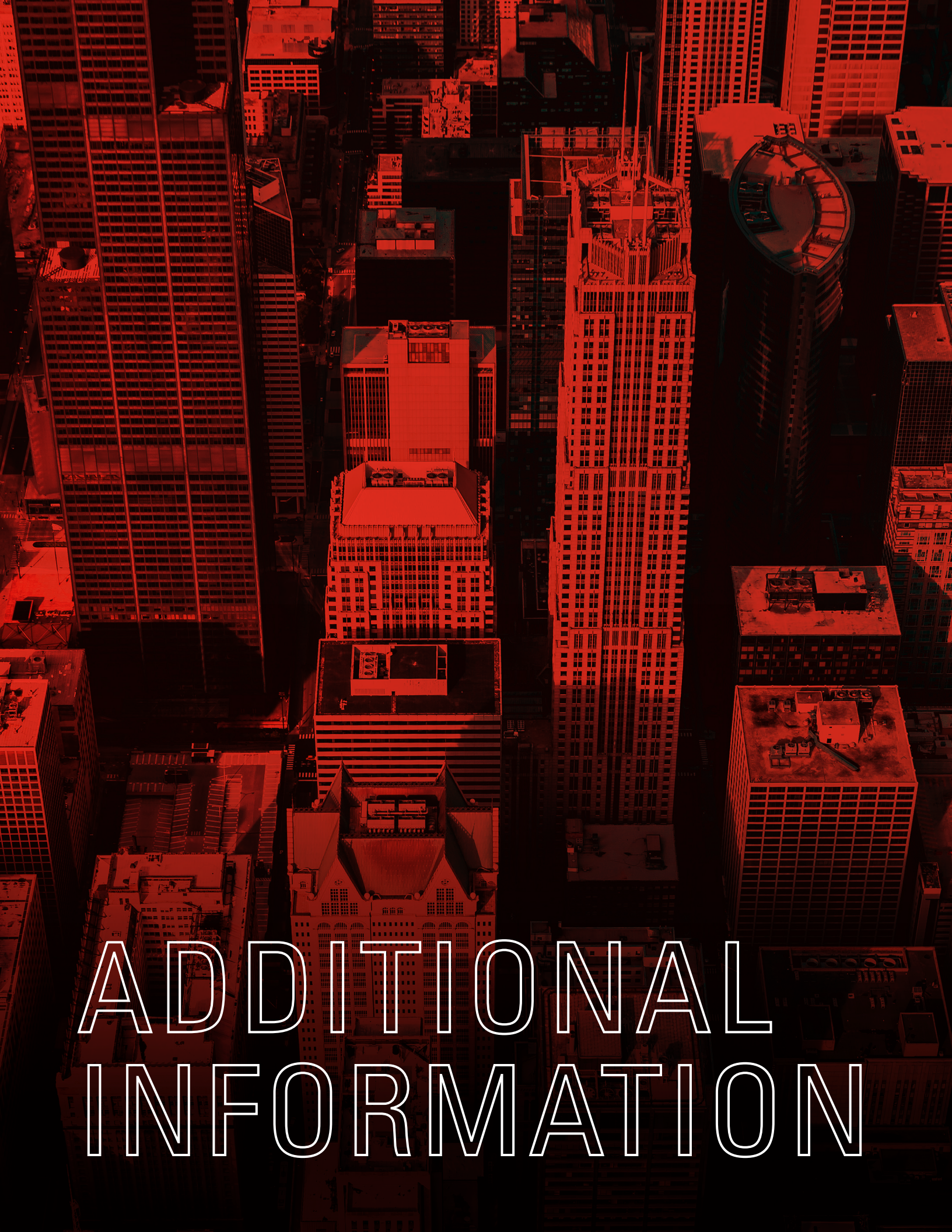
The largest group: \$100,000 - \$149,999 (20.0%)
 The smallest group: \$15,000 - \$24,999 (4.6%)

Indicator ▲	Value	Diff
<\$15,000	6.2%	-3.4%
\$15,000 - \$24,999	4.6%	-0.6%
\$25,000 - \$34,999	5.2%	-0.7%
\$35,000 - \$49,999	9.1%	-0.2%
\$50,000 - \$74,999	15.5%	+1.1%
\$75,000 - \$99,999	12.0%	+0.4%
\$100,000 - \$149,999	20.0%	+2.1%
\$150,000 - \$199,999	11.5%	+1.5%
\$200,000+	16.0%	0

Bars show deviation from Cook County

This infographic contains data provided by Esri, Esri-U.S. BLS, Esri-MRI-Simmons, Esri-Data Axle. The vintage of the data is 2025, 2030.

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ADDITIONAL
INFORMATION

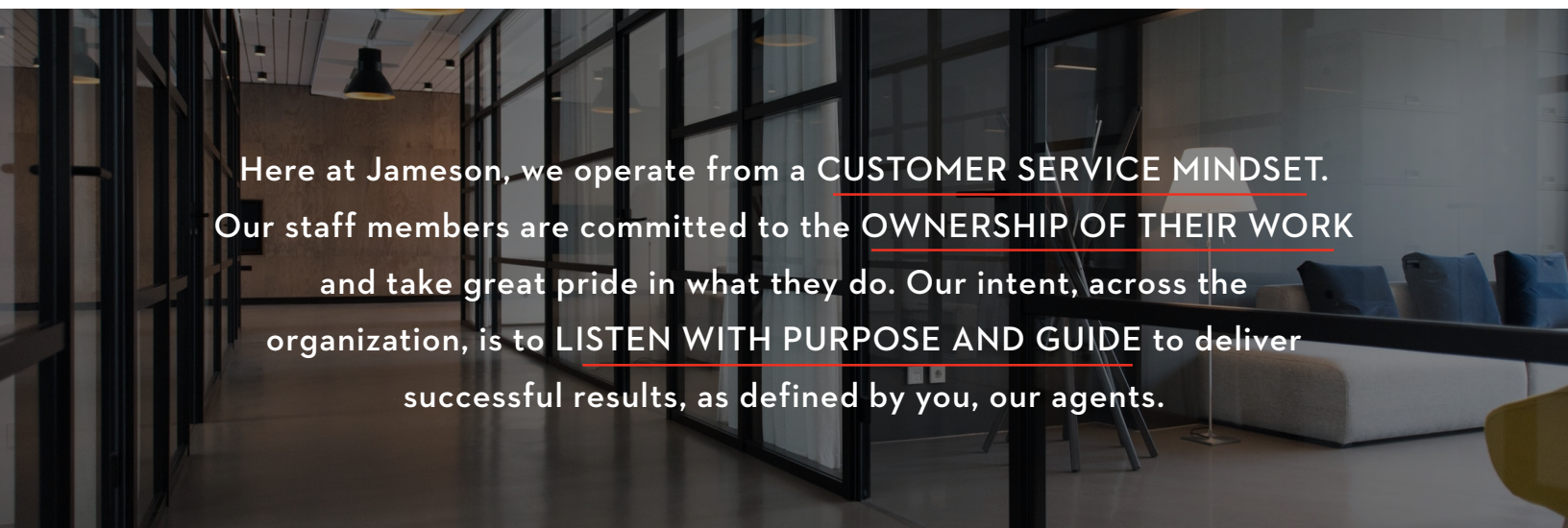
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.



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