

FOR LEASE

JAMESON.

OFFERING
MEMORANDUM



**477 ELM PLACE
HIGHLAND PARK, IL**

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002

MARIA MCKINSEY

COMMERCIAL BROKER
maria@chicagobroker.com
773.799.0007



PROPERTY
INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is pleased to present this prime lease opportunity in Highland Park, IL. This meticulously renovated 3,074 SF building offers an exceptional option for office users seeking high-quality space in a highly sought-after location. Featuring modern amenities and a strategic setting, the property is well suited to accommodate a variety of professional uses. Renovated in 2018, the building seamlessly blends contemporary design with functional workspace, creating an inviting and efficient environment for businesses to thrive. With its premium features and close proximity to major amenities, this property provides an outstanding opportunity for tenants to establish a presence in the vibrant Highland Park market.

ALL OF THE FURNITURE HAS BEEN REMOVED.

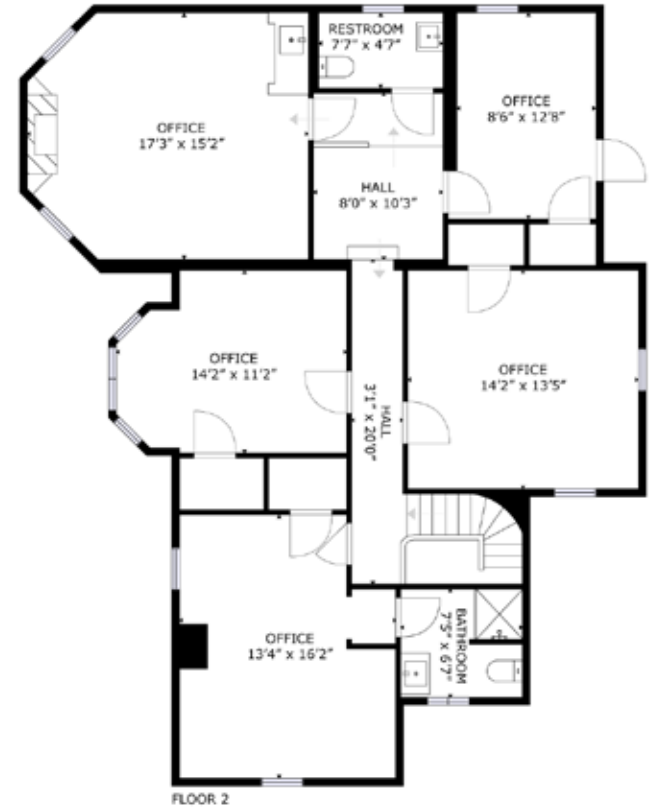
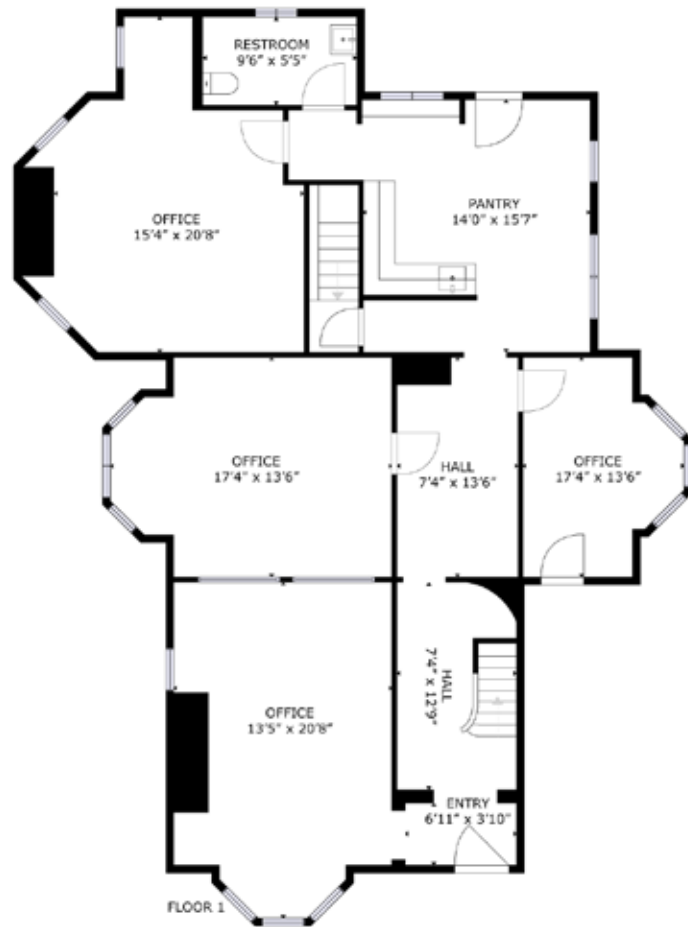
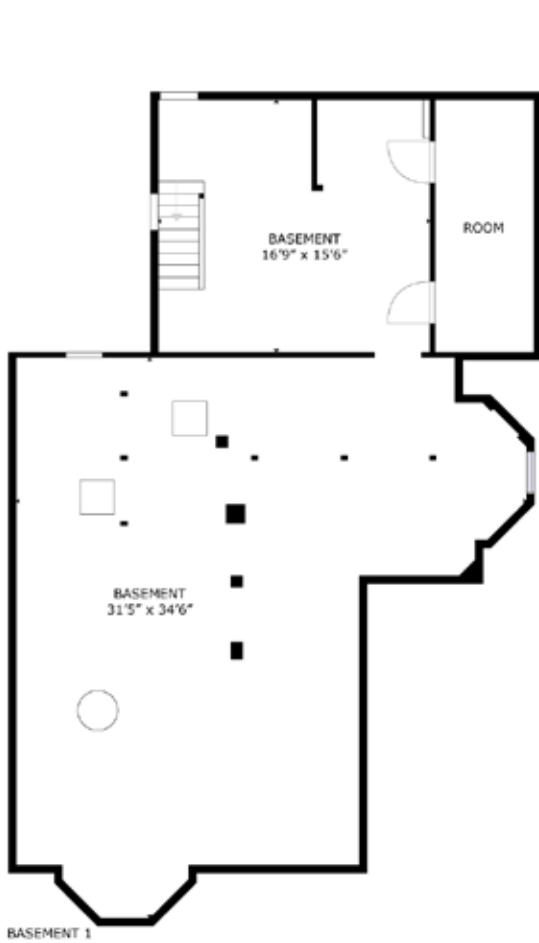
LEASE PRICE: \$18-\$24/SF MG

PROPERTY SIZE: 3,074 SF

LAND SIZE: 8,712 SF

ZONING: B-4



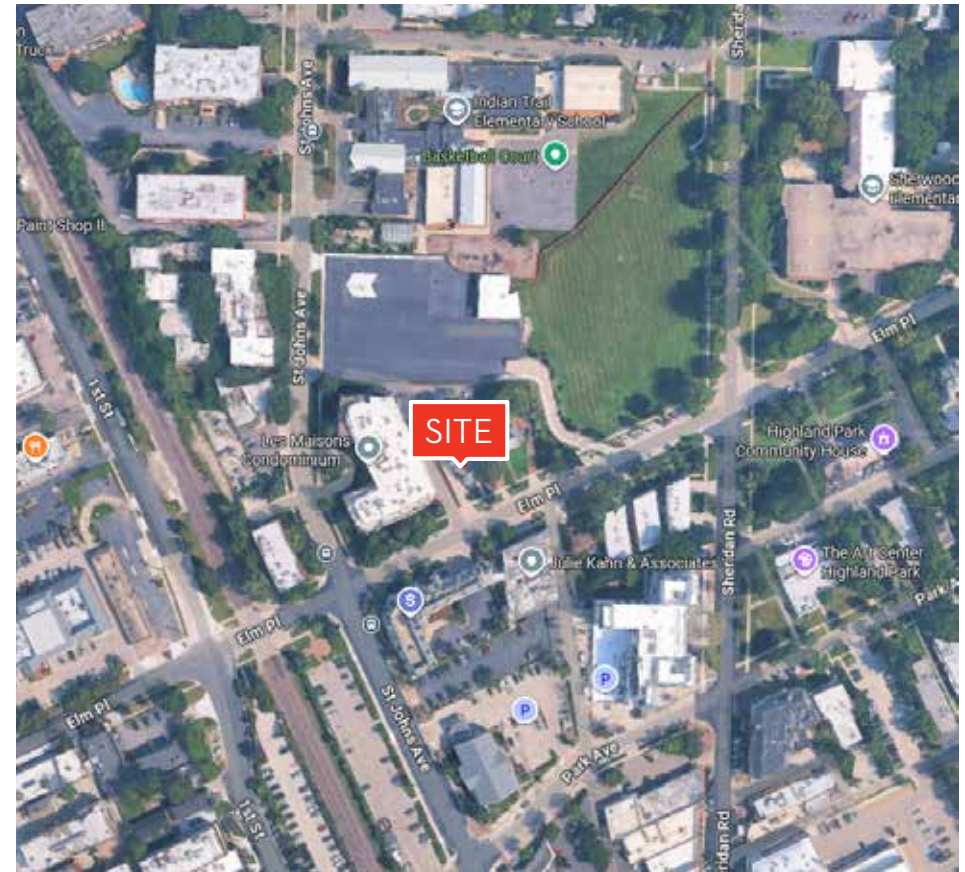


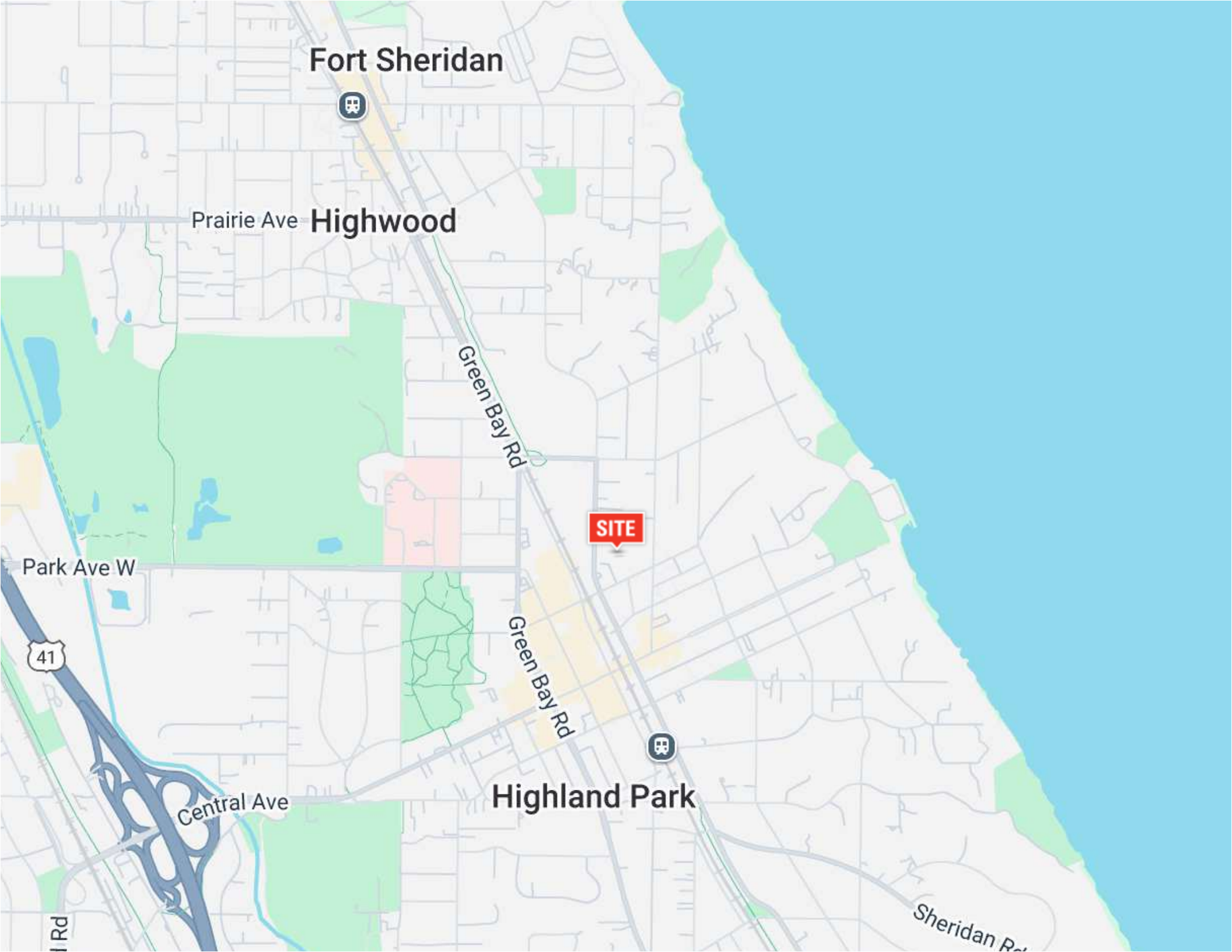
A photograph of the Chicago skyline at sunset, with a deep orange and red sky. The Willis Tower is the most prominent building in the center. Other skyscrapers are visible on either side, including the Trump International Hotel and Tower on the right. The foreground is dark, suggesting a body of water or a park.

LOCATION INFORMATION

LOCATION OVERVIEW

ZIP: 60035
SUB-MARKET: CENTRAL NORTH
SUB-MARKET CLUSTER: NORTH
LOCATION TYPE: SUBURBAN
MARKET: CHICAGO
COUNTY: LAKE
STATE: ILLINOIS
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI
DMA: CHICAGO, IL-IN
COUNTRY: UNITED STATES





Fort Sheridan

Prairie Ave Highwood

SITE

Highland Park

Park Ave W

41

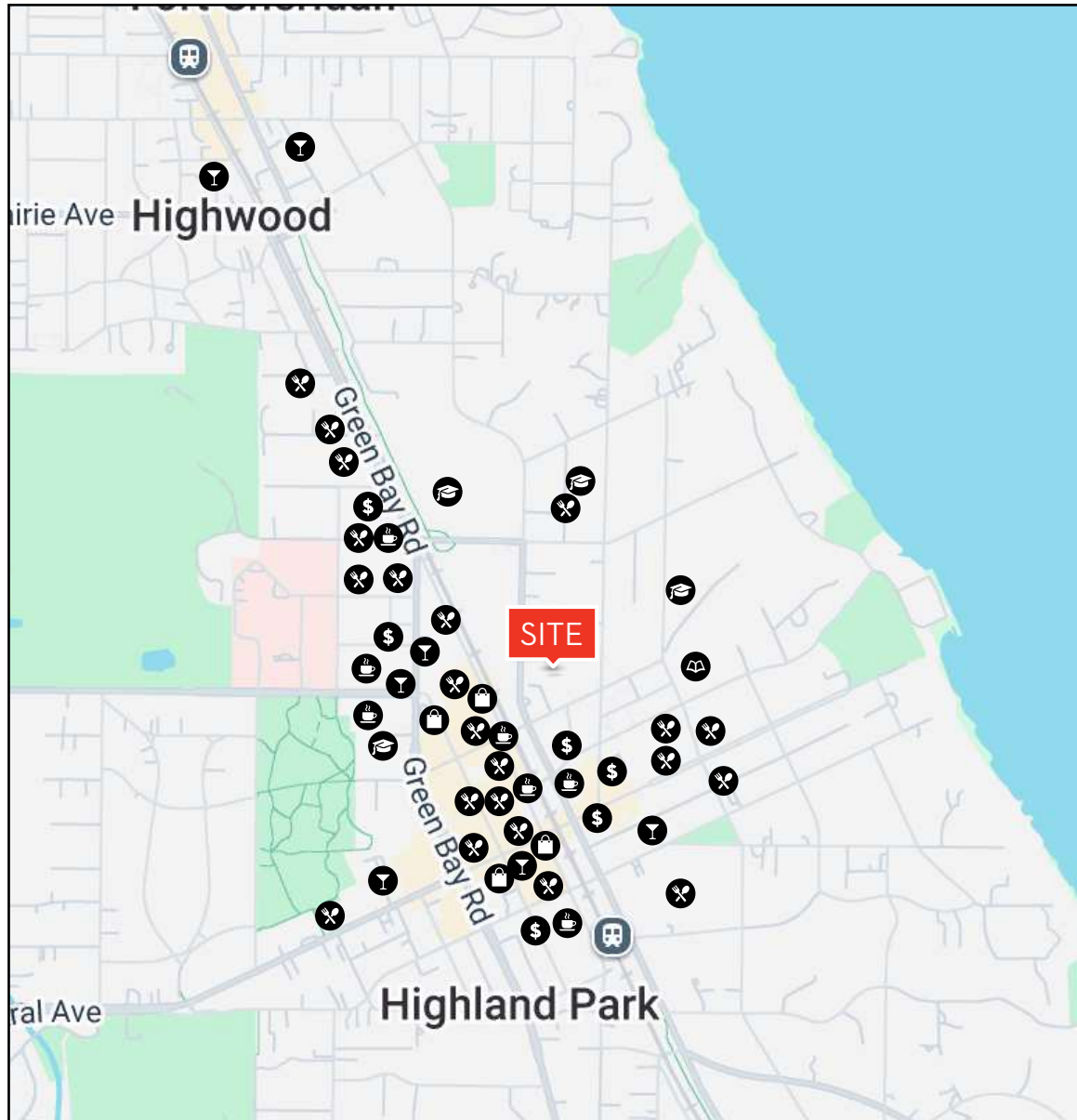
Central Ave

Green Bay Rd

Green Bay Rd

Sheridan Rd

POINTS OF INTEREST



RESTAURANTS

PIXCA SEASONAL BISTRO
 VIAGGIO HIGHLAND PARK
 RAVINIA DINING PAVILION
 LA TAQUIZA HIGHLAND PARK
 TAPAS DEL LAGO
 FROGGY'S FRENCH CAFE
 NORTON'S RESTAURANT
 DEL RIO RESTAURANT
 MARIA'S CAFE
 FREEHLIG ROOM AT RAVINIA
 MIRAMAR BISTRO
 LONGITUD315
 FRANCESCO'S HOLE IN WALL

BARS

BLUE MARGARITA'S
 SANTI'S
 THE TOADSTOOL PUB
 MOJO'S VINYL BAR
 NORTON'S
 28 MILE DISTILLING
 DESERT HAWK
 THE HURLEY TAP

SHOPPING

DEERFIELD SQUARE
 THE CONTAINER STORE
 T.J. MAXX
 MARSHALLS
 ROSS'S HIGHLAND PARK
 EILEEN FISHER DESIGNER

COFFEE SHOP

HARMONY COFFEE BAR
 PERFECT BLEND
 D'S COFFEE SHOP
 THE WILD ROASTER
 ASTRA COFFEE ROASTERS
 STARBUCKS
 DUNKIN'

FINANCIAL

HIGHLAND PARK BANK & TRUST
 OLD NATIONAL BANK
 BANK OF HIGHLAND
 CHASE BANK
 HUNTINGTON BANK
 FIRST BANK OF HIGHLAND PARK

SCHOOLS

HIGHLAND PARK HIGH SCHOOL
 INDIAN TRAIL ELEMENTARY
 ELM MIDDLE SCHOOL
 RAVINIA ELEMENTARY SCHOOL

ENTERTAINMENT

THE LOT OF HIGHLAND PARK
 SUNSET VALLEY GOLF CLUB
 NORTH SHORE YACHT CLUB
 STUPEY LOG CABIN
 PRAIRIE WOLF FOREST PRESERVE
 HIGHLAND PARK

TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

Highland Park Station
(Union Pacific North Line)

DRIVE

2 min

DISTANCE

0.4 mi

Highwood Station
(Union Pacific North & Northeast Line)

3 min

1.3 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

31 min

DISTANCE

20.8 mi

Chicago Midway International Airport

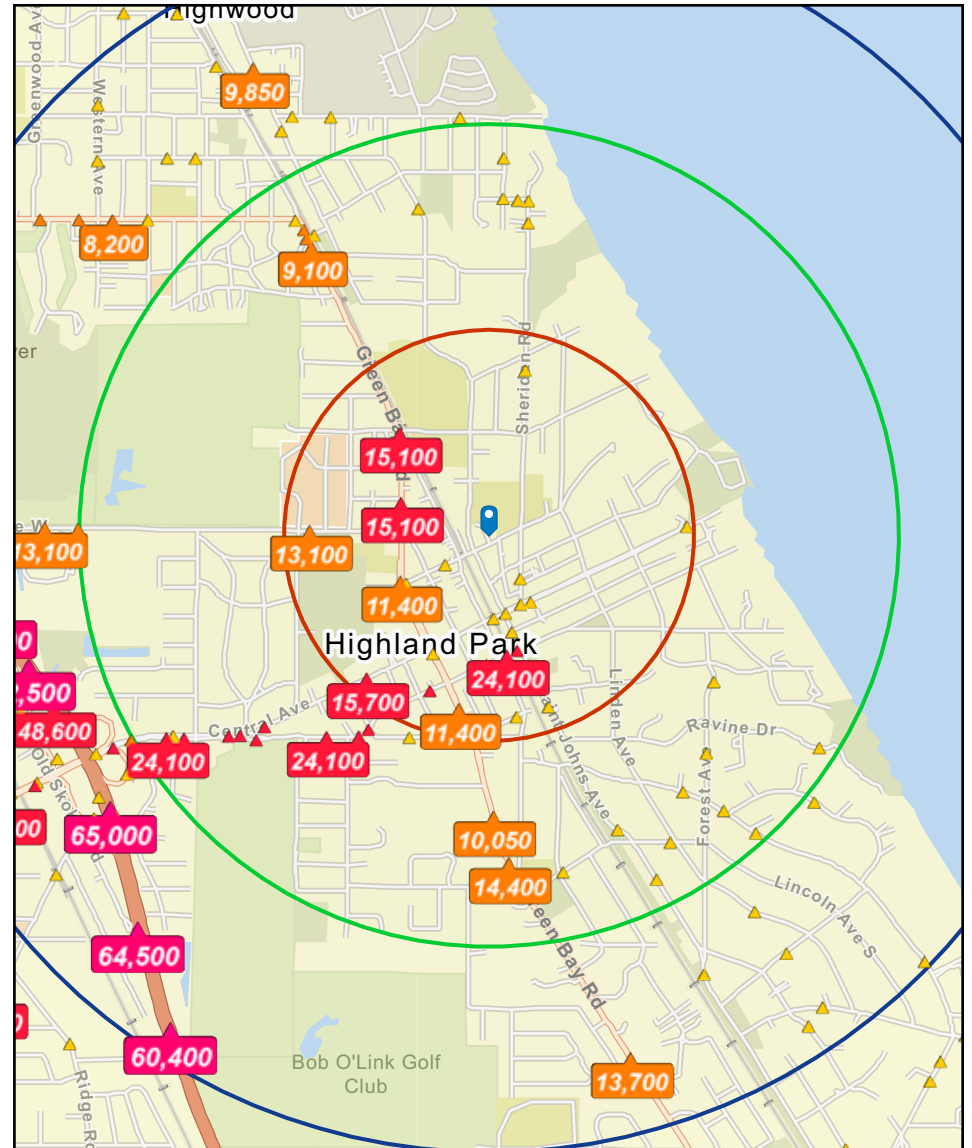
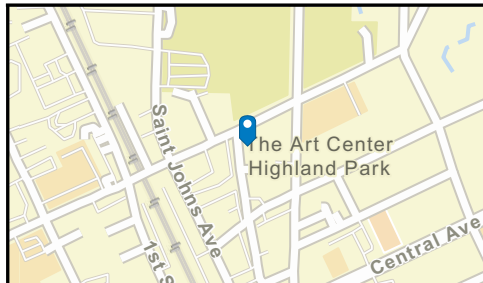
49 min

32.1 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





MARKET INFORMATION

MARKET OVERVIEW

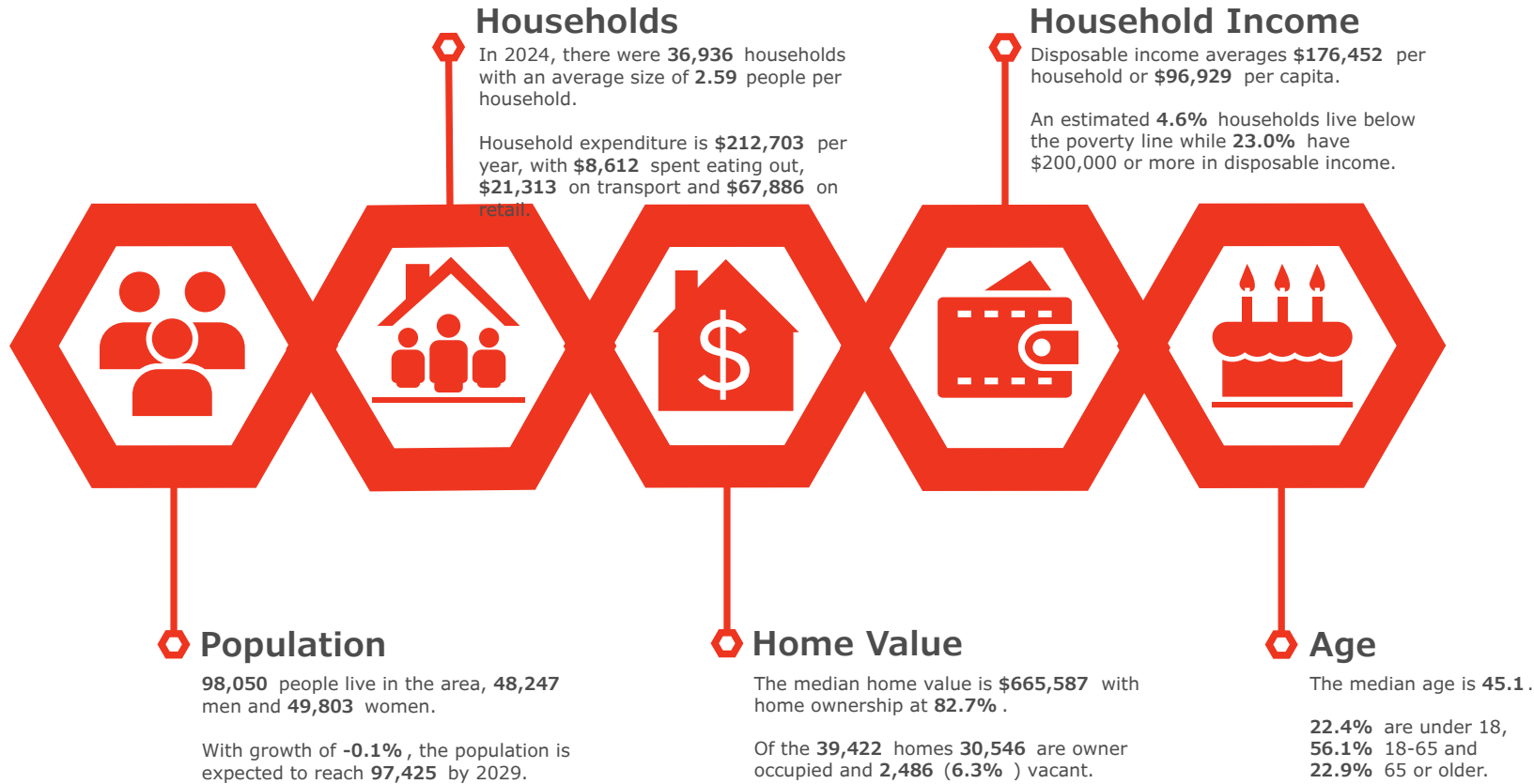
HIGHLAND PARK, IL

Owning commercial office real estate in Highland Park, Illinois, offers strategic advantages due to the city's thriving economy, affluent demographics, and strong business community. Located along Chicago's North Shore, Highland Park attracts a mix of professional services, medical practices, and high-end retailers, providing steady demand for office space. The city's well-connected transit options, including proximity to Metra rail stations and major highways, make it highly accessible for both businesses and clients, further boosting the area's attractiveness for commercial office investments.

Additionally, Highland Park is known for its well-maintained public spaces, reputable schools, and scenic landscapes, drawing a workforce and clientele interested in a high-quality environment. The local government supports business growth, offering incentives and maintaining a business-friendly atmosphere that benefits commercial property owners. As a desirable suburban hub, Highland Park offers commercial investors a unique opportunity to secure stable returns and long-term value growth in a region with a strong local economy and a robust commercial leasing market.



DEMOGRAPHIC INSIGHTS





ADDITIONAL
INFORMATION

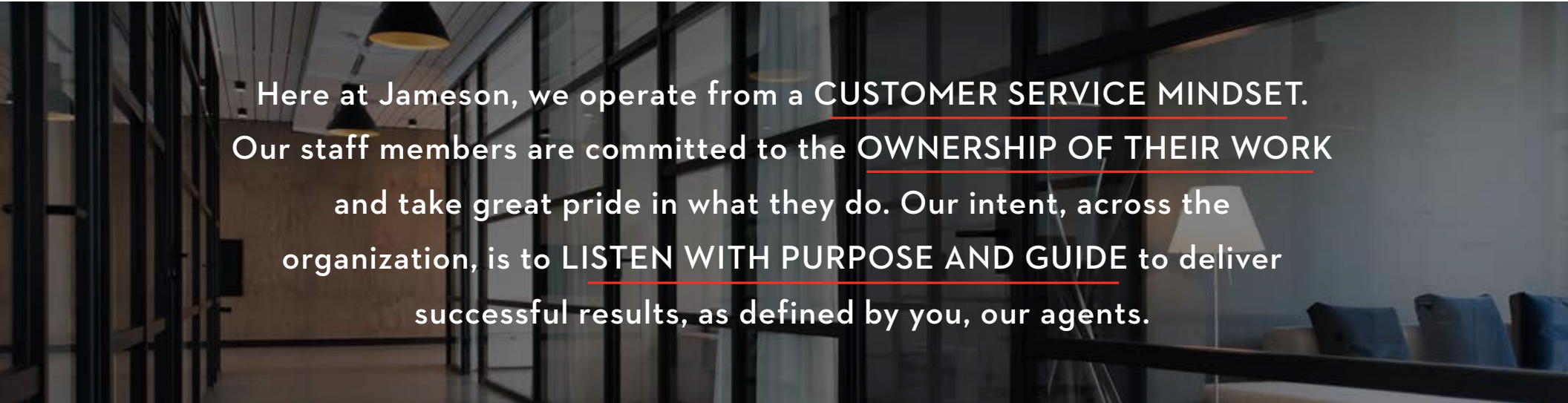
ABOUT JAMESON COMMERCIAL

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.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
312.840.9002

■ ABOUT STEVEN GOLDSTEIN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION:

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.

ABOUT YOUR BROKER



MARIA@CHICAGOBROKER.COM
773.799.0007

■ ABOUT MARIA MCKINSEY

With over 3 decades of experience in both the hospitality industry and the resi-mercial brokerage space, Maria brings a wealth of experience and expertise to her consulting practice. Licensed in both Illinois and Florida, Maria's blend of industry experience, proactive opportunity-seeking, and client-focused service makes her a trusted advisor in the complex world of residential and commercial real estate.

AREAS OF EXPERTISE:

- Landlord and Tenant Representation
- Sale and Purchase Representation
- Market Analysis and Valuations
- Investment Properties and Opportunities
- Negotiation Services



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL
JAMESONCOMMERCIAL.COM