

OFFICE FOR LEASE

NORTHPOINT OFFICE CENTER

465 N Central Avenue, Northfield, IL 60093



OFFERING SUMMARY

AVAILABLE SF:	1,386 RSF
LEASE RATE:	\$14.00 SF/yr (NNN)
YEAR BUILT:	1996
BUILDING SIZE:	12,500 SF
BUILDING CLASS:	B
CROSS STREETS:	Central & Willow

PROPERTY OVERVIEW

- Prestigious Northpoint Office Center
- Great Location near Expressway - Short walk to Northfield Restaurants, Shops
- Well Maintained; ADA Compliant, Fully Sprinklered, Elevator, Fiber optic, Xfinity Cable, New LED Lighting, New HVAC.
- Ideal for Attorney, Financial Services, Architect, CPA, Insurance, Medical/Dental Professionals, Educational Testing.
- Ask about our HUGE Basement Storage Options—dry, secure, and climate controlled.

PROPERTY HIGHLIGHTS

- Suite 200 - 1386 rsf - Newly demised suite.
- Beautiful wood flooring; 2 private offices and 1 large conference room/office Reception/waiting area, kitchenette. Open area
- Located right off elevator.
- For showing call Patrice Marks 847-409-7983

CHICAGO, IL
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

Each Office Independently Owned and Operated kwcommercial.com

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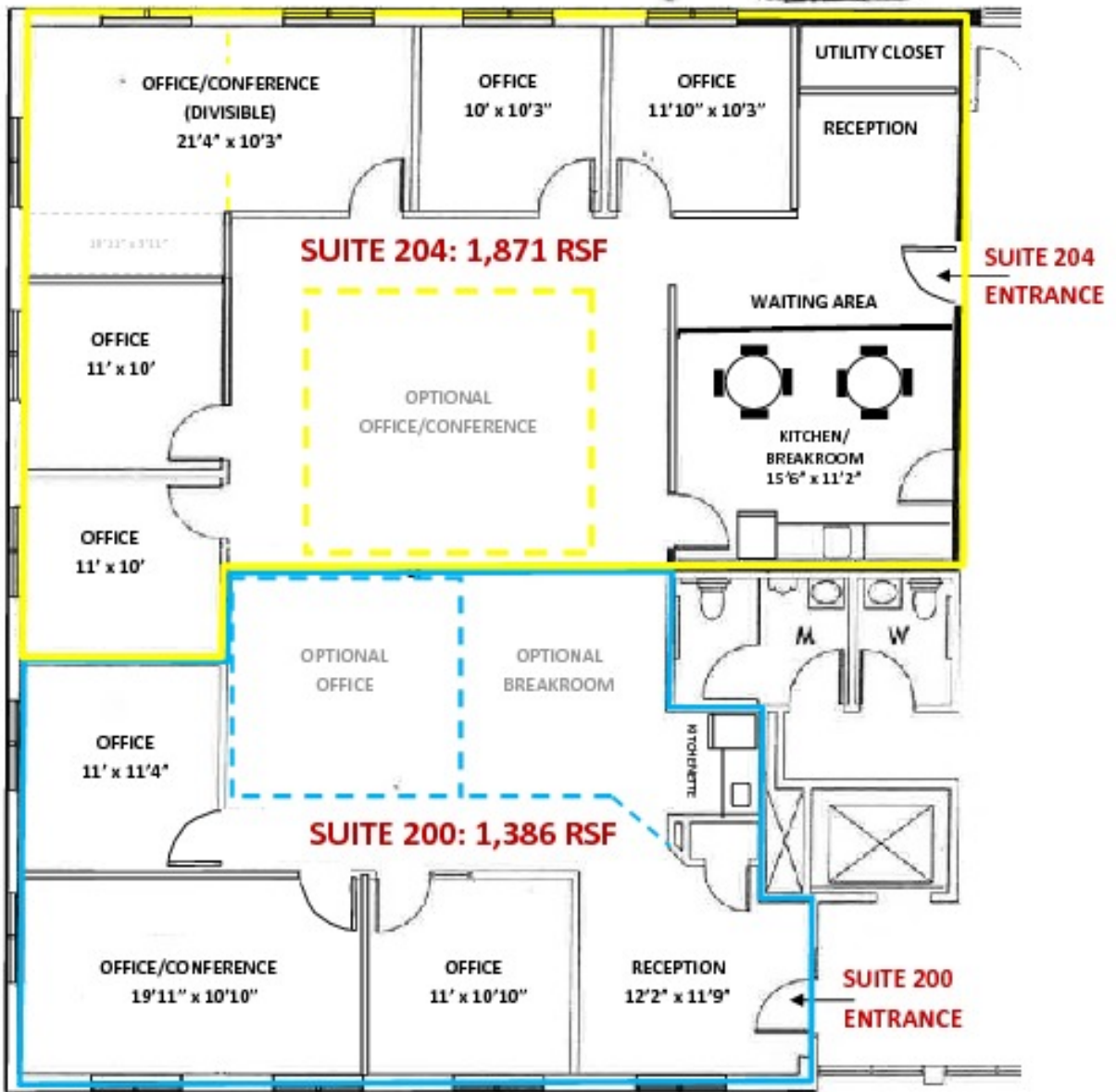
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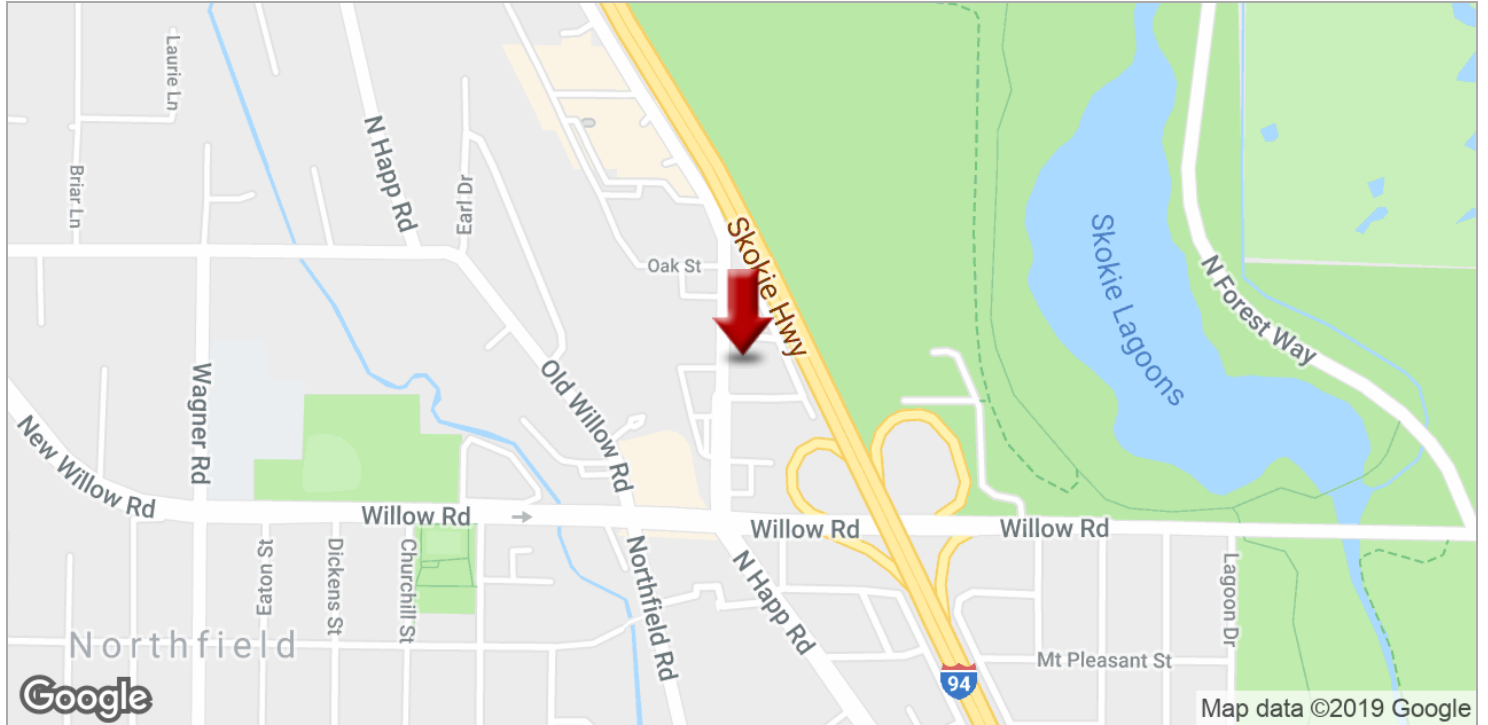
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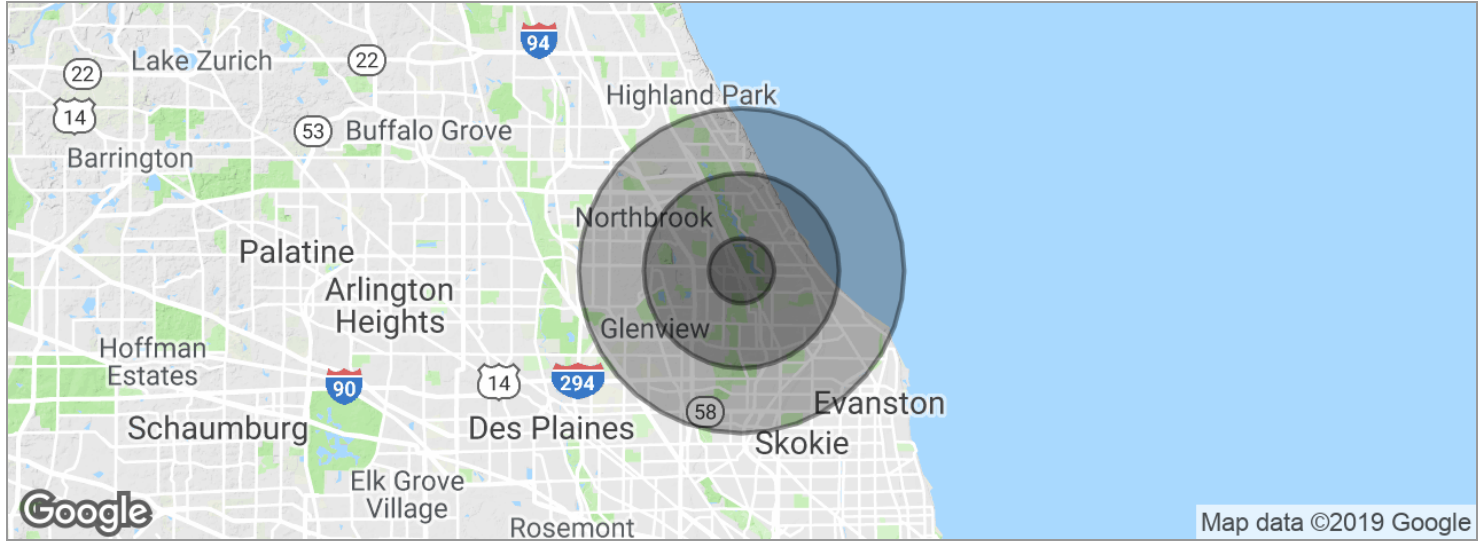
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,975	63,853	203,583
Median age	46.8	44.7	44.1
Median age (male)	46.7	44.0	42.8
Median age (Female)	46.9	45.7	45.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,888	23,336	75,038
# of persons per HH	2.6	2.7	2.7
Average HH income	\$213,004	\$206,068	\$157,988
Average house value	\$661,311	\$774,568	\$628,405

* Demographic data derived from 2010 US Census

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