

**One year *free rent* to  
qualified tenants!**



**SALE / LEASE**

# Tenant Incentives Executive Suites | Medical Office For Lease

**533 W. NORTH AVENUE**

Elmhurst, IL 60126

**PRESENTED BY:**

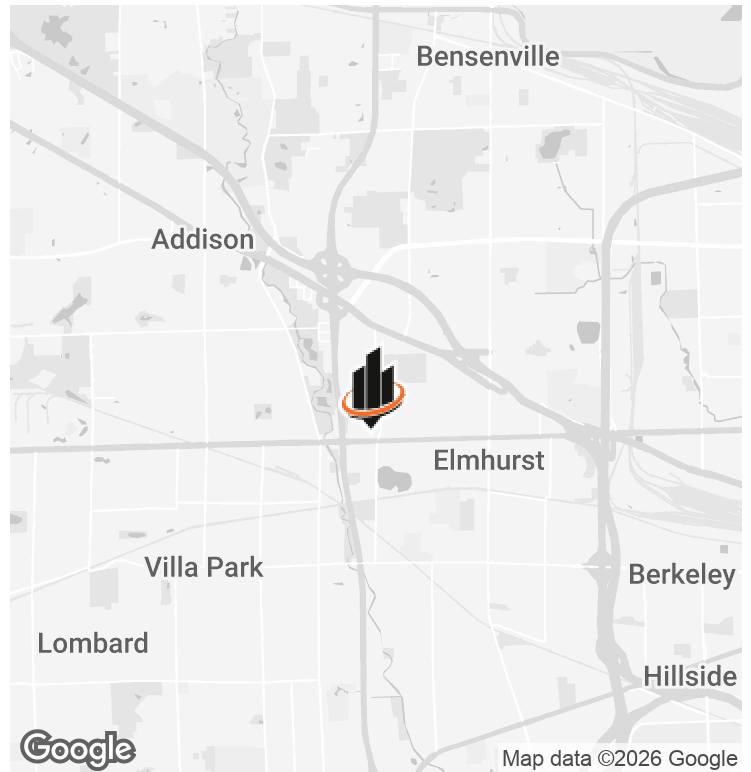
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$9.00 to \$12.00 SF/yr MG
<b>BUILDING SIZE:</b>	26,562 SF
<b>AVAILABLE SF:</b>	866 - 1,360 SF
<b>LOT SIZE:</b>	0.74 Acres
<b>RENOVATED:</b>	1991
<b>ZONING:</b>	O-1
<b>SUBMARKET:</b>	East/West Corridor
<b>APN:</b>	03-34-414-016; 03-34-414-017

## PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present DuPage Professional Office located at 533 W. North Avenue, Elmhurst, Illinois in DuPage County. This +/- 26,562 SF Office Building on 0.74 AC has 14 executive suites from 196 SF to 8,641 SF, elevator access to the second floor and lower level. Frontage along North Avenue with 80 parking spaces. Monumental signage, well maintained, low DuPage County taxes. Rent Abatement of 3, 6, 9, or 12 months to qualified tenant based on length of lease term.

## PROPERTY HIGHLIGHTS

- +/- 26,562 SF Office on 0.74 AC
- 14 Executive Suites | Monumental Signage
- Wet Sprinkler System | Elevator | New HVAC
- 80 Parking Spaces | Frontage on North Avenue
- Near Major Health Systems and Retailers
- Tenant Incentives based on Term Length

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## LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	866 - 1,360 SF	<b>LEASE RATE:</b>	\$9 - \$12 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
202	Available	1,164 SF	Modified Gross	\$12.00 SF/yr	+/- 1,164SF Executive Office Double Entry   Lobby 2 Offices   Storage
206	Available	1,360 SF	Modified Gross	\$12.00 SF/yr	+/-1,360 SF Medical Office Lobby/Reception   In-Suite Restroom 4 Exam Rooms   Office
LL70	Available	1,181 SF	Modified Gross	\$9.00 SF/yr	+/- 1,181 SF Renovated Office Unit Open Concept Area   2 Offices
LL80	Available	866 SF	Modified Gross	\$9.00 SF/yr	+/- 866 SF Renovated Office Suite Lobby   Reception Kitchenette   Open Office Concept

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# SUITE 202 +/- 1,164 SF AND SUITE 206 +/- 1,360 SF



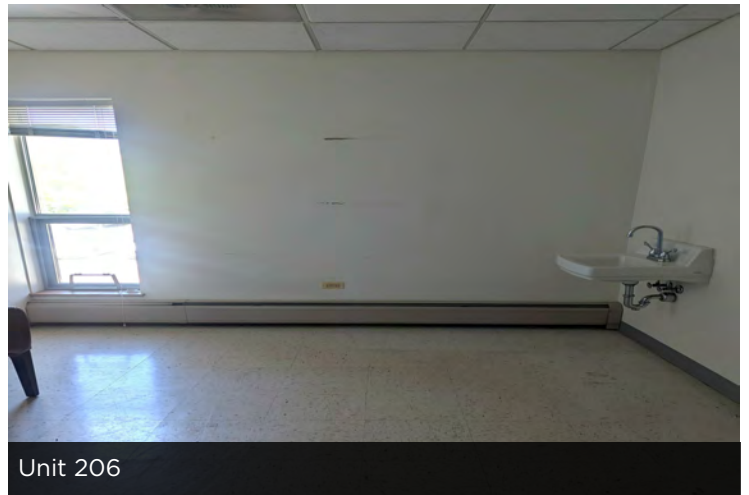
Unit 202



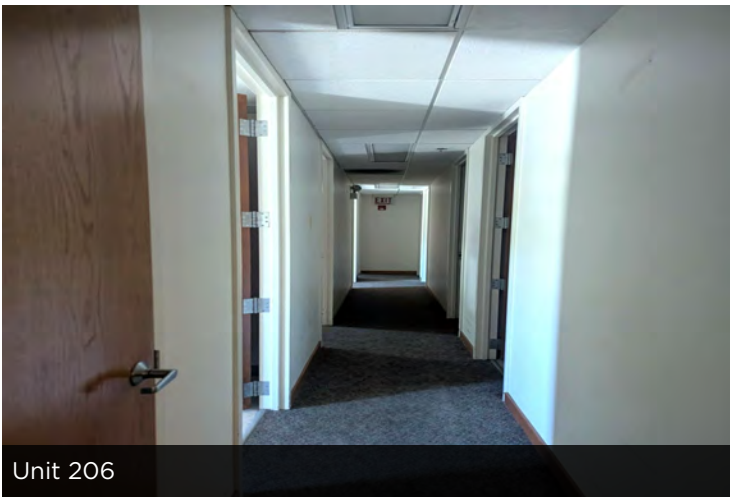
Unit 202



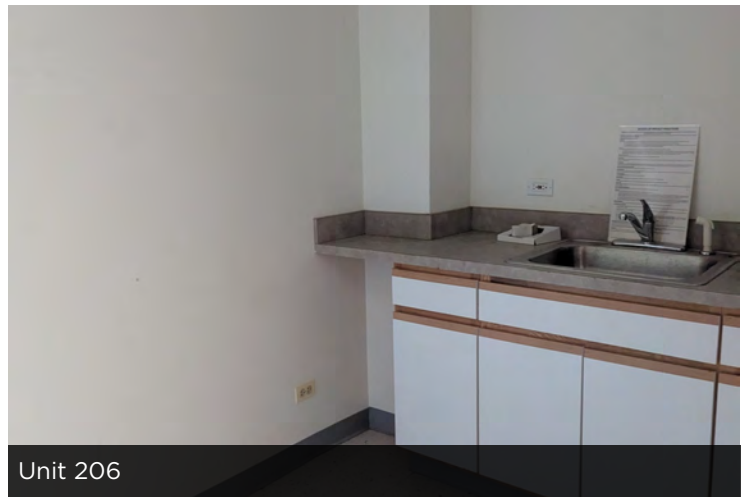
Unit 202



Unit 206



Unit 206



Unit 206

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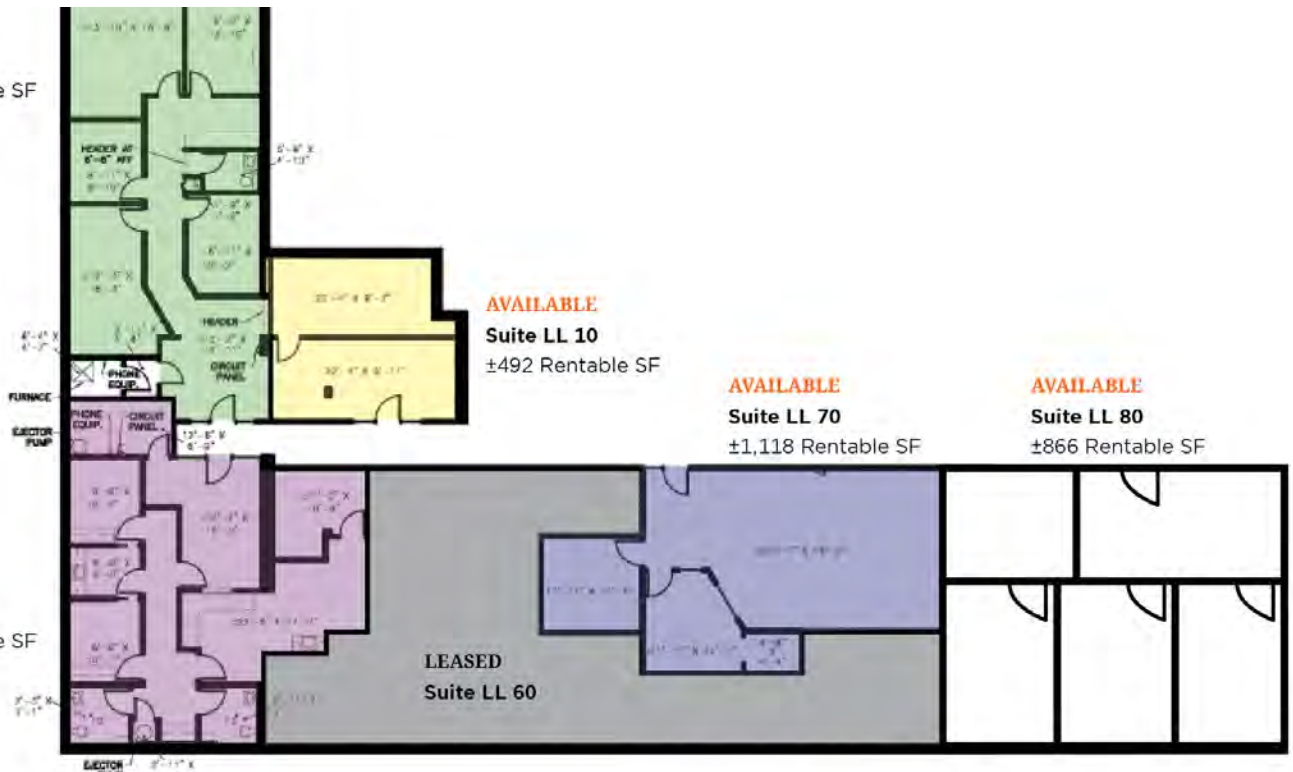
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# LOWER LEVEL SUITE 70 +/-1,181 SF AND SUITE 80 +/-866 SF

**AVAILABLE**

**Suite LL 30**

±1,419 Rentable SF



**AVAILABLE**

**Suite LL 10**

±492 Rentable SF

**AVAILABLE**

**Suite LL 70**

±1,118 Rentable SF

**AVAILABLE**

**Suite LL 80**

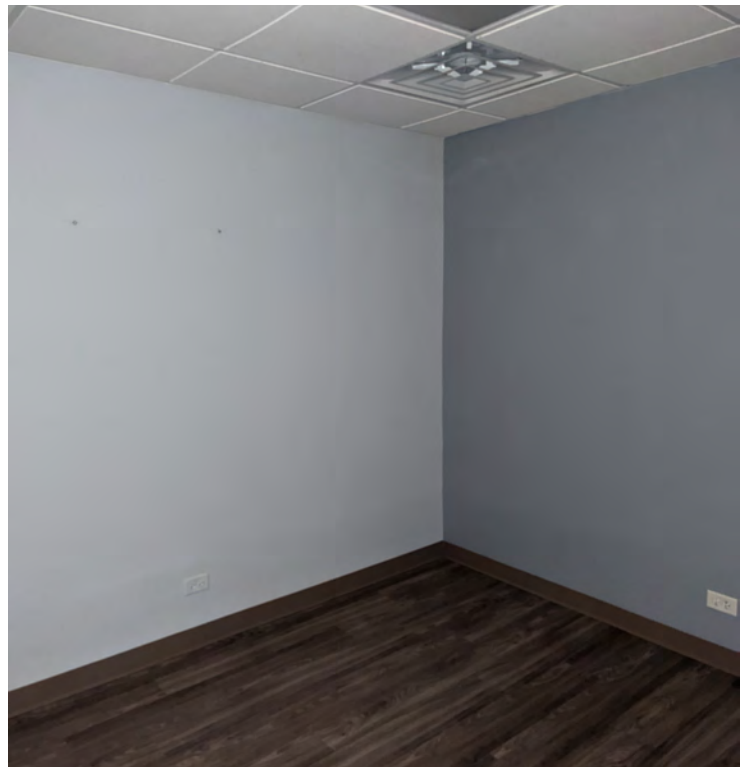
±866 Rentable SF

**AVAILABLE**

**Suite LL 50**

±1,357 Rentable SF

**LEASED**  
**Suite LL 60**



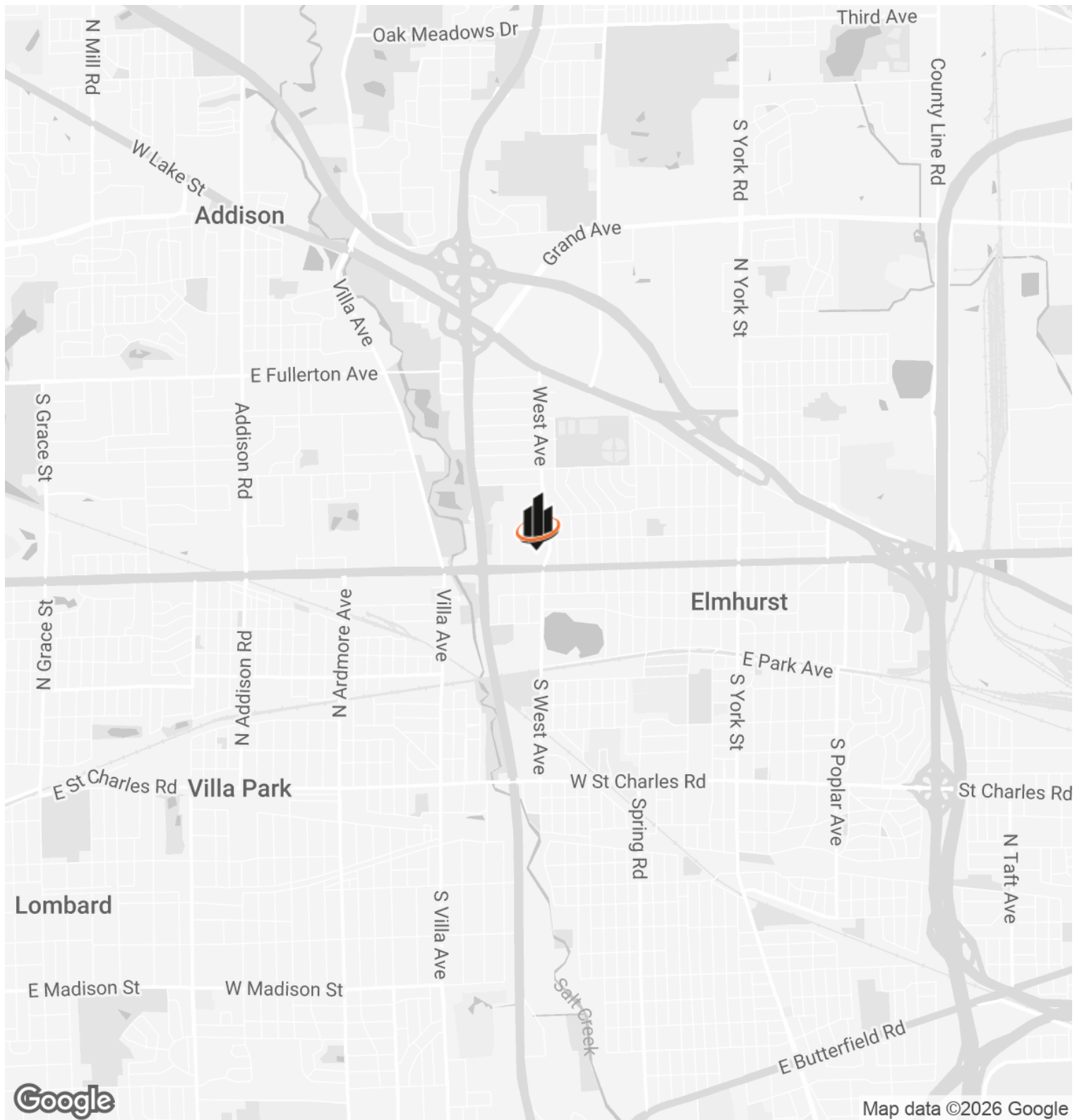
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# LOCATION MAP



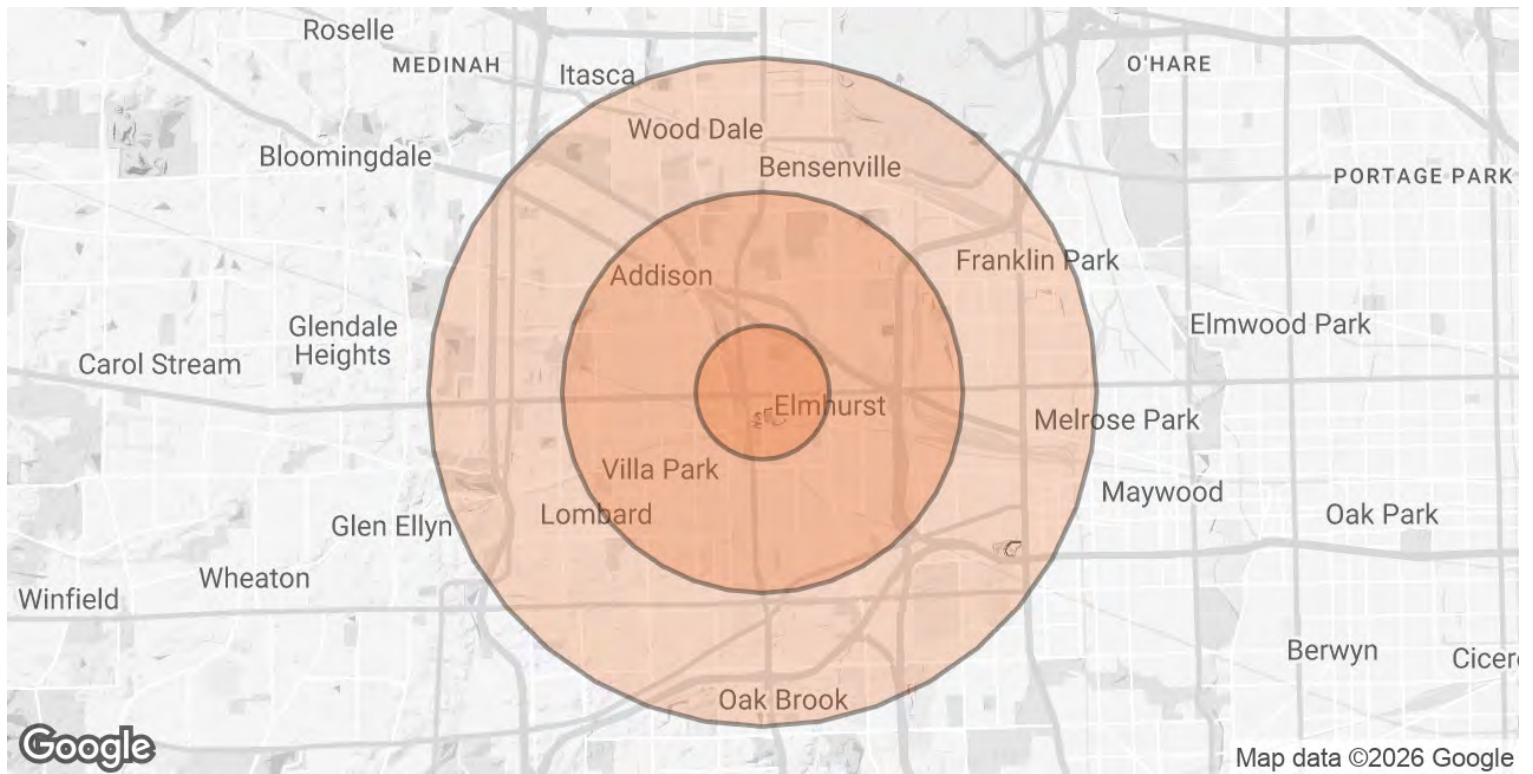
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	12,245	112,507	273,541
<b>AVERAGE AGE</b>	40.1	40.0	40.3
<b>AVERAGE AGE (MALE)</b>	40.2	39.9	39.6
<b>AVERAGE AGE (FEMALE)</b>	40.2	40.5	41.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	4,462	41,257	99,586
<b># OF PERSONS PER HH</b>	2.7	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$190,699	\$143,924	\$123,836
<b>AVERAGE HOUSE VALUE</b>	\$521,538	\$435,672	\$366,816

2023 American Community Survey (ACS)

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