

**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:

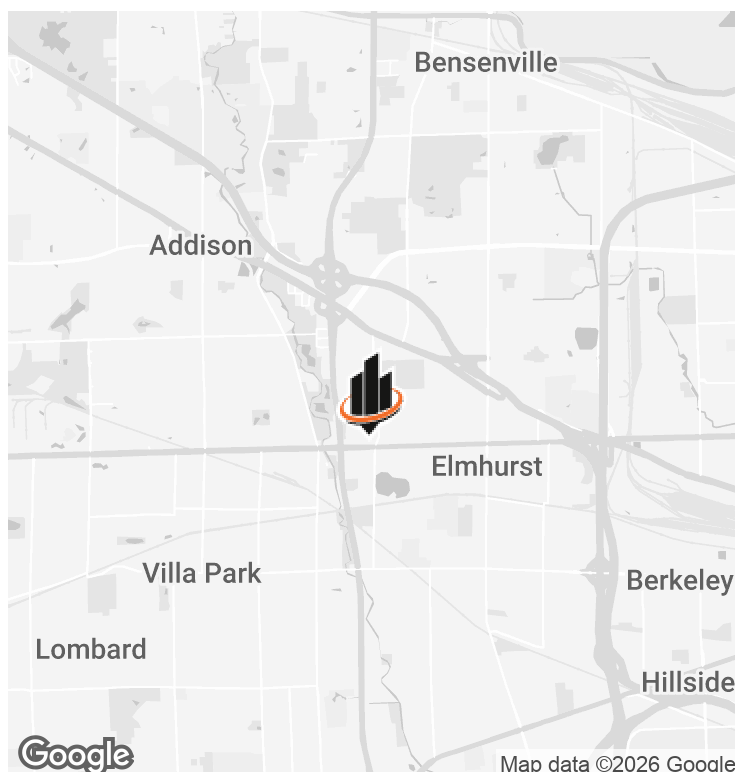
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 to \$12.00 SF/yr MG
BUILDING SIZE:	26,562 SF
AVAILABLE SF:	866 - 4,000 SF
LOT SIZE:	0.74 Acres
RENOVATED:	1991
ZONING:	O-1
SUBMARKET:	East/West Corridor
APN:	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

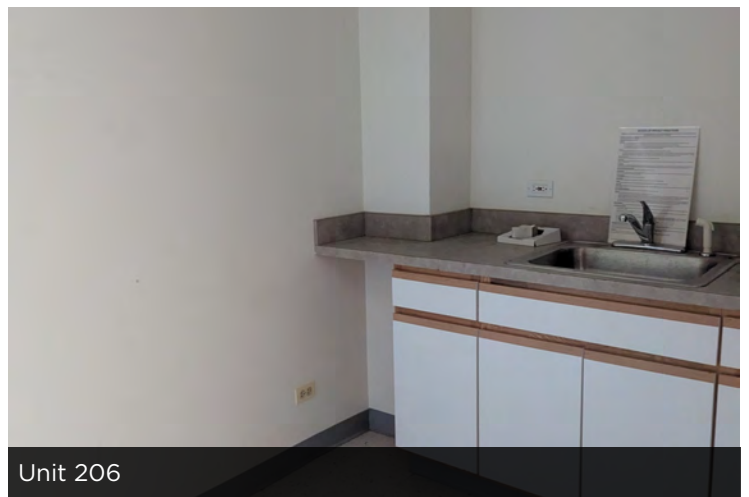
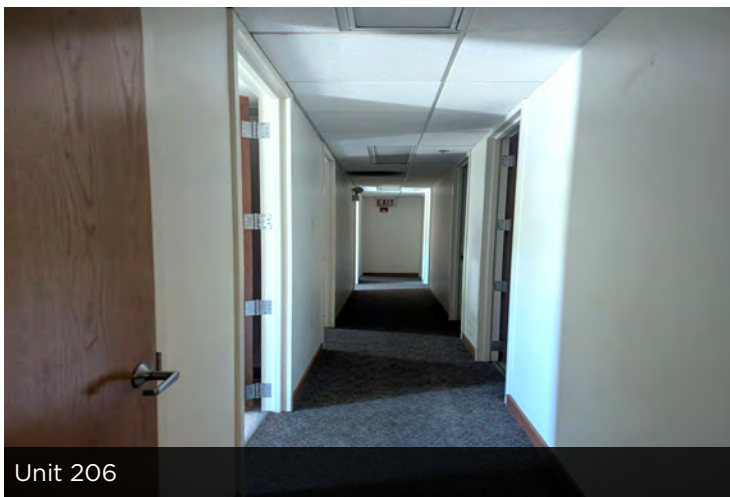
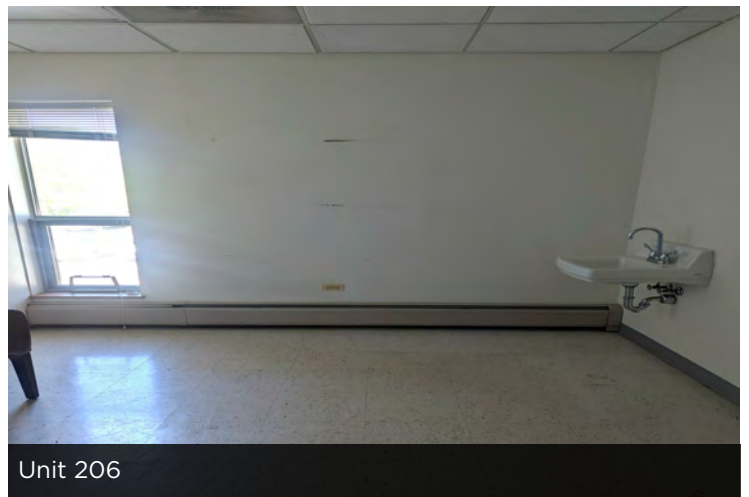
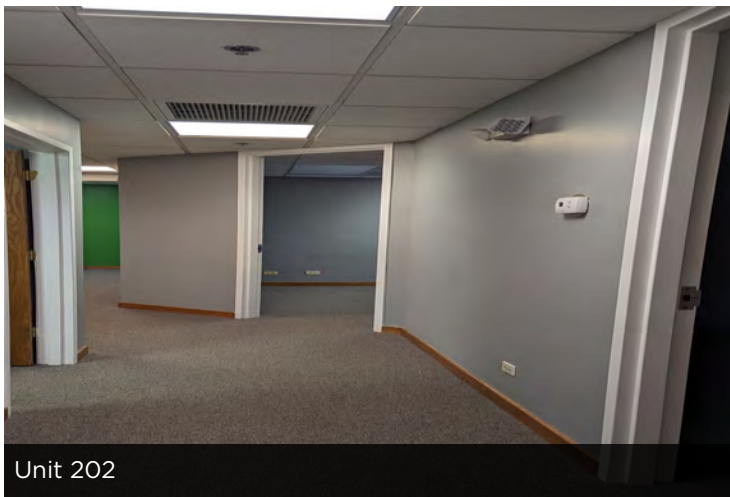
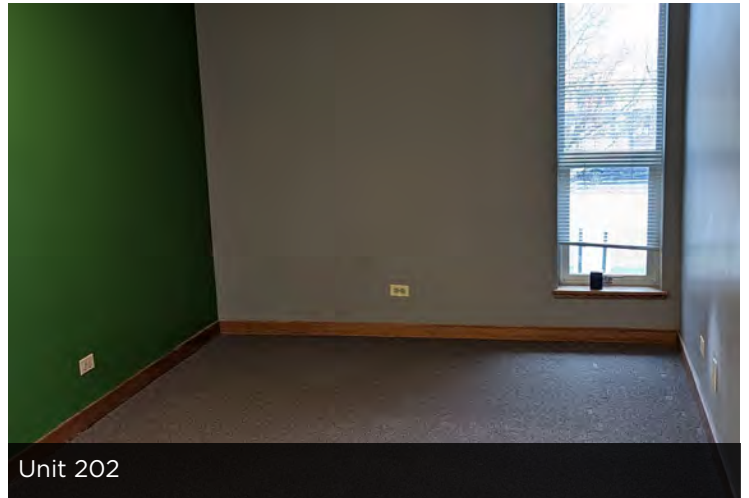
LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	866 - 4,000 SF	LEASE RATE:	\$9 - \$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	Available	1,164 SF	Modified Gross	\$12.00 SF/yr	+/- 1,164SF Executive Office Double Entry Lobby 2 Offices Storage
Suite 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
Suite LL70	Available	1,181 SF	Modified Gross	\$9.00 SF/yr	+/- 1,181 SF Renovated Office Unit Open Concept Area 2 Offices
Suite 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



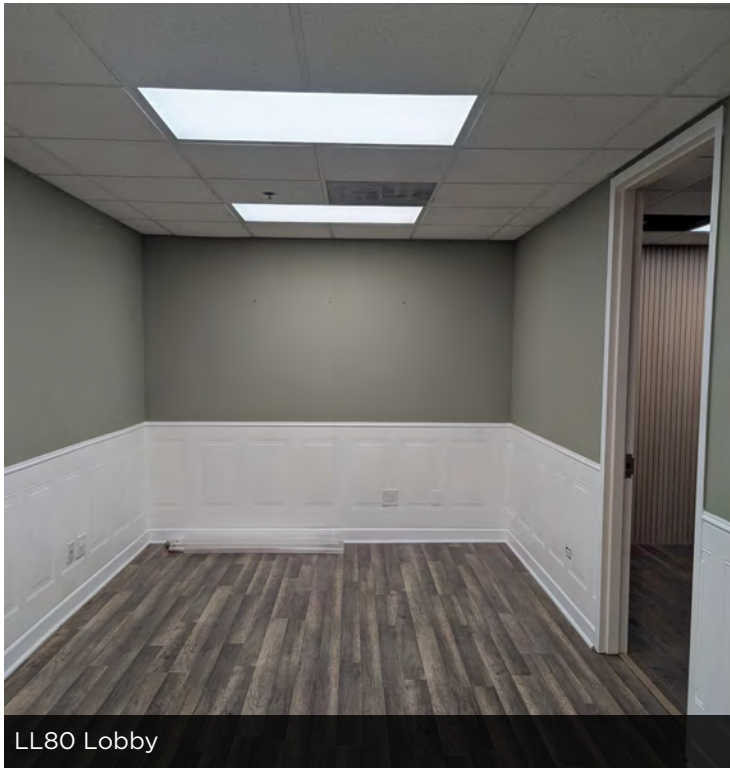
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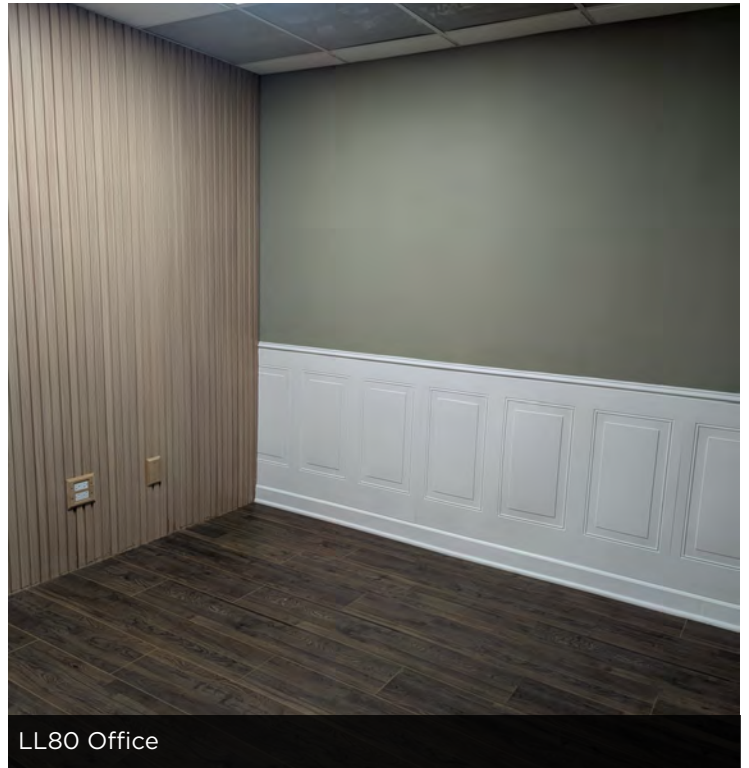
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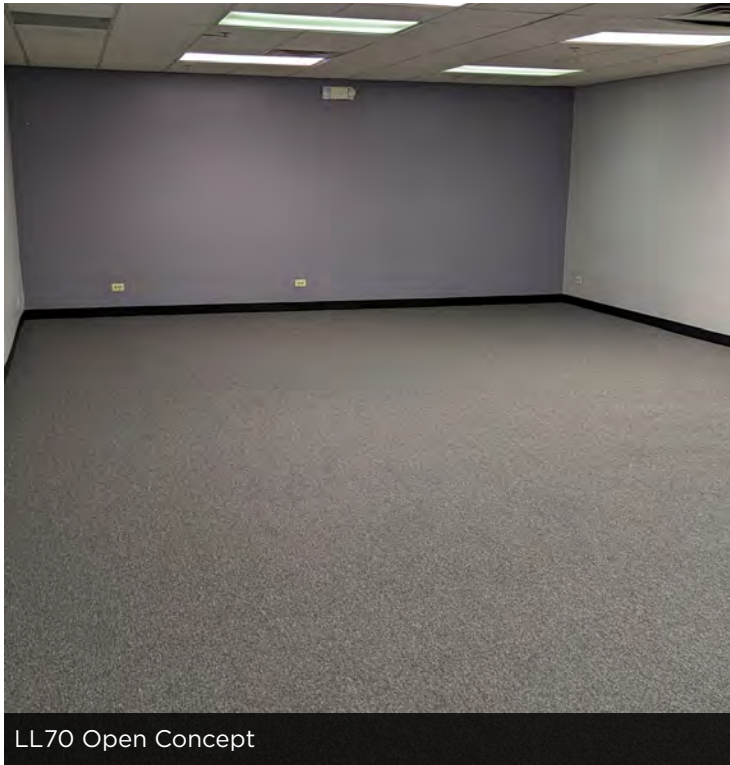
LOWER LEVEL SUITE 70 +/-1,181 SF AND SUITE 80 +/-866 SF



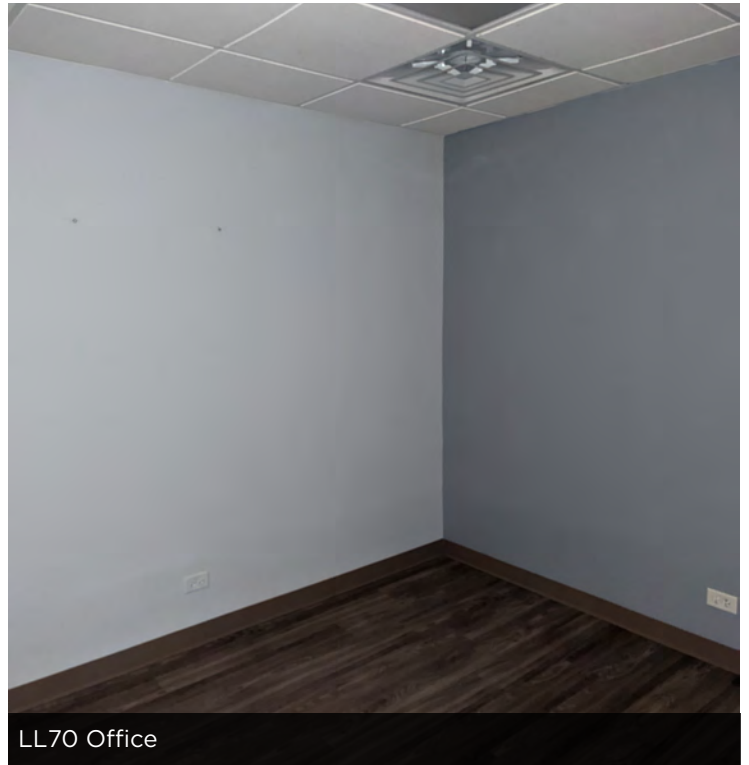
LL80 Lobby



LL80 Office



LL70 Open Concept



LL70 Office

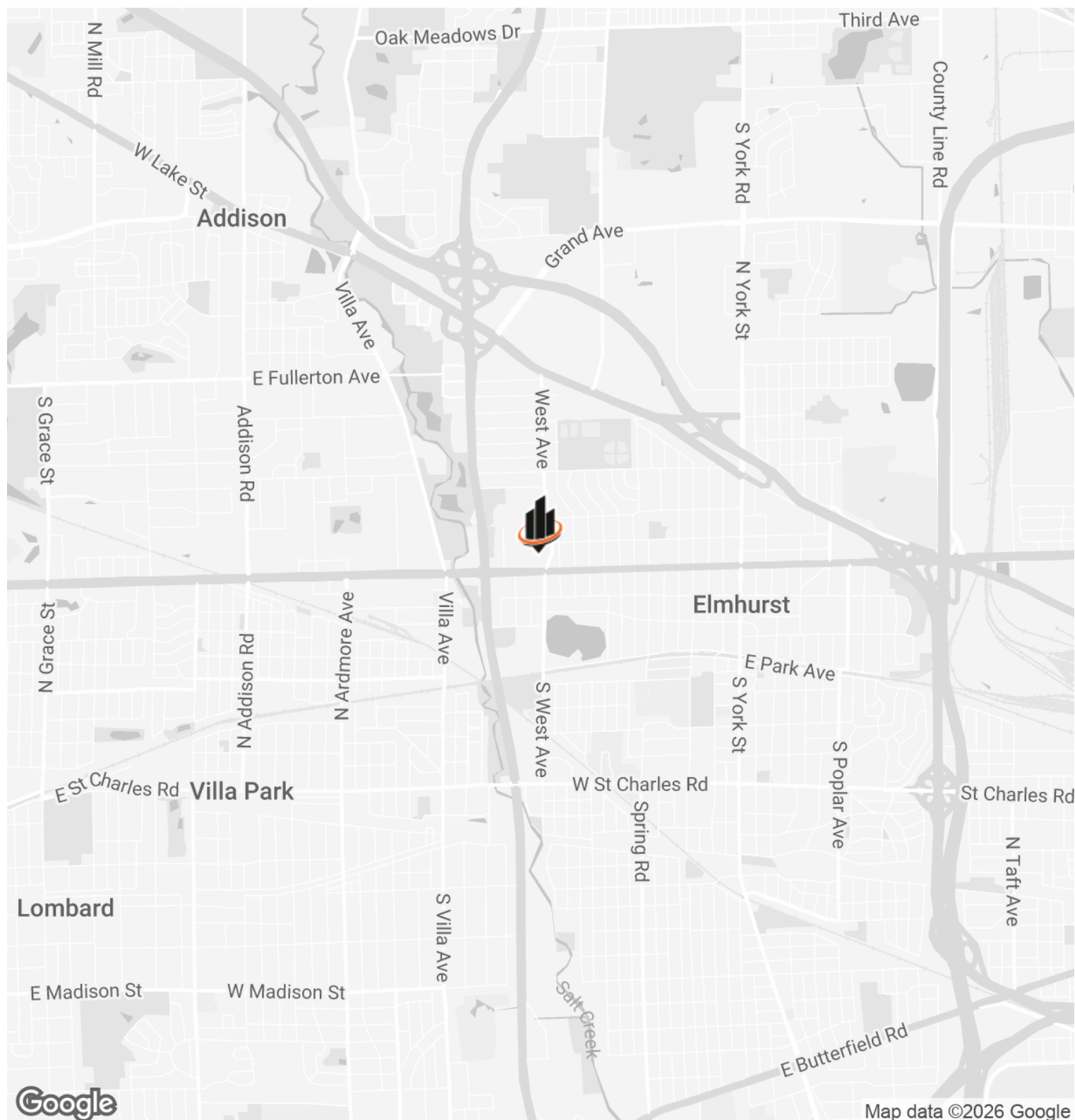
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LOCATION MAP



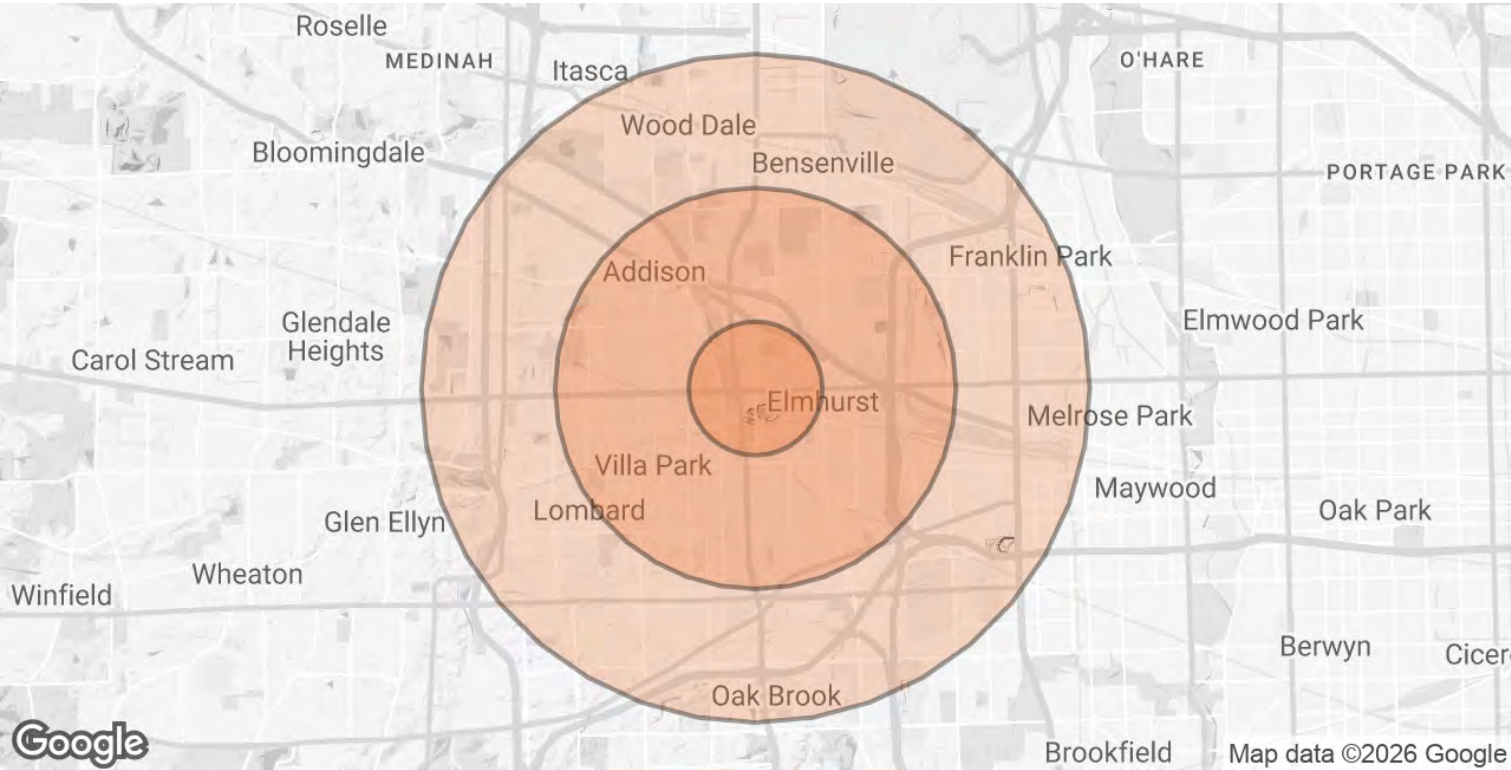
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,245	112,507	273,541
AVERAGE AGE	40.1	40.0	40.3
AVERAGE AGE (MALE)	40.2	39.9	39.6
AVERAGE AGE (FEMALE)	40.2	40.5	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,462	41,257	99,586
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$190,699	\$143,924	\$123,836
AVERAGE HOUSE VALUE	\$521,538	\$435,672	\$366,816

2023 American Community Survey (ACS)

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