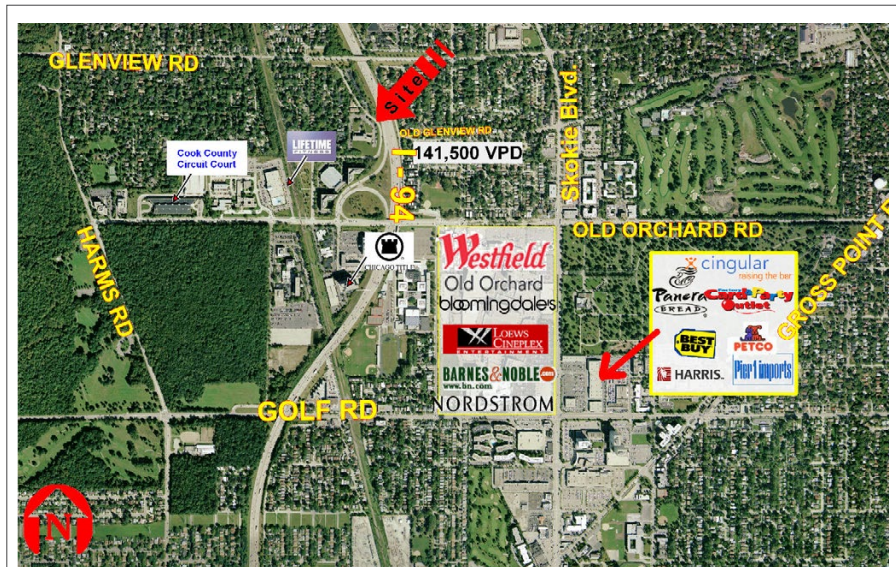




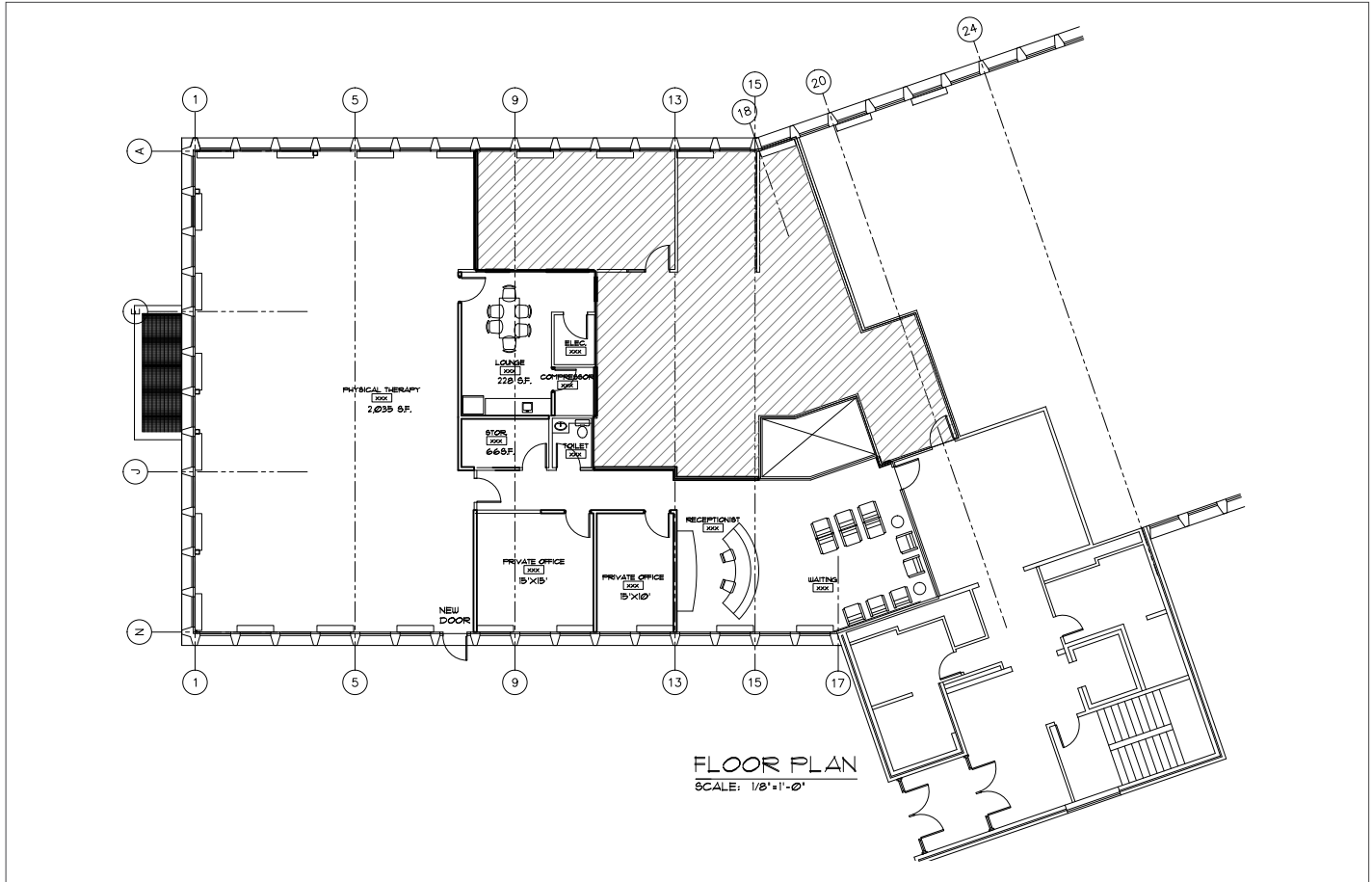
## PROPERTY DESCRIPTION

Existing three story (plus garden level) 58,000 SF office building along the Edens Expressway. Excellent Northshore corporate headquarters location with tremendous exposure to the Edens Expressway. Close proximity to Westfield Old Orchard Mall & Cook County Circuit Court.

- **AVAILABILITY**  
1,500 SF- 5,800 SF
- **TRAFFIC COUNT**  
160,000 VPD on Edens Expwy.
- **PARKING RATIO**  
4/1,000 SF



**FLOOR PLAN**



**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
■ POPULATION	12,363	128,129	333,376
■ HOUSEHOLDS	4,496	46,981	123,715
■ AVG. HH INCOME	\$117,173	\$125,459	\$107,781

**CONTACT INFORMATION**

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