



OFFICE/FLEX SPACE FOR LEASE 505 E. NORTH AVE

CAROL STREAM, IL 60188

Olivia Czyzynski

Vice President

O: 312.676.1862

olivia.czyzynski@svn.com

Jennifer Hopkins

Vice President

O: 312.676.1865

jennifer.hopkins@svn.com

Nathalie Fisher

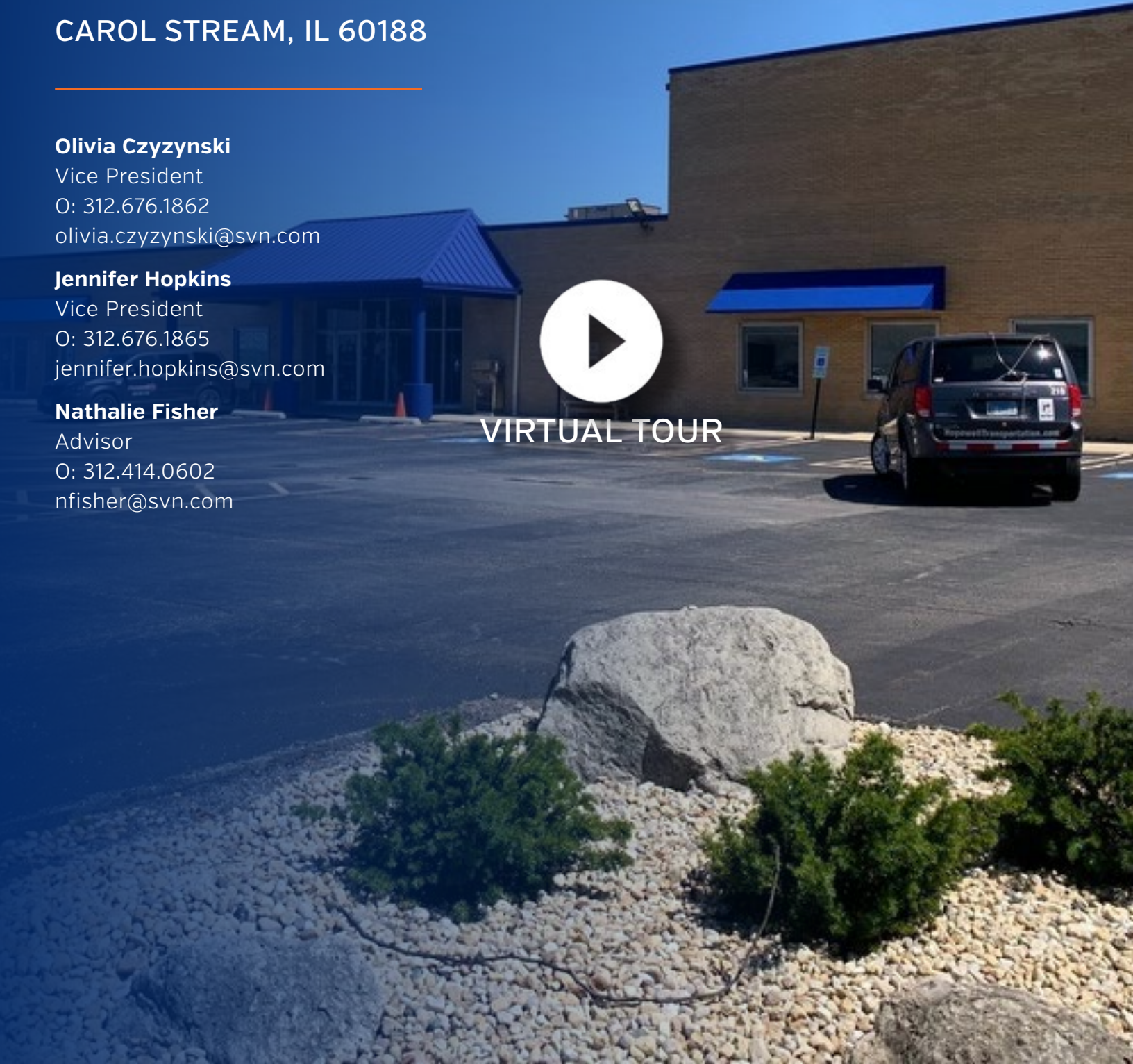
Advisor

O: 312.414.0602

nfisher@svn.com



VIRTUAL TOUR



Building Highlights

- 5,000 - 40,000 SF Office/Flex Space Available For Lease
- 30,000 SF Available on the 1st Floor, Divisible to 5,000 SF. This Space is Currently Fully Built Out and was Formerly Occupied by the Village of Carol Stream Offices
- 10,000 SF Available on 2nd Floor Ideal for Office or Storage
- Flex/Warehouse Component is Available with Ability to Add Drive-in-Door
- Located Directly on North Avenue
- Immediately West of the Lighted Intersection of Schmale Road and North Avenue
- 25 Minute Drive to O'Hare International Airport
- Excellent Location Directly Across from Caputo's Fresh Market along with Starbucks, Portillo's and many other Restaurants
- Existing Tenants Include Comcast and First Student
- Abundant Free Parking Including Secure Parking Lot in Rear Which can be Leased Separately
- Building and Monument Signage Available



505 E. NORTH AVE, CAROL STREAM, IL 60188

SVN | Chicago Commercial | Page 2

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Property Summary



OFFERING SUMMARY

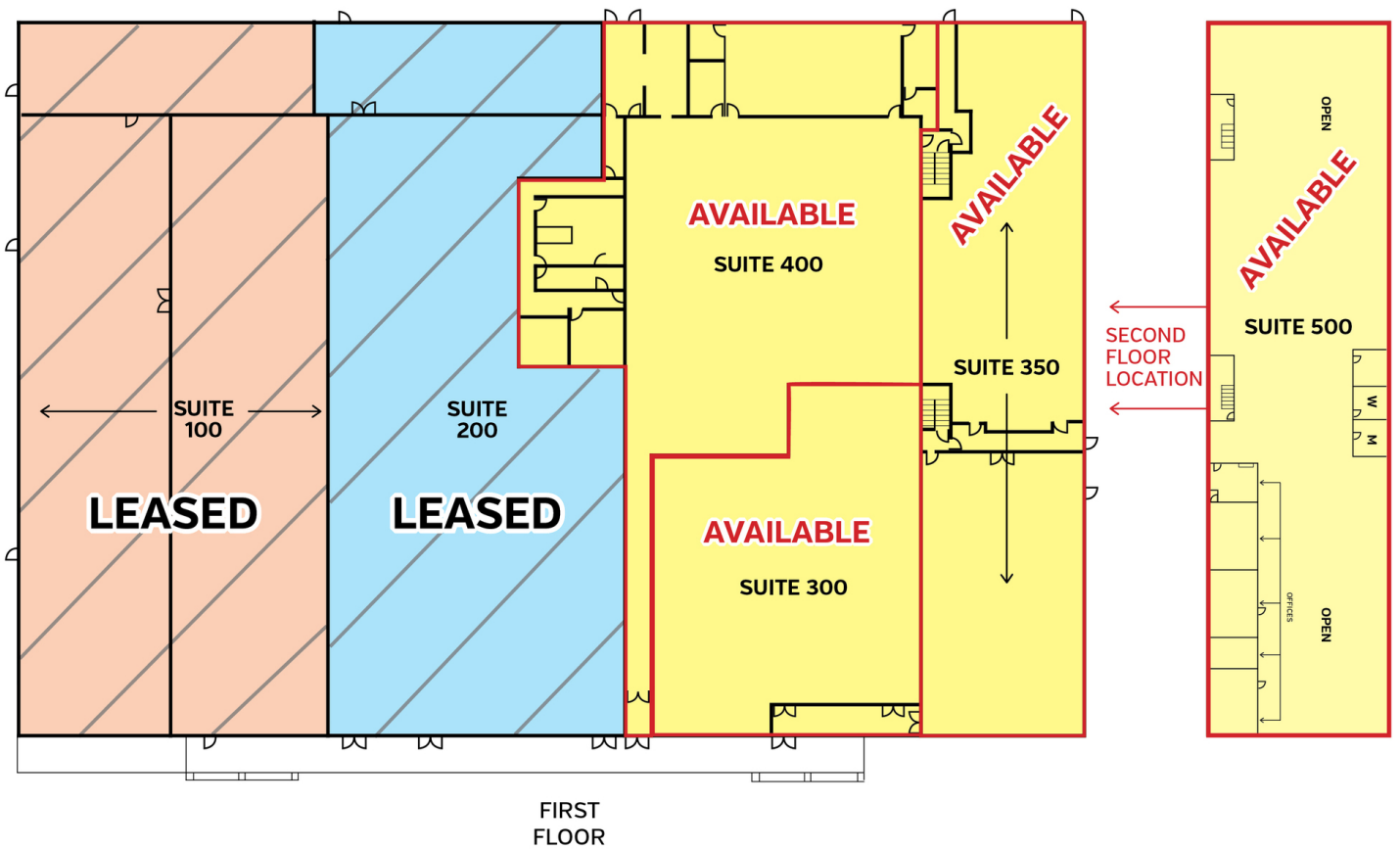
Lease Rate:	\$13.00 SF/yr (NNN)
CAM/Taxes:	\$2.23 SF/yr
Building Size:	70,000 SF
Available SF:	5K - 40K SF
Lot Size:	4.4 Acres
Year Built:	1972
Renovated:	2016
Zoning:	B-2
Market:	Chicago
Submarket:	North DuPage
Traffic Count:	52,100 VPD
County:	DuPage

PROPERTY OVERVIEW

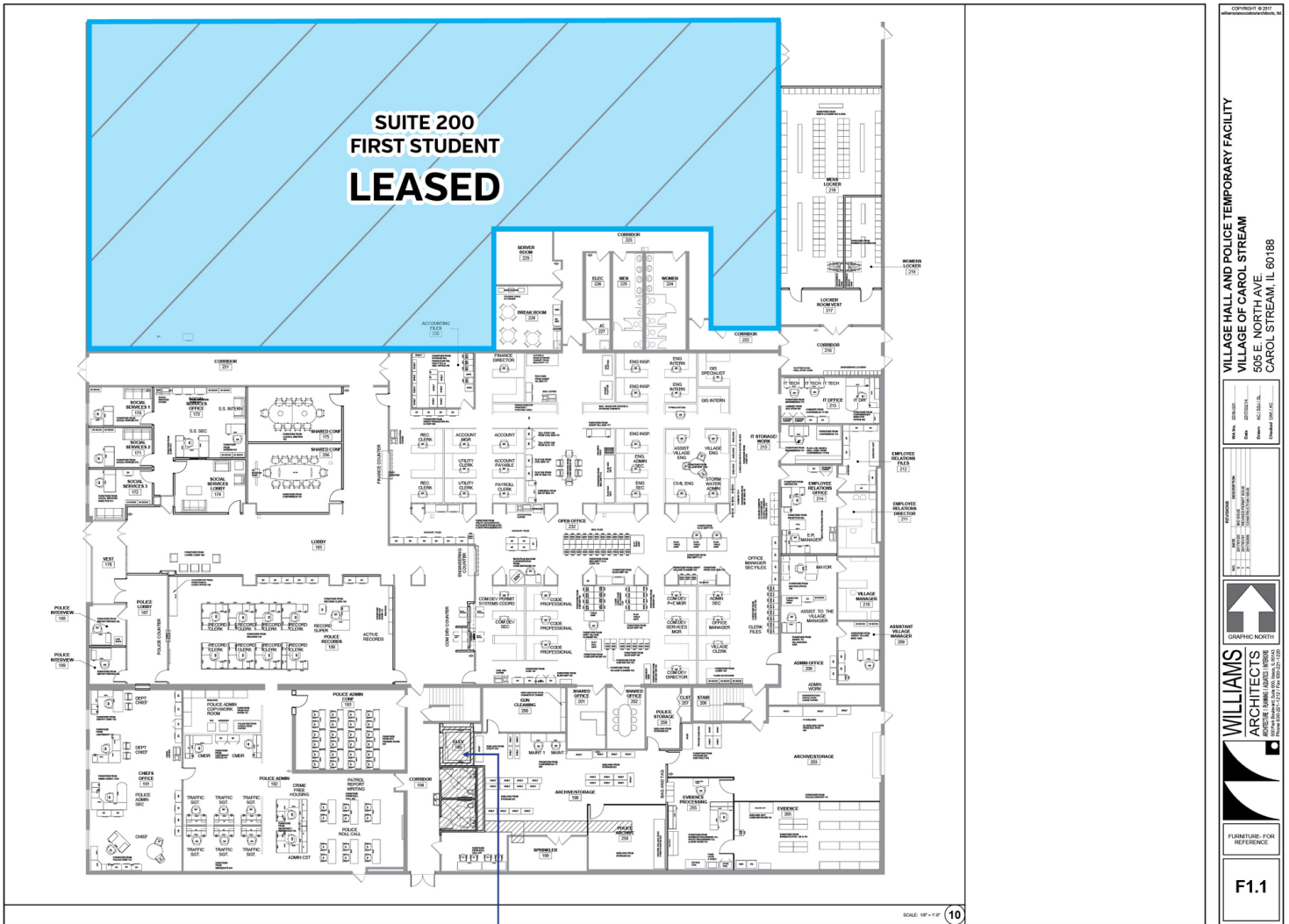
This is a 70,000 SF, multi-tenant office building with 30,000 SF available office/flex space located on the first floor along with a 10,000 SF second floor vacant office available for lease. The first-floor space can demise down to 5,000 SF spaces. The ground floor was previously the Village of Carol Stream offices and is fully built out office space. The second-floor space is accessible by two stairways and is currently being used for storage. It can be built out into office space or as additional dry storage space. The vacancies have high ceilings, built out offices and open space which can be used for cubicles or an open work area. The rear first floor space could be ideal as flex space, and roll up delivery doors can be added to the alley side of the building to allow for delivery trucks access from the alley via North Avenue or Schmale Road.

The property has abundant free parking in front of the building. Additionally, there is secured parking in the rear, which can be leased out separately. The property is extremely well located directly on North Avenue just west of the main lighted intersection of Schmale and North Avenue. The property has five access points including two front access driveways from North Avenue, a side alley which accesses North Avenue along with and a rear road, Phillips Court, which provides easy access to Schmale Road.

Building Floor Plans



Suites 300-400 Floor Plan (No Furniture)



FURNITURE NOT AVAILABLE

POTENTIAL ELEVATOR LOCATION

COPYRIGHT © 2017
VILLAGE HALL AND POLICE TEMPORARY FACILITY
VILLAGE OF CAROL STREAM
505 E. NORTH AVE
CAROL STREAM, IL 60188

NAME: []
 TITLE: []
 DATE: []
 DRAWN BY: []
 CHECKED BY: []
 APPROVED BY: []

REVISIONS:
 NO. DESCRIPTION
 1. []
 2. []
 3. []

EMPLOYEE RELATIONS SECTION
 EMPLOYEE RELATIONS SECTION

GRAPHIC NORTH
 WILLIAMS ARCHITECTS
 ARCHITECTURE, PLANNING, INTERIOR DESIGN
 111 W. WASHINGTON ST., SUITE 1000
 CHICAGO, IL 60601

FURNITURE FOR REFERENCE
F.1.1

Location Overview



LOCATION OVERVIEW

Carol Stream is a Western Suburb of Chicago. It has a large pool of local labor, and a diverse business park. The Village is home to over 1,000 businesses, 40,000 residents, two million square feet of commercial building space and 22 million square feet of industrial building space. The total population is 113,000 within a 3 mile radius, with an average household income of over \$91,000. Carol Stream is located just 35 miles northwest of Chicago and less than 15 miles southwest of O'Hare International Airport, with 5 major roads running through the area: North Avenue, Army Trail, Gary Avenue, Schmale and County Farm Roads and easy access to I-355 and Elgin O'Hare Expressway. Carol Stream was named in Money Magazine as 1 of the top 100 best places to live nationally and tops overall in Illinois.



The immediate area on North Avenue has over 52,000 vehicles per day. It is a major East-West thoroughfare which runs all the way to the city of Chicago. This stretch along North Avenue in Carol Stream has experienced significant development in the last 10 years including a new Caputo's Fresh Market and additional retailers including Starbucks, Subway, Aldi's Culvers, T-Mobile, Sports Clips and many others. This market also has well established industrial and office buildings and business parks. North Avenue is an excellent location for a businesses to locate their office or flex needs.

Additional Interior Photos



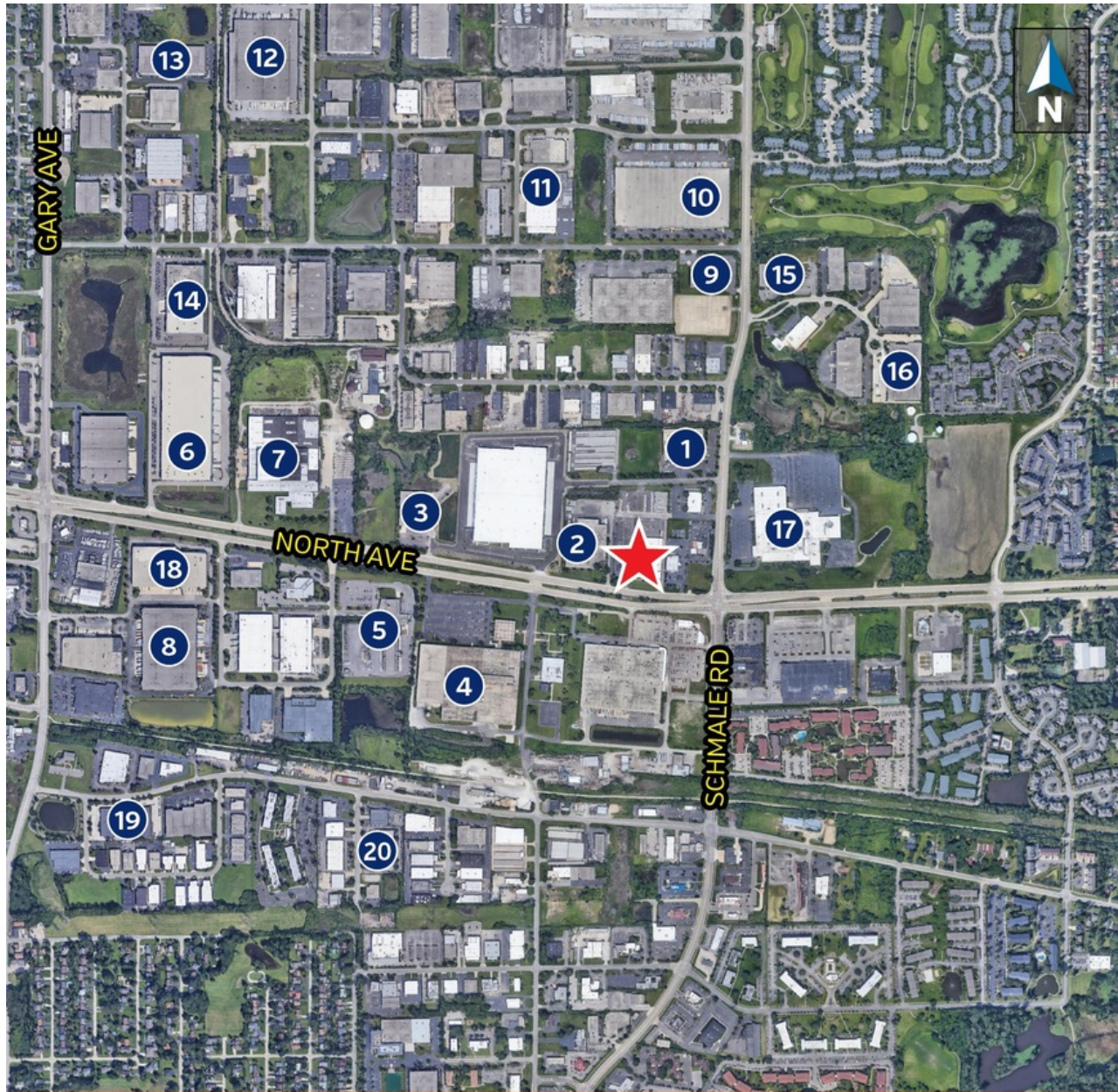
Additional Exterior Photos



Aerial Map

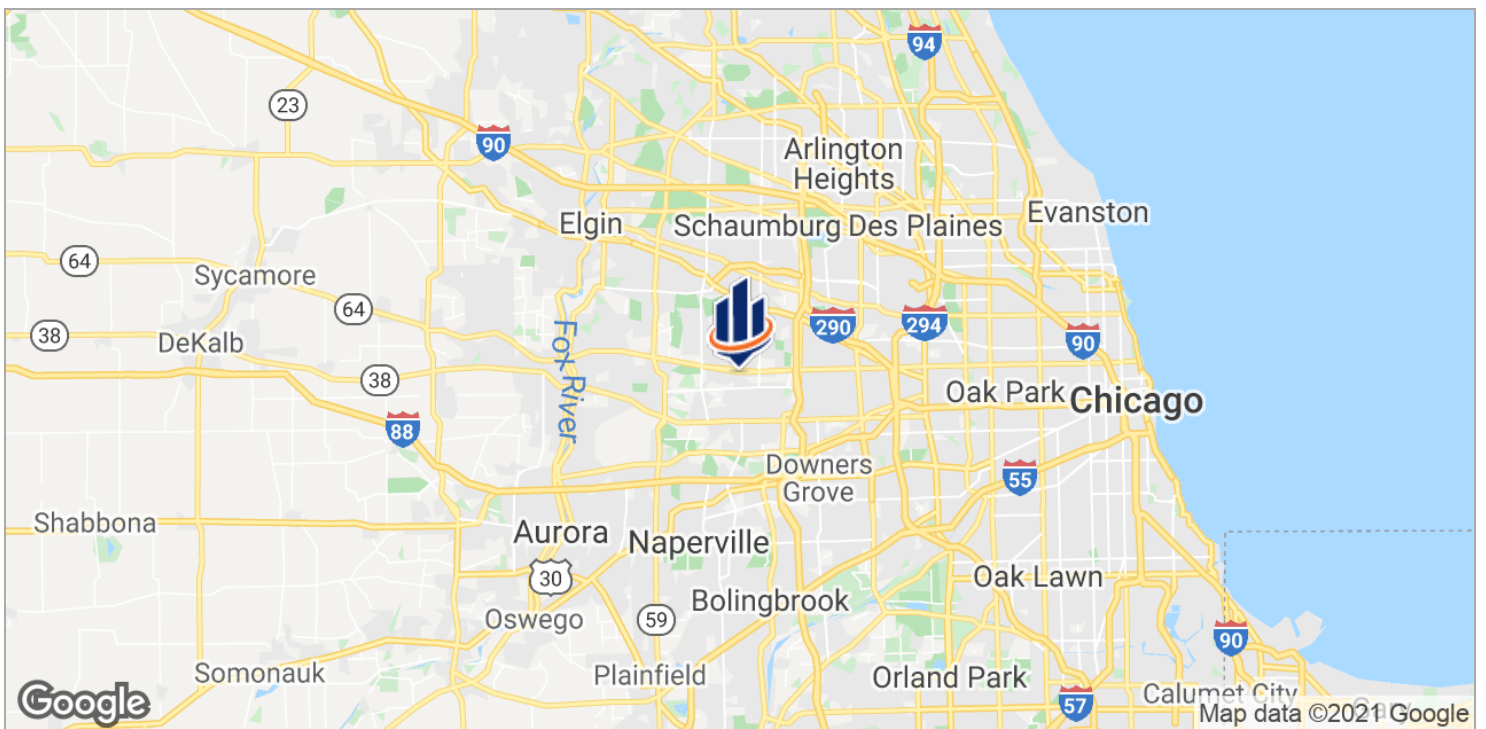


Neighboring Business Map



- | | | |
|-----------------------------|---------------------------------------|------------------------------|
| 1 - Metals Technology | 8 - Target Marketing Systems | 15 - Avanti Engineering |
| 2 - Danco Converting | 9 - Loma Systems | 16 - Metro Hardwoods |
| 3 - R.S. Hughes | 10 - Office Depot Distribution Center | 17 - Spraying Systems |
| 4 - Graphic Packaging | 11 - North Coast Roofing Systems | 18 - Ifastgroup Distribution |
| 5 - Interstate PowerSystems | 12 - Yunnan Baiyao | 19 - KCW Environmental |
| 6 - CoreCentric Solutions | 13 - Vertex Distribution | 20 - Eagle Engine Sales |
| 7 - Cartpac | 14 - Roundup Food Equipment | |

Location Maps

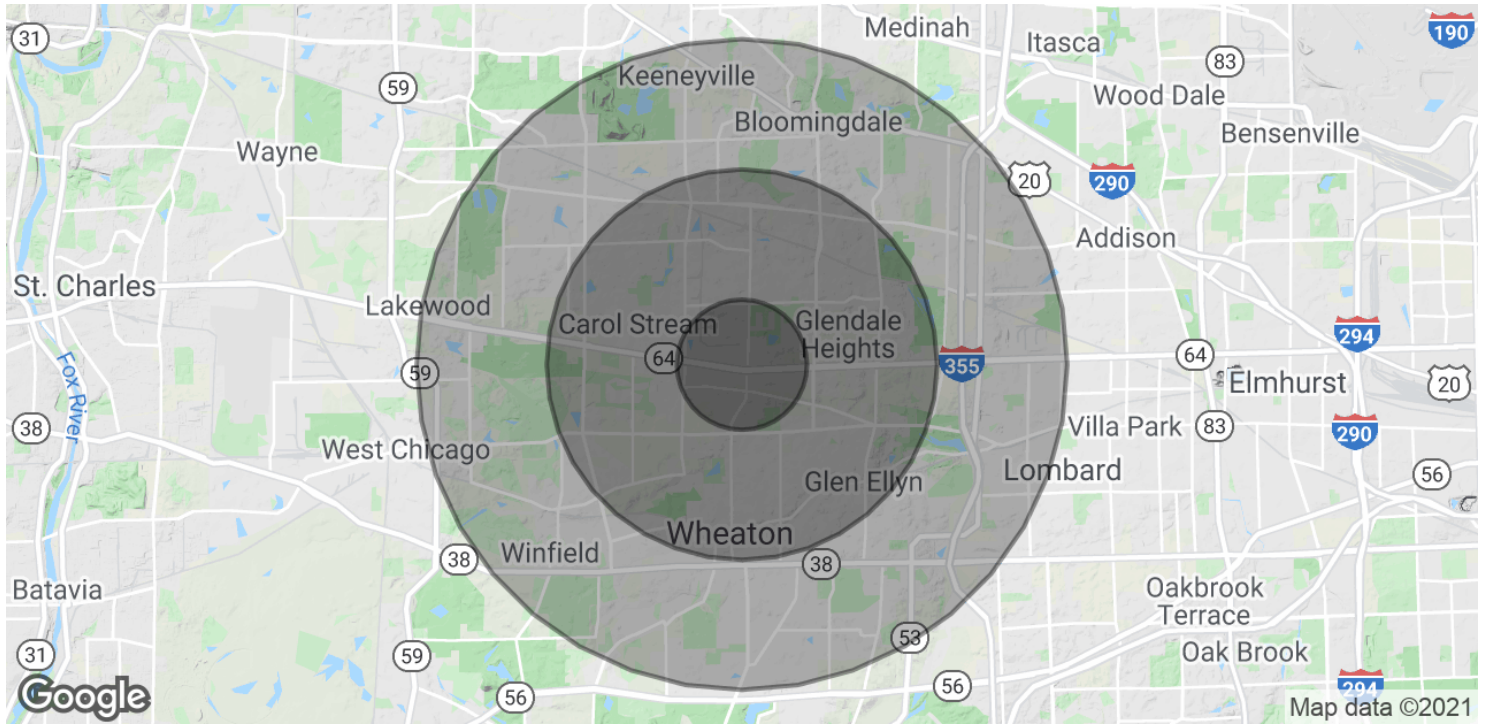


505 E. NORTH AVE, CAROL STREAM, IL 60188

SVN | Chicago Commercial | Page 11

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,311	112,793	278,623
Average age	33.6	35.0	37.3
Average age (Male)	32.6	34.1	36.0
Average age (Female)	35.3	35.7	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,216	38,726	99,784
# of persons per HH	2.4	2.9	2.8
Average HH income	\$68,392	\$91,193	\$97,442
Average house value	\$234,747	\$376,290	\$379,117

* Demographic data derived from 2010 US Census

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner [“Owner”], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.