

# +/- 775 SF OFFICE SUITES | PRIME RETAIL FOR LEASE



SITE

1100 & 1102 NERGE ROAD  
ELK GROVE VILLAGE, IL 60007

---

Karen Kulczycki  
Senior Advisor  
O: 312.602.5346  
kkulczycki@svn.com

Nerge Road

Devon Ave

# Belvedere Plaza Property Summary



## OFFERING SUMMARY

Available SF: 775 - 6,800 SF

Lease Rate: \$18.50 SF/yr (MG)

Building Size: 20,000 SF

Submarket: O'Hare

Space Type: Retail

## PROPERTY OVERVIEW

Belvedere Plaza has prime Executive Offices and Retail unit available for lease, ranging from 775 - 6,800 SF. Flexible configurations, ready for move-in. Join InStyle Salon and Suites, Smile Creations Dental, RealTime Sports Bar, Belvedere Banquets, Country Inn & Suites, Professional Office, and more. This retail component is located in a development corridor and offers great visibility, plenty of foot traffic, signage and quick and easy access to multiple highways.

## PROPERTY HIGHLIGHTS

- +/- 6,800 SF Retail Space
- Two +/- 775 SF Executive Offices
- Heat and Water Included
- Highly Desirable Location
- Natural Light | Lot line Windows
- Pylon and Building Signage
- Signalized Intersection
- Development Corridor

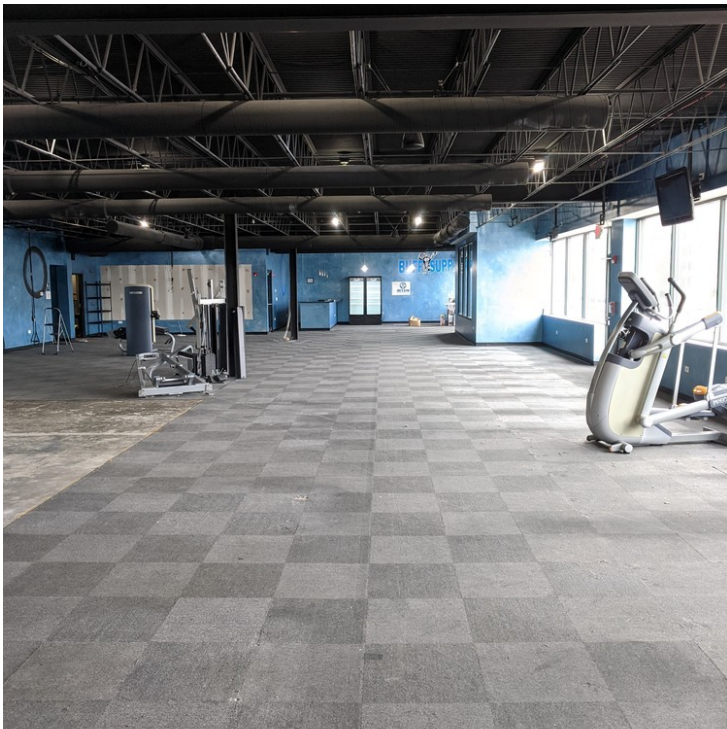
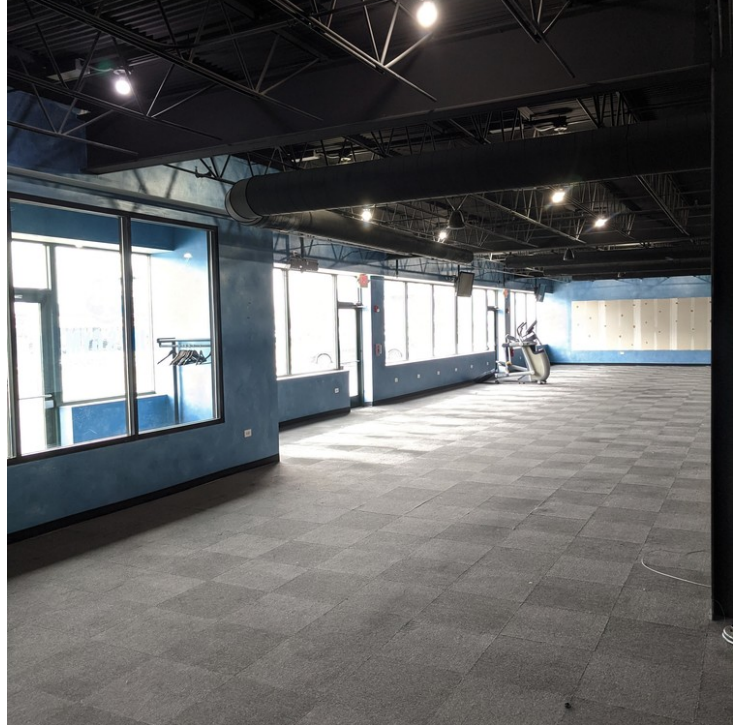
# Prime Retail Space- 1102 Nerge



<b>LEASE RATE:</b>	\$18.50 SF/YR	<b>TOTAL SPACE:</b>	6,800 SF
<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS
1102 Nerge	Prime Retail	Negotiable	MG	6,800 SF	Prime Retail Available Prior Fitness Tenant Open Floor Plan Private Office Restroom Showers On site Laundry Highly Visible Lot Line Windows Pylon and Building Signage Signalized Intersection

# Prime Retail- 1102 Nerge



# Executive Office- Suite 202



<b>LEASE RATE:</b>	\$18.50 SF/YR	<b>TOTAL SPACE:</b>	775 SF
<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS
Executive Suite 202	Office Building	\$18.50/SF/yr	Modified Gross	775 SF	Executive Unit for Lease 3 Individual Offices Large Reception area Plenty of Natural Light

# Executive Office- Suite 204



<b>LEASE RATE:</b>	\$18.50 SF/YR	<b>TOTAL SPACE:</b>	775 SF
<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	36 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Executive Suite 204	Office Building	\$18.50 SF/yr	Modified Gross	775 SF	Negotiable	Newly renovated Unit Open Concept Plenty of natural light

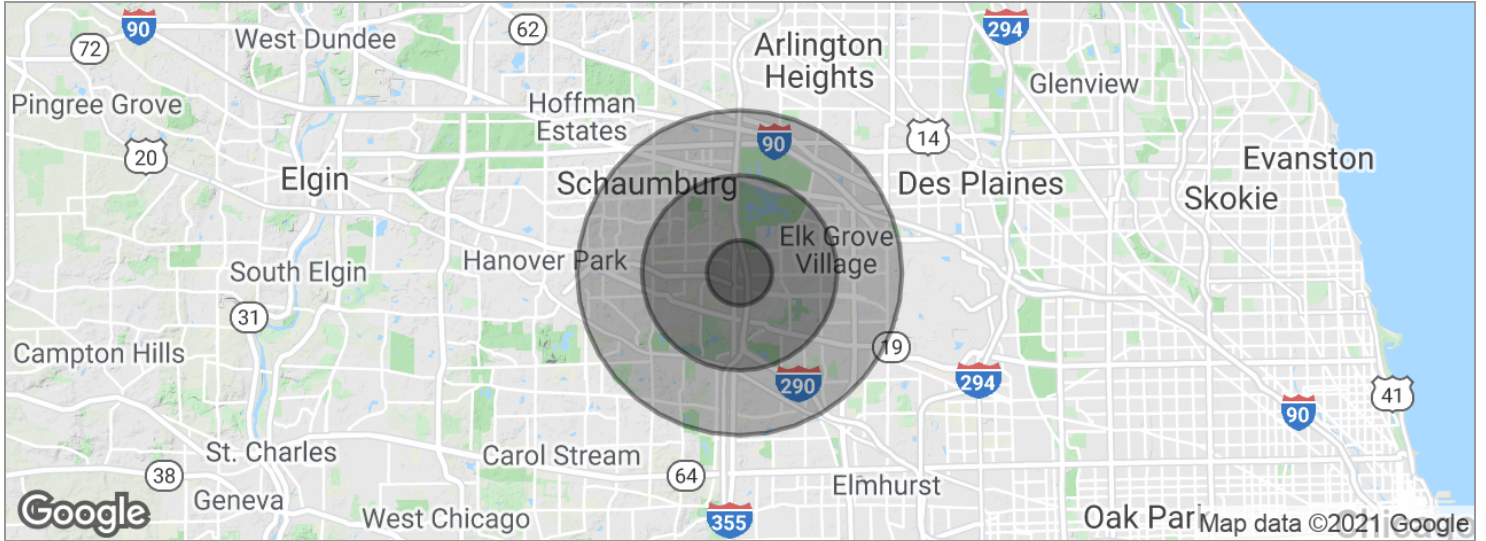
# Retailer Map



# Property Aerial



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	10,112	69,170	219,927
Median age	41.5	40.4	38.3
Median age (Male)	40.4	39.0	37.2
Median age (Female)	42.9	41.9	39.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,175	27,192	83,677
# of persons per HH	2.4	2.5	2.6
Average HH income	\$84,127	\$88,775	\$80,437
Average house value	\$340,113	\$338,412	\$316,894

\* 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.