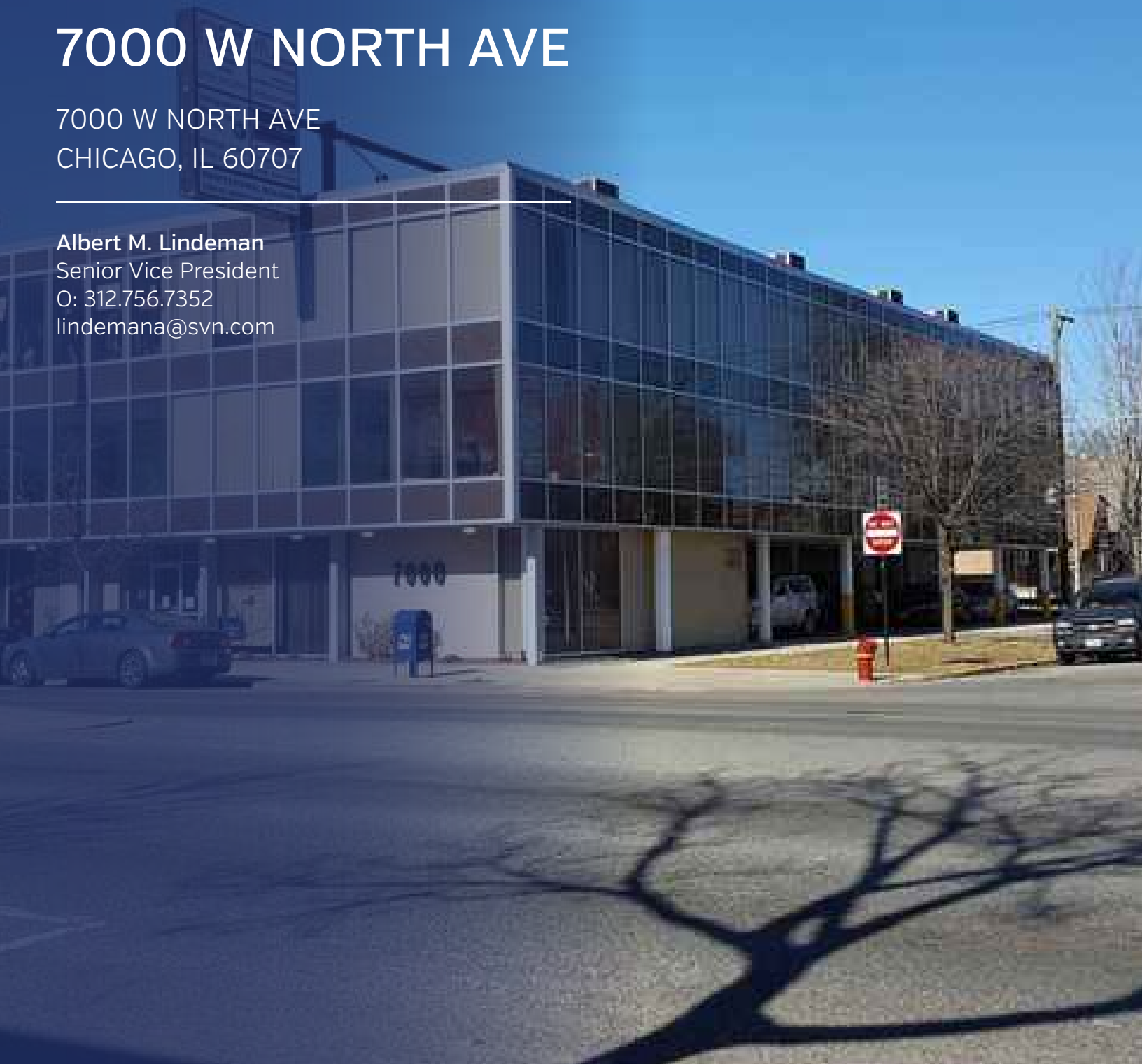




7000 W NORTH AVE

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CHICAGO, IL 60707

Albert M. Lindeman
Senior Vice President
O: 312.756.7352
lindemana@svn.com



Property Summary



OFFERING SUMMARY

Available SF:	550 - 1,401 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	0.28 Acres
Year Built:	1980
Building Size:	15,284 SF
Zoning:	Commercial
Market:	Chicago
Submarket:	Near West

PROPERTY OVERVIEW

Professional office space on North Avenue across from Oak Park. Many professional medical and office users in the building. The property features an atrium with natural light and ample natural light to the suites with large windows from ceiling to floor. A great opportunity to be near hospitals and an immediate care center. A great time to locate near the planned redevelopment of Galewood's former Sears at the northeast corner of Harlem Ave. and North Ave. The proposed project will bring a mix of retail and residential construction.

PROPERTY HIGHLIGHTS

- Covered, surface and street parking
- 1/2 block from Harlem Ave
- 1/2 block from planned Sears redevelopment
- Borders Oak Park
- Minutes from two hospitals
- 1/2 mile from urgent care

Available Spaces

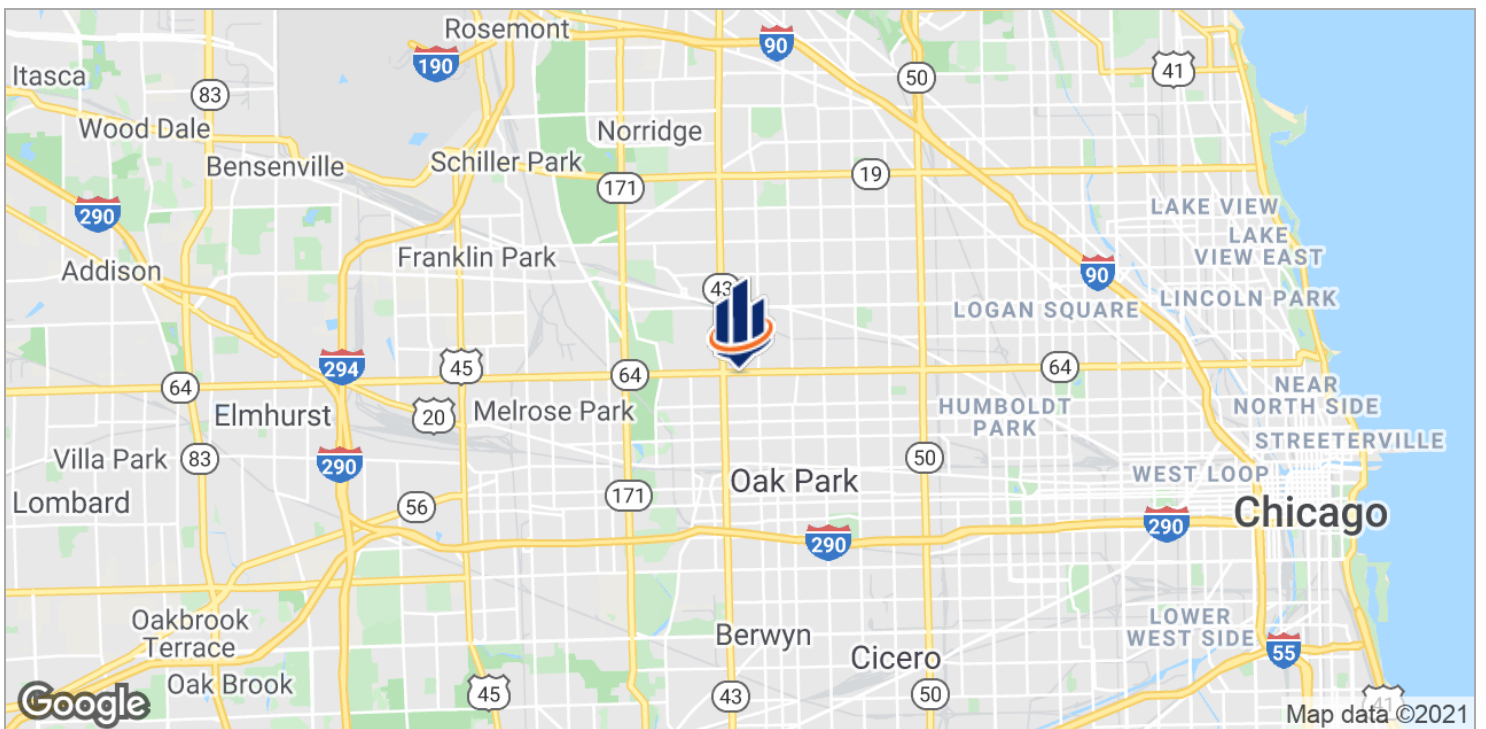
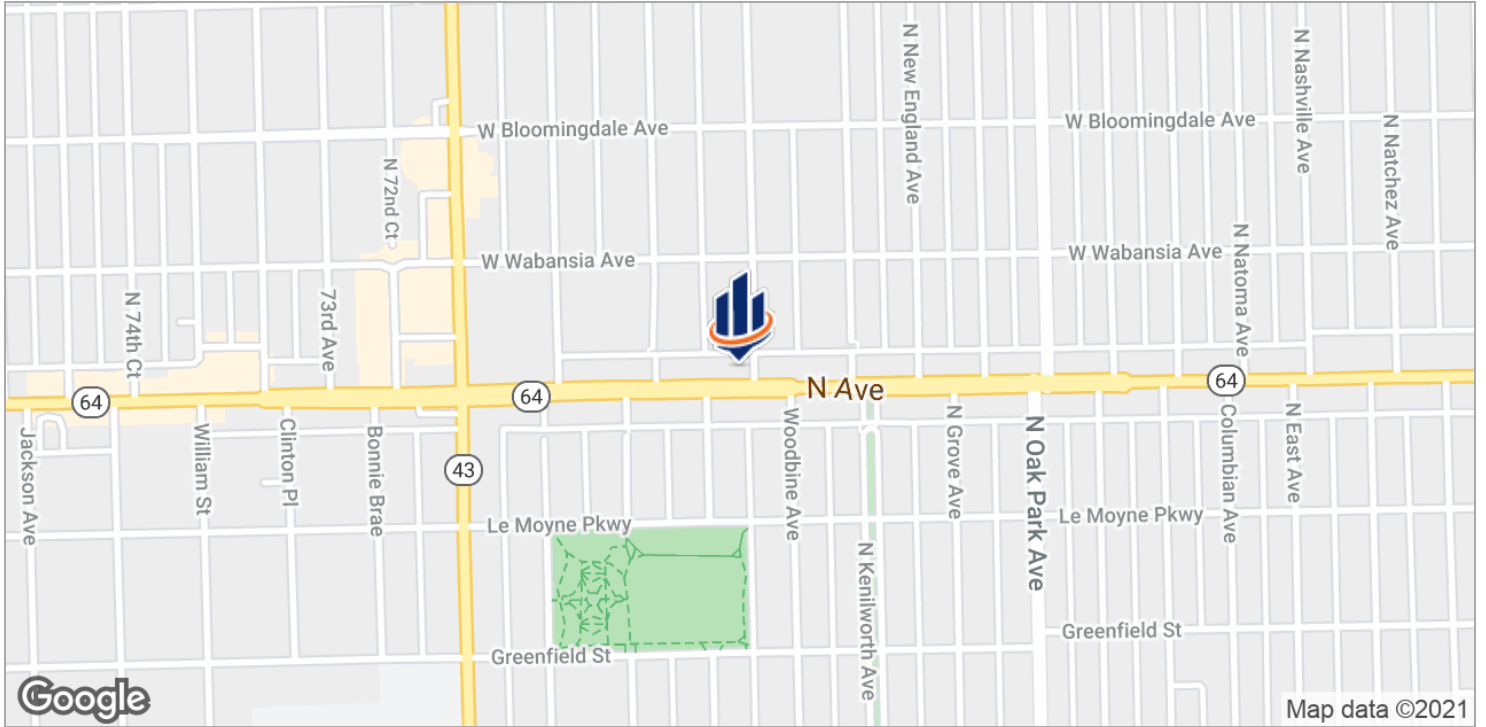
LEASE RATE: \$15.00 SF/YR **TOTAL SPACE:** 550 - 1,401 SF
LEASE TYPE: MG **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Current Mgt Office	Office Building	\$15.00 SF/yr	Modified Gross	506 SF	Negotiable	
2B	Office Building	\$15.00 SF/yr	Modified Gross	1,228 SF	Negotiable	
2G	Office Building	\$15.00 SF/yr	Modified Gross	574 SF	Negotiable	
3B	Office Building	\$15.00 SF/yr	Modified Gross	1,304 SF	Negotiable	
3C	Office Building	\$15.00 SF/yr	Modified Gross	677 SF	Negotiable	
3D	Office Building	\$15.00 SF/yr	Modified Gross	1,401 SF	Negotiable	
3E	Office Building	\$15.00 SF/yr	Modified Gross	852 SF	Negotiable	
Basement	Office Building	\$15.00 SF/yr	Gross	901 SF	Negotiable	
3F	Office Building	\$15.00 SF/yr	Modified Gross	550 SF	Negotiable	

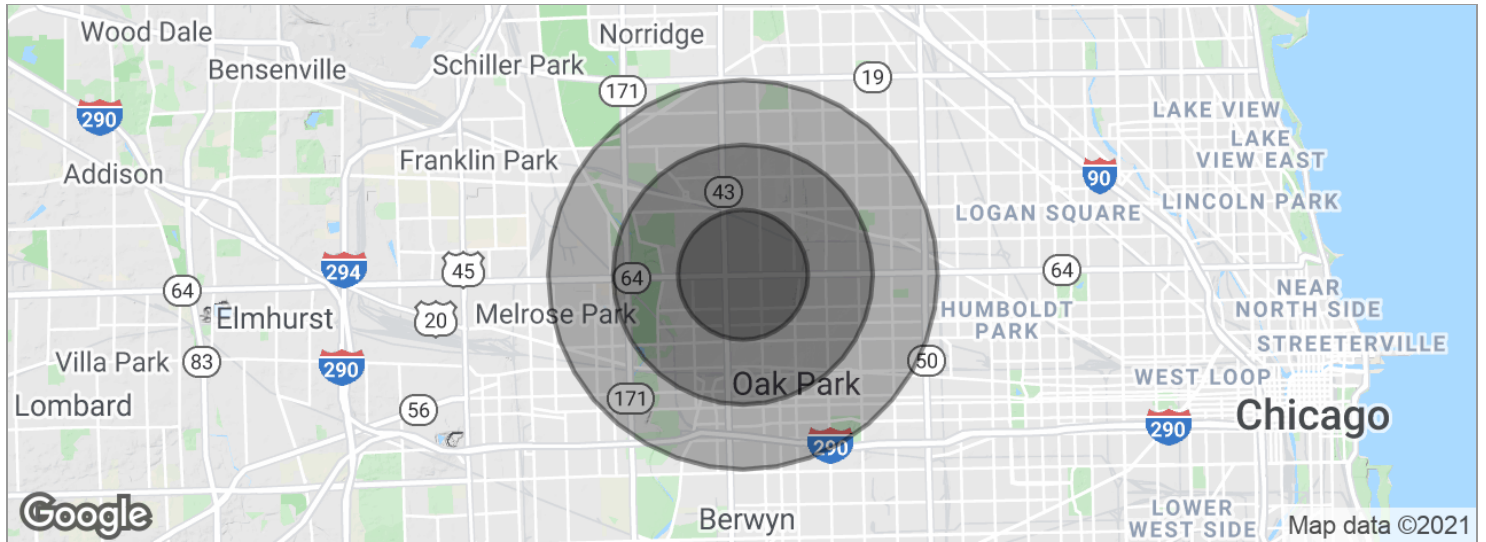
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	27,420	137,426	321,027
Median age	38.9	36.9	36.2
Median age (Male)	36.7	34.8	34.3
Median age (Female)	41.4	38.9	37.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,193	50,951	115,717
# of persons per HH	2.7	2.7	2.8
Average HH income	\$104,645	\$86,987	\$75,782
Average house value	\$377,186	\$369,519	\$356,885

* Demographic data derived from 2010 US Census