

NORTH GROVE CORPORATE PARK
3,000 - 25,000 SF
Available for Lease
MORTON GROVE, ILLINOIS



Building Specifications

BUILDING	SIZE	AVAILABLE SPACE	SPACE TYPE
Oakton Plaza	186,286 SF	2,928 - 10,628 SF	Office/Warehouse
8210-8270 Lehigh Avenue	121,448 SF	3,766 - 23,203 SF	Office/Warehouse
6205-6243 Park Avenue	48,935 SF	1,998 - 3,652 SF	Office/Warehouse

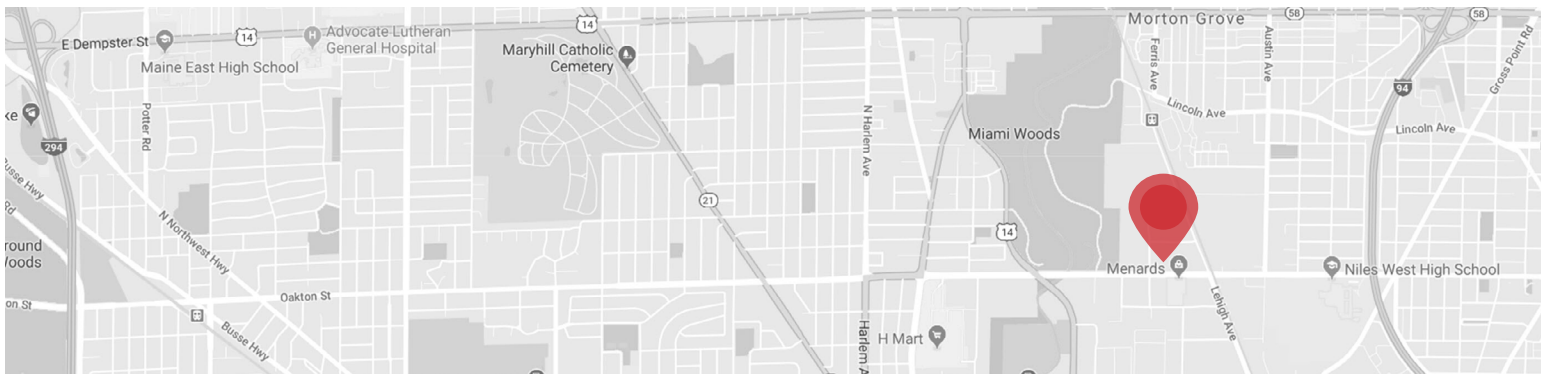


6256 OAKTON STREET - MORTON GROVE, ILLINOIS

7,700 SF For Lease

PROPERTY FEATURES

- 7,700 SF available
- 2,310 SF office (30%)
- 87,566 SF building
- 14' clear
- 4 common ext docks
- 200 amps
- Wet sprinklers
- Immediate availability
- Walking distance to Metra train stop
- Public transportation on Oakton Street
- 1/4 mile west of I-94 (Edens Xway)
- \$2.83 PSF real estate taxes (2017)
- \$1.18 PSF CAM
- \$10.19 PSF Modified Gross



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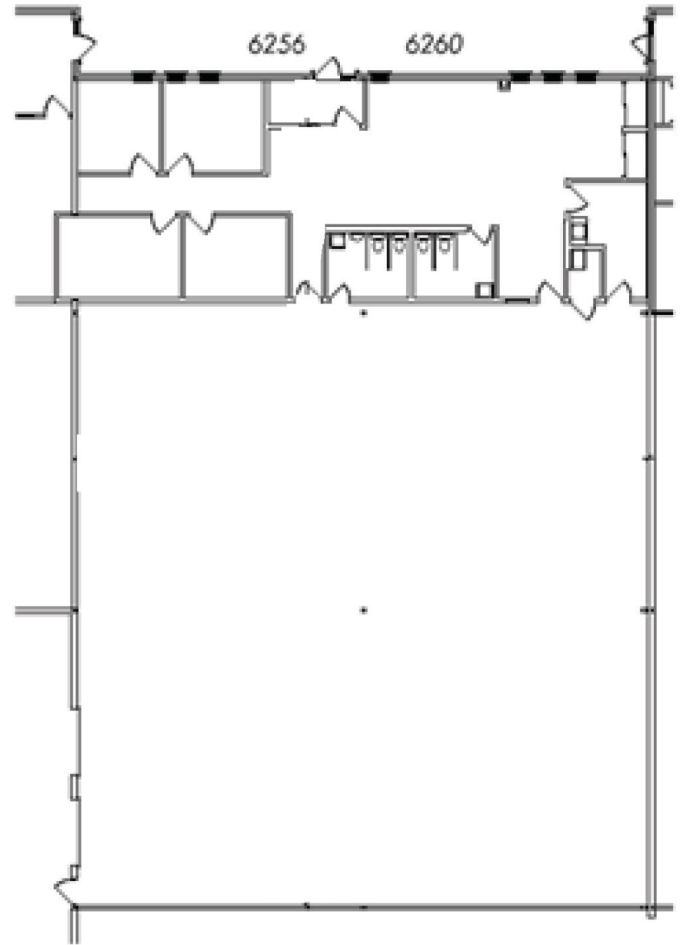
Drew Bulson

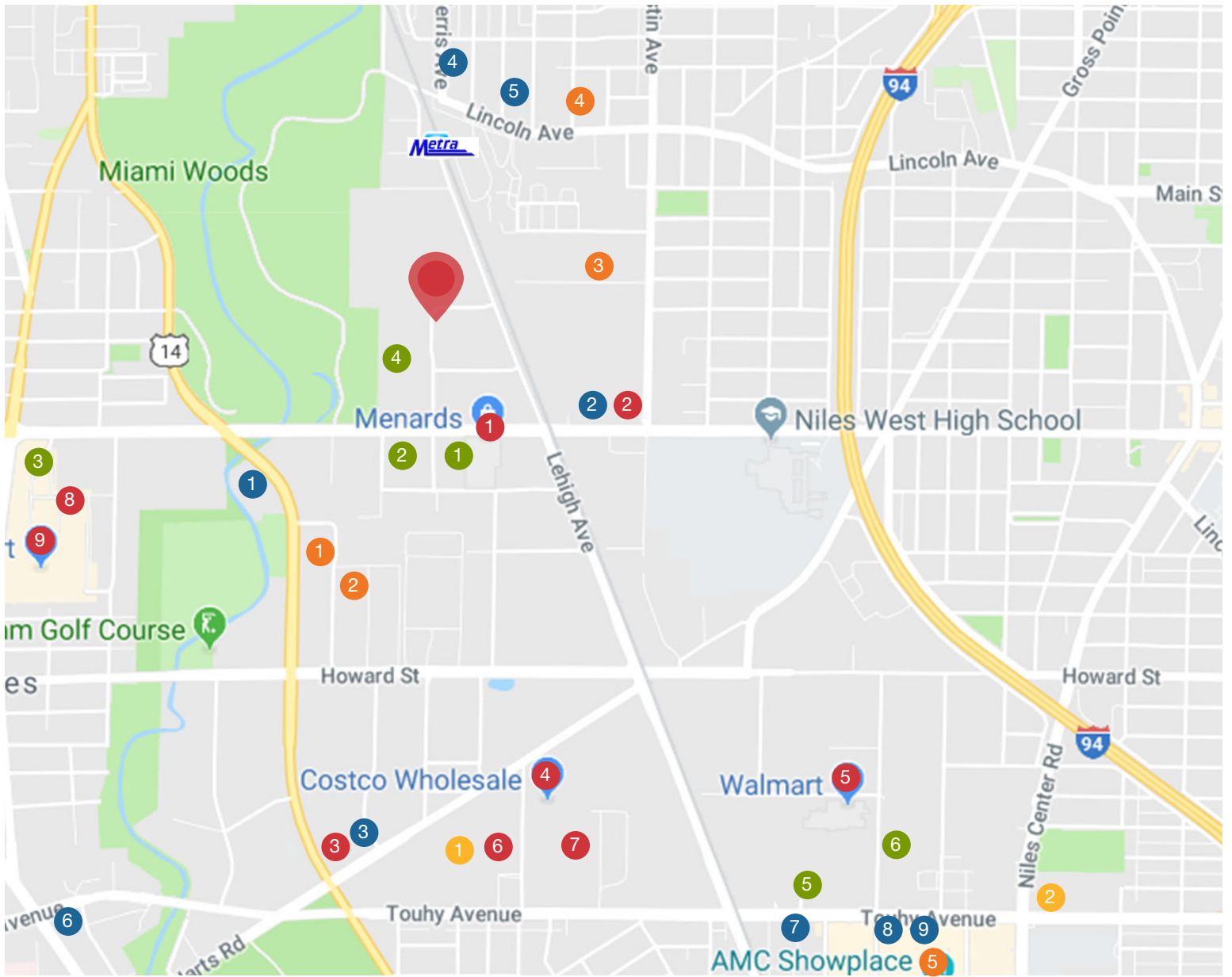
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Area Amenities

Corporate

- 1. Lifeway Foods
- 2. Quantum Group
- 3. USPS
- 4. John Crane, Inc.
- 5. Wells Fargo Bank
- 6. Chase Bank

Dining

- 1. Barnaby's
- 2. Biggie's
- 3. Dunkin Donuts
- 4. Burt's Place
- 5. Pequod's Pizza
- 6. Starbucks
- 7. Jersey Mike's Subs
- 8. Outback Stkhs
- 9. Chili's Bar & Grill

Hospitality

- 1. Leaning Tower YMCA
- 2. Holiday Inn

Entertainment

- 1. Sky High Sports
- 2. JumpZoneq
- 3. House of Torment
- 4. MG Public Library
- 5. AMC Showplace

Retail

- 1. Menards
- 2. Marathon
- 3. Shell
- 4. Costco
- 5. Walmart
- 6. Aldi's
- 7. Target
- 8. The Home Depot
- 9. H Mart

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