

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



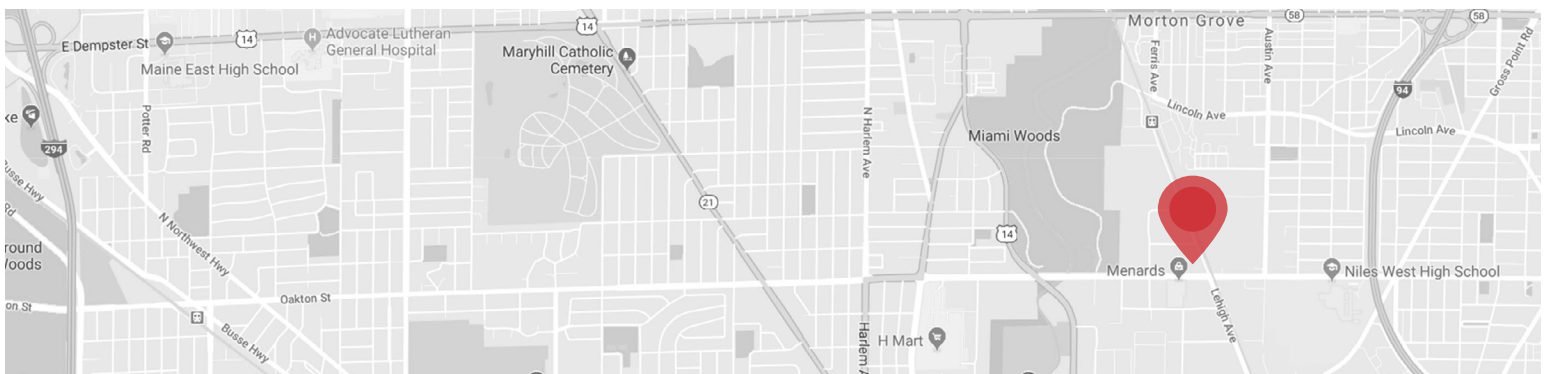
Oakton Plaza  
Business Center  
6200 - 6388 Oakton Street

6160 OAKTON STREET - MORTON GROVE, ILLINOIS

# 10,682 SF For Lease

## PROPERTY FEATURES

- 10,682 SF available
- 1,068 SF office (10%)
- 10,682 SF building
- 14' clear
- 1 exterior dock / 1 drive-in door
- 800 amps; 208 volts; 3 phase
- Wet sprinklers
- Immediate availability
- Walking distance to Metra train stop
- Public transportation on Oakton Street
- 1/4 mile west of I-94 (Edens Xway)
- \$2.47 PSF real estate taxes (2017)
- \$1.74 PSF CAM
- \$10.36 PSF Modified Gross



**Larry Much, SIOR**

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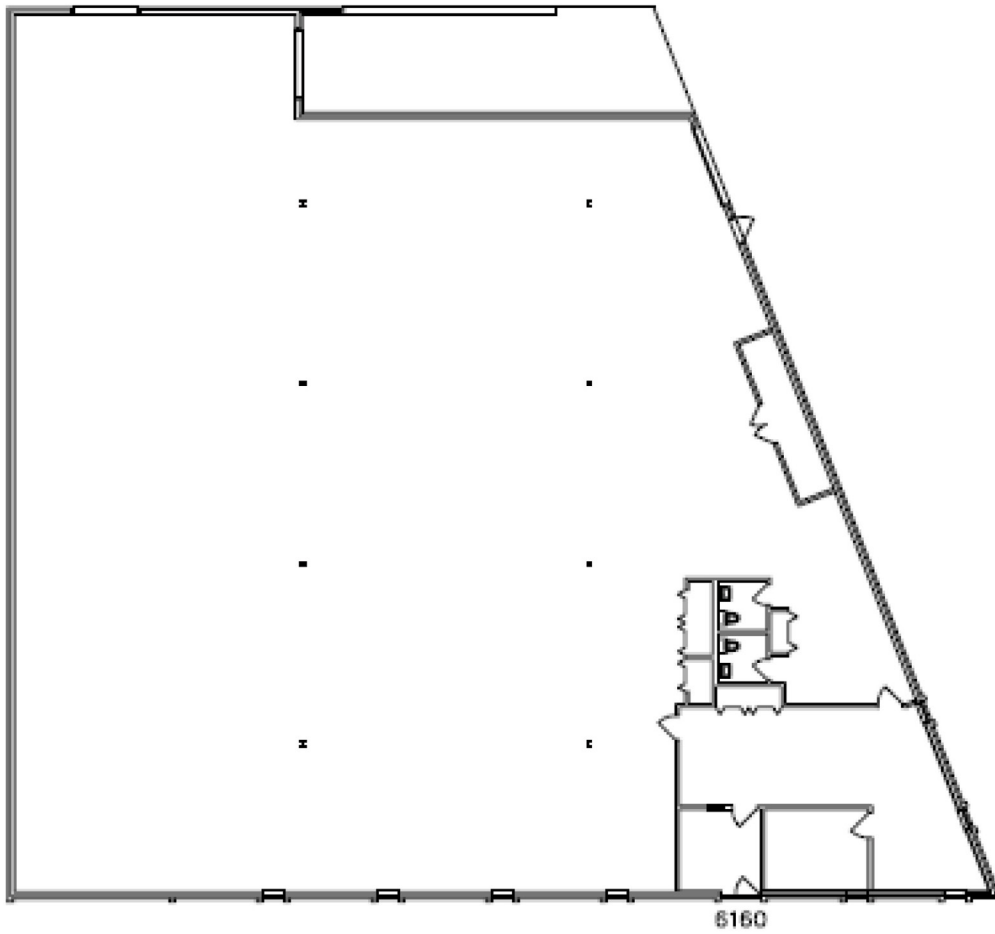
**Drew Bulson**

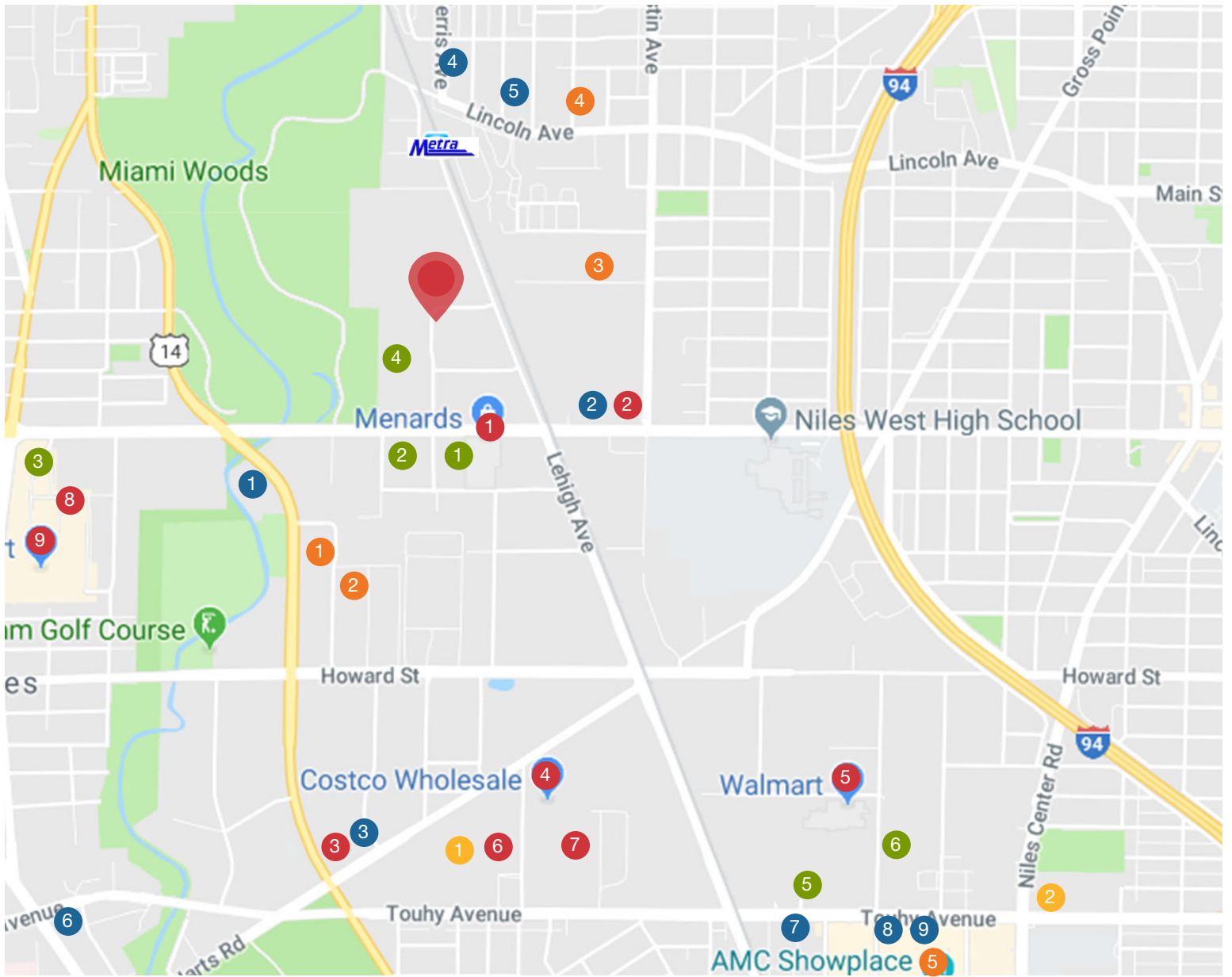
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## Area Amenities

**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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