

OFFICE FOR LEASE

LAKE STREET PLAZA

3520 Lake Ave, Wilmette, IL 60091



AVAILABLE SF: 352 - 1,402 RSF

LEASE RATE: \$6.95/Sf/Yr NNN
\$1,000-\$1,250/Mo: Units 201 A, B, C

BUILDING SIZE: 9,293 SF

BUILDING CLASS: B

CROSS STREETS: Lake Avenue & Laramie

PROPERTY OVERVIEW

Desirable, Highly Visible Office Suites Available on Busy Lake Ave Near Loyola & New Trier West H.S. Close to I-94 Expressway Lake Street/Skokie Blvd Exit
Active center, with Co-tenants Starbucks & Jimmy Johns. Monitored Parking Lot with 40 spaces - One Dedicated Space per Office Available

PROPERTY FEATURES

- Suite 201 : 1,402 rsf - 3 Private Offices. Lots of Windows and Natural Light. Waiting Area/Reception, Ask about basement storage rate.
- Executive Offices May Be Lease Individually with Shared Waiting Area:
- 201 A : 352 rsf - \$1,000/mo;
- 201 B : 480 rsf - \$1,000/mo
- 201 C : 570 rsf - \$1,250/mo
- Ideal for Attorneys, Architects, Financial Planners, Accountants, IT Company, Recruiting Firm, Marketing company, Call Center, Insurance, Medical Records & Billing
- Call Patrice Marks for Showing 847-409-7983

KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
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www.kurtzarch.com

MTC Risk Retention Relating Company, LLC
200 Madison Avenue, Suite 300
New York, NY 10017
D: 212.633.8222

EDWARD JONES INVESTMENT OFFICE
3520 LAKE AVENUE
WILMETTE, ILLINOIS

1. LA. PERMITS REVIEW COMMENTS	08/23/14
2. REVISED PER PERMITS	08/23/14
3. PERMITS APPROVAL	08/27/14
4. PERMITS ISSUED	08/27/14

2ND FLOOR
EDWARD JONES INVESTMENT OFFICE

3520 LAKE AVENUE
WILMETTE, ILLINOIS

FLOOR PLAN & NOTES

DATE: 07/11/14
DRAWN BY: JIM HARRIS
CHECKED BY: JIM HARRIS
DATE: 07/11/14
SCALE: AS SHOWN

1ST FL. LOBBY PLAN

GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE DURING DEMOLITION, REMOVAL, STORAGE AND INSTALLATION AT JOB SITE.
- CONTRACTOR SHALL PROTECT FURNITURE AND VEHICLES DURING DEMOLITION AND CONSTRUCTION. REQUIREMENTS OF APPLICABLE CODE AND ALL APPLICABLE CHINA REGULATIONS.
- ALL UTILITIES (EQUIPMENT TIES) NOT USED FOR RECONSTRUCTION SHALL BE REMOVED. ALL UTILITIES (EQUIPMENT TIES) TO BE REMOVED AND DISCONNECTED SHALL BE REMOVED. ALL UTILITIES (EQUIPMENT TIES) TO BE REINSTALLED SHALL BE REINSTALLED. ALL UTILITIES (EQUIPMENT TIES) TO BE REINSTALLED SHALL BE REINSTALLED. ALL UTILITIES (EQUIPMENT TIES) TO BE REINSTALLED SHALL BE REINSTALLED.
- ANY AREAS SHOWN TO BE REMOVED SHALL BE REMOVED AND DISCONNECTED. ALL UTILITIES (EQUIPMENT TIES) TO BE REINSTALLED SHALL BE REINSTALLED. ALL UTILITIES (EQUIPMENT TIES) TO BE REINSTALLED SHALL BE REINSTALLED.

KEYNOTES

- INITIAL BLOCKING REQUIRED FOR WALLS, CEILING AND GARDENS. COORDINATE WITH TENANT AND CONTRACTOR. PROVIDE TO CONTRACTOR.
- REMOVE EXISTING WALLS AND PARTITION WALLS. PROVIDE TO CONTRACTOR.
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FLOOR PLAN NOTES

- ALL INTERIOR WALL DIMENSIONS ARE FROM FACE OF FINISH FLOOR, UNLESS NOTED OTHERWISE.
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WALL SCHEDULE

SYMBOL	DESCRIPTION
1	EXTERIOR LATCH AND FINISH WALL, TYPICAL
2	EXTERIOR LATCH AND FINISH WALL, TYPICAL
3	EXTERIOR LATCH AND FINISH WALL, TYPICAL
4	EXTERIOR LATCH AND FINISH WALL, TYPICAL

NOTE:
DRAWINGS ARE TO BE COORDINATED WITH APPROVED TENANT DRAWINGS (EDWARD JONES LEASE EXHIBIT, DATED 07-08-10). APPROVED TENANT DRAWINGS SHALL TAKE PRECEDENT, TYP.

PARTIAL FLOOR PLAN (EDWARD JONES) - SECOND FLOOR

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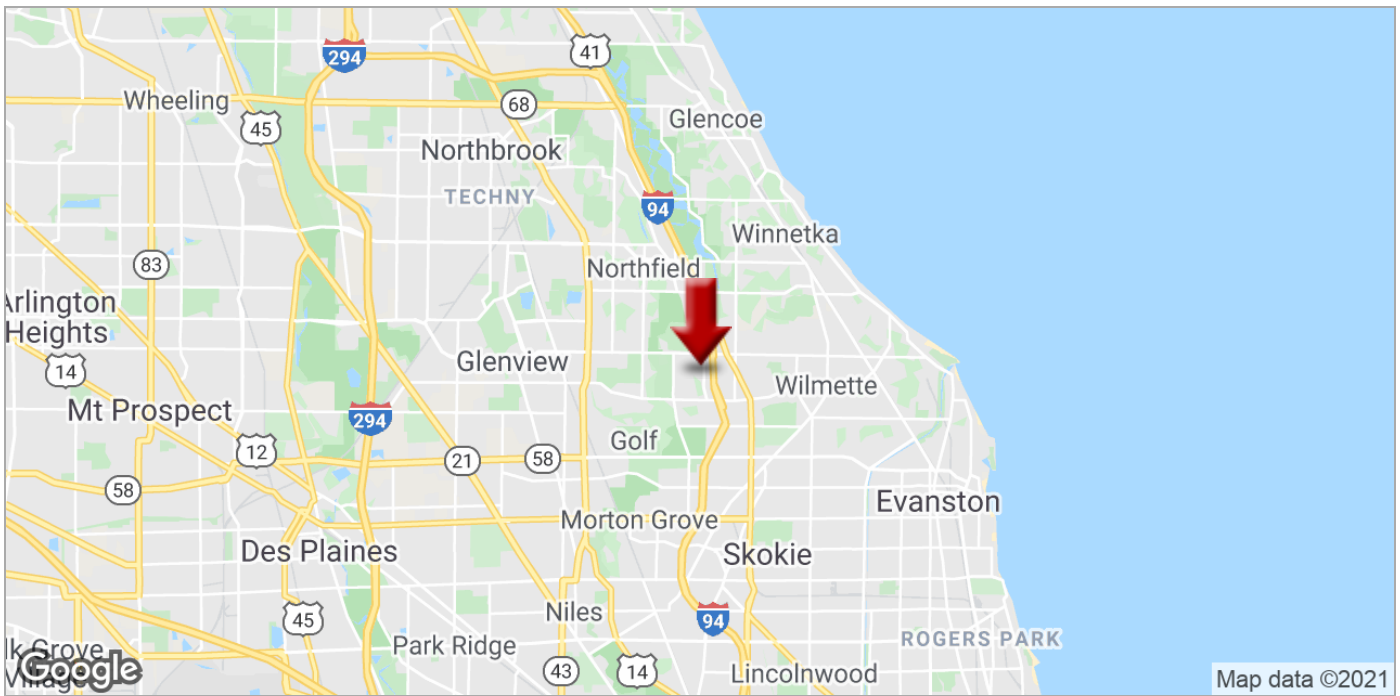
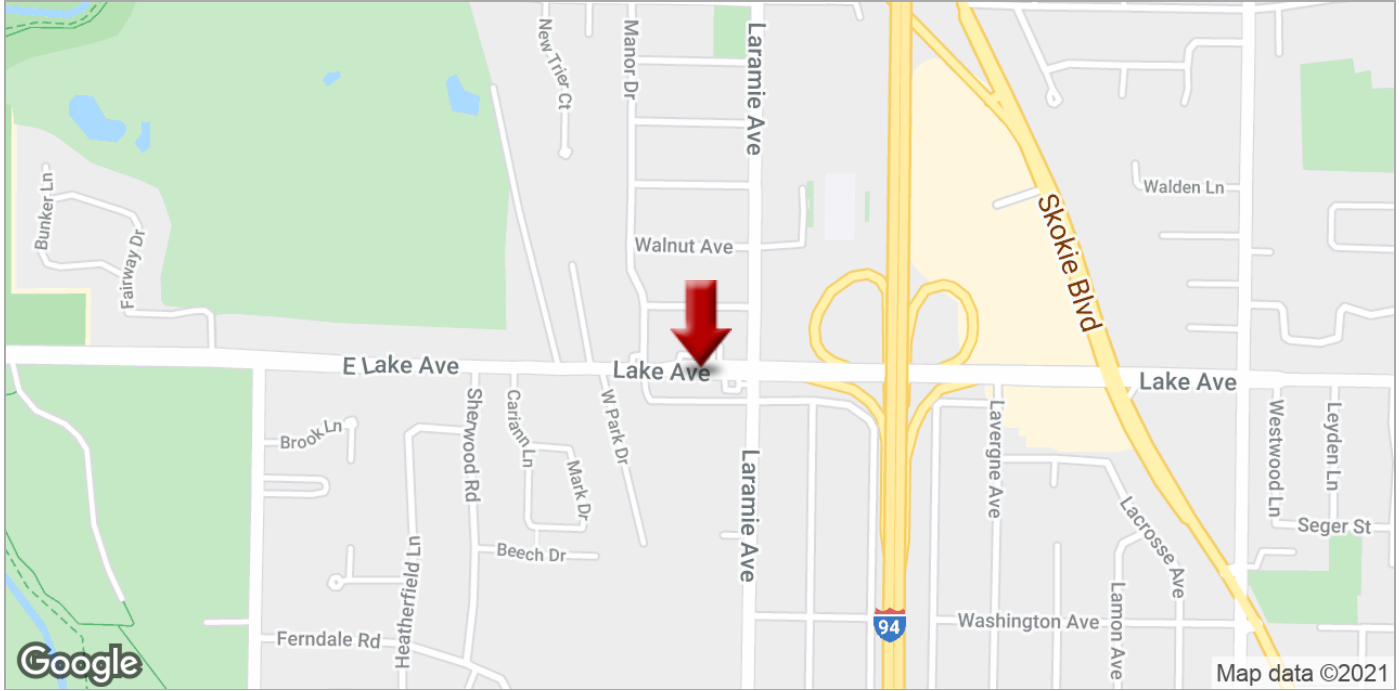
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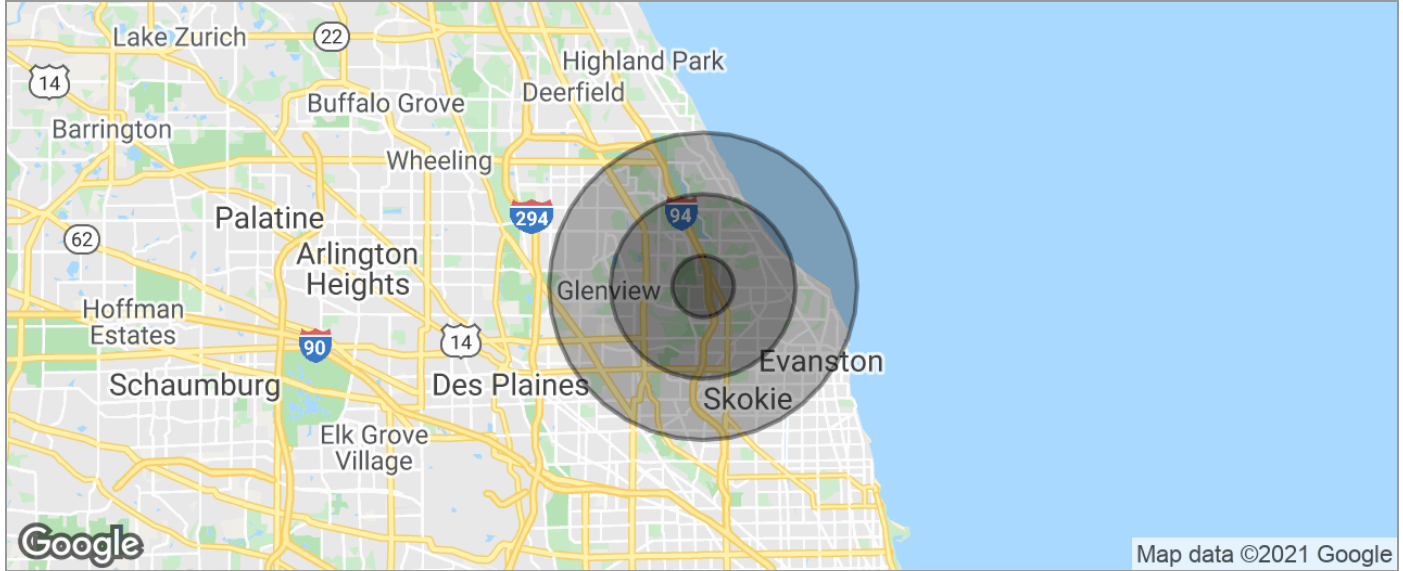
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Map data ©2021 Google

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,037	96,086	274,877
MEDIAN AGE	44.0	44.0	43.4
MEDIAN AGE (MALE)	43.2	42.4	41.6
MEDIAN AGE (FEMALE)	44.8	45.5	44.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,875	35,064	99,730
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$174,438	\$157,063	\$136,821
AVERAGE HOUSE VALUE	\$682,561	\$633,737	\$553,905
RACE	1 MILE	3 MILES	5 MILES
% WHITE	81.6%	79.3%	76.6%
% BLACK	0.5%	2.1%	4.3%
% ASIAN	14.7%	15.4%	15.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	1.3%	1.2%	1.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.3%	4.7%	5.8%

* Demographic data derived from 2010 US Census

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