

487-493 Laurel Ave., Highland Park, IL

**\$3,100/mo MG**



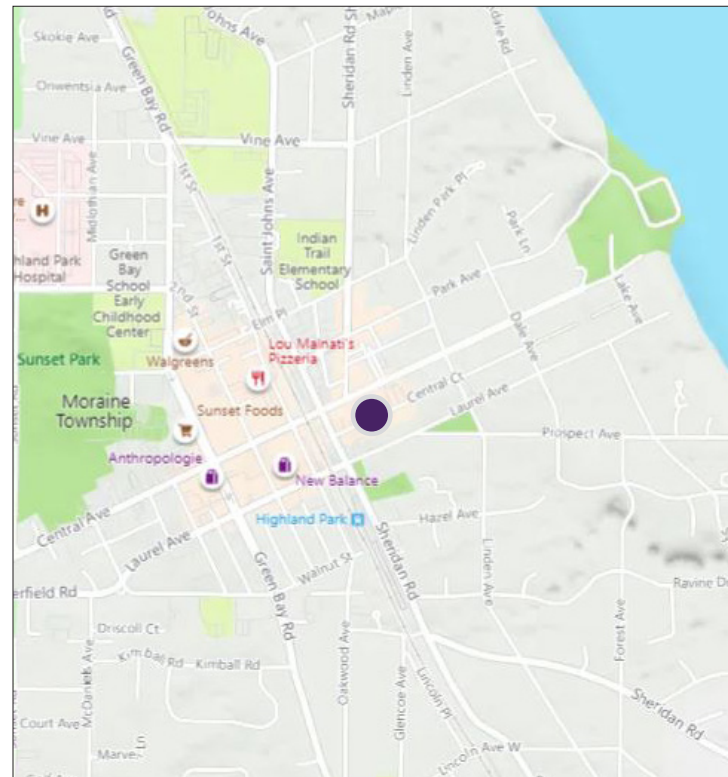
**Property Highlights**

- 1,100 SF office suite, newly renovated with high-end appointments
- Second floor unit in a boutique 3,200 SF office building
- Tenants responsible for janitorial and all utilities except water
- Numerous property upgrades
- New tenant signage
- Close proximity to MetraRail, I-94, bus lines and main arteries
- Ample on-site parking
- Downtown Highland Park is known for its boutique shopping, dining and entertainment options
- Zoning: B-5 - Central Business District

**Property Overview**

Available for lease is a 1,100 square foot, second floor office space in a two-story, 3,200 square foot building. The unit is improved with high-end appointments. Improvements at the property include a new roof, landscaping, signage, fixtures and doors. The unit shares the building with a dental office and Coach K Academic Tutoring. The property is well-located on Laurel, which is part of the Commercial Pedestrian Core.

Highland Park is an affluent suburb located in approximately 25 miles north of Chicago in the heart of the North Shore. This area is densely populated with an excellent average household income.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	8,899	45,354	96,582
Households	3,620	16,991	34,899
Median Income	\$136,104	\$145,347	\$154,449

**Susan B. Silver**  
Executive Director  
(312) 338 - 3001  
ssilver@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.