

800 Des Plaines Ave., Forest Park, IL

Rent Negotiable



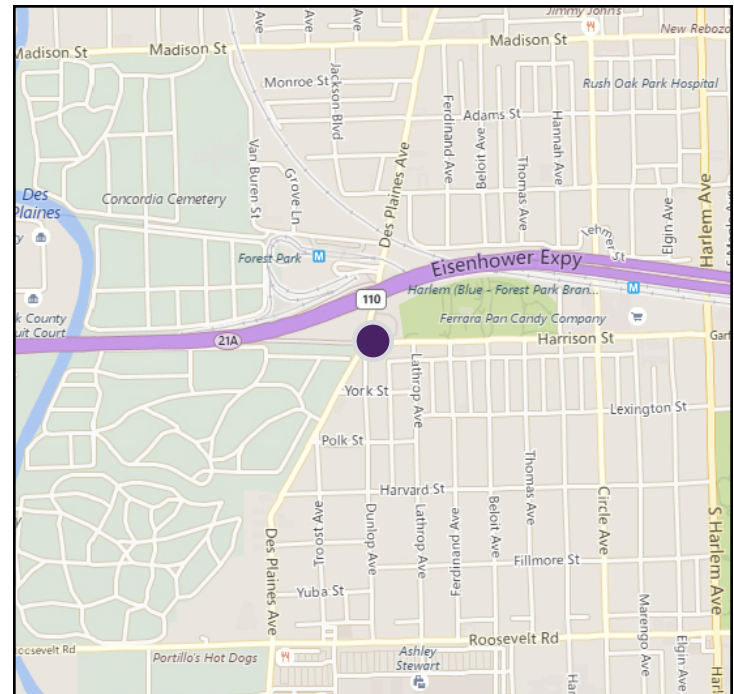
## Property Highlights

- 250 SF to 1,500 SF for lease
- Sublet space at corner of Harrison and Des Plaines
- Highly visible property
- Great opportunity for office, retail or medical space
- Potential for dedicated entrance
- Co-tenant with State Farm and ATI Physical Therapy
- CAM/Tax: \$15.93/SF
- Shared 24 car parking lot
- Close to Forest Park CTA & I-290
- Traffic Count: 22,780 combined
- Zoning: B-1

## Property Overview

Up to 1,500 square feet of sublet space is available for lease at the corner of Harrison and Des Plaines. Highly visible, the space has great potential for office, retail or medical space. There is potential to add a dedicated entrance for the right tenant. Co-tenants in the building include State Farm and ATI Physical Therapy. The space is part of a 6,000 square foot building close to I-290 and the CTA.

Forest Park is located 10 miles west of downtown Chicago along the Eisenhower Expressway (I-290). This building is located at a busy corner, passed by 22,780 cars daily on Harrison and Des Plaines.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	23,288	242,550	658,804
Households	10,706	88,479	222,222
Median Income	\$63,483	\$60,636	\$54,029

**Michael Mintz**  
Vice President  
(312) 338 - 2578  
mmintz@mpirealestate.com

**mpirealestate.com**

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