

16,297 SF Office For Sale in Highland Park

Price
Reduced
\$2,250,000

210 Skokie Valley Rd. | Highland Park, IL

~~\$2,350,000~~

Investment Highlights

- 16,297 SF multi-tenant office building
- Below market rents
- Investor or user opportunity
- Close to Edens Expressway Spur (I-94) and Skokie Hwy. (US 41)
- Close to restaurants and shopping
- Parking for 50 cars, 4 in heated garage
- Land Area: 29,000 SF
- Zoning: B3
- Taxes (2014): \$23,131

Property Highlights

Just north of Lake Cook Rd., this 16,297 square foot multi-tenant office building is available for sale. The property has a move-in ready 4,860 square foot office and an open plan 3,012 square foot unit available. Current tenants in the building include a design firm, an advertising firm, a law firm, a doctor's office and a tutoring company. This is a great opportunity for an investor or user looking for space in the North Shore.

Area Highlights

Part of the North Shore, Highland Park is a vibrant community with a mix local, regional and national businesses. Close to the Edens Spur, Northbrook Court and Skokie Hwy., this is a great location for a number of businesses.



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**MILLENNIUM
PROPERTIES R/E**

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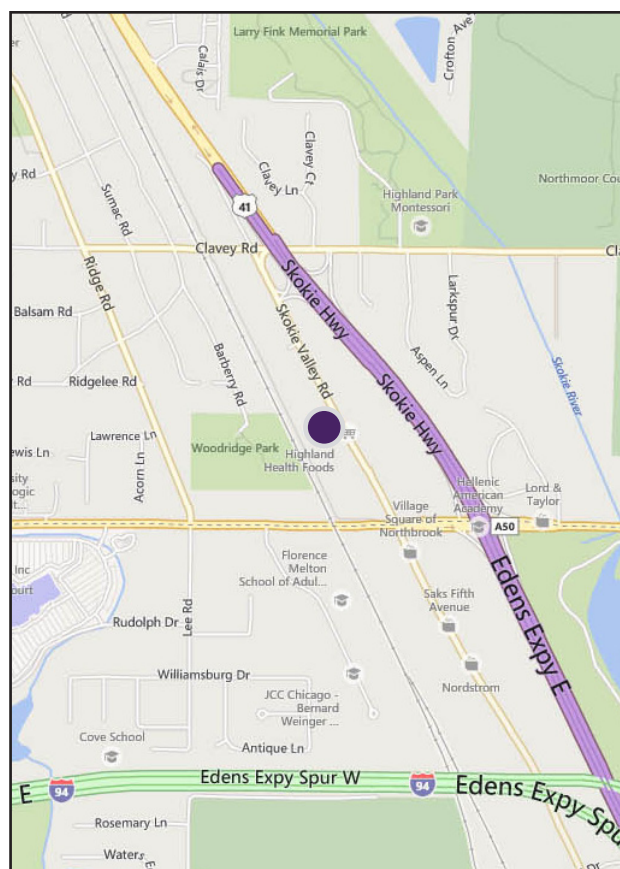
Financial Information

Unit	Tenant	Monthly Rent	Annual Rent	SF	Rent/SF	Lease Exp.
	Occupied	\$1,150	\$13,800	1,351	\$10.21	Mar-17
	Occupied	\$550	\$6,600	575	\$11.48	May-17
	Occupied	\$500	\$6,000	518	\$11.59	May-16
	Occupied	\$1,200	\$14,400	920	\$15.65	Aug-16
	Occupied	\$1,300	\$15,600	874	\$17.85	Apr-16
	Occupied	\$3,600	\$43,200	2,588	\$16.70	May-17*
	Occupied	\$700	\$8,400	633	\$13.28	May-16
	Occupied	\$850	\$10,200	967	\$10.55	May-17*
A	Vacant	-	-	4,860	\$20.00	-
B	Vacant	-	-	3,012	\$20.00	-
Total/Average		\$9,850	\$118,200	16,297		

* Current lease includes renewal option with 3% annual rent escalations

Income	Projected 2015
Gross Rents*	\$119,275
Lease-Up	\$157,440
Gross Income	\$276,715
Expenses	
Property Taxes	\$23,131
Insurance	\$5,952
Utilities	\$8,259
Maintenance & Repairs	\$9,230
Janitorial	\$6,000
Elevator Maintenance	\$2,268
HVAC Maintenance	\$10,620
Scavenger	\$1,892
Landscaping	\$1,810
Snow Removal	\$1,792
Management	\$6,000
Total Expenses	\$76,954
Net Operating Income	\$199,761

* Includes 2015 rent bumps



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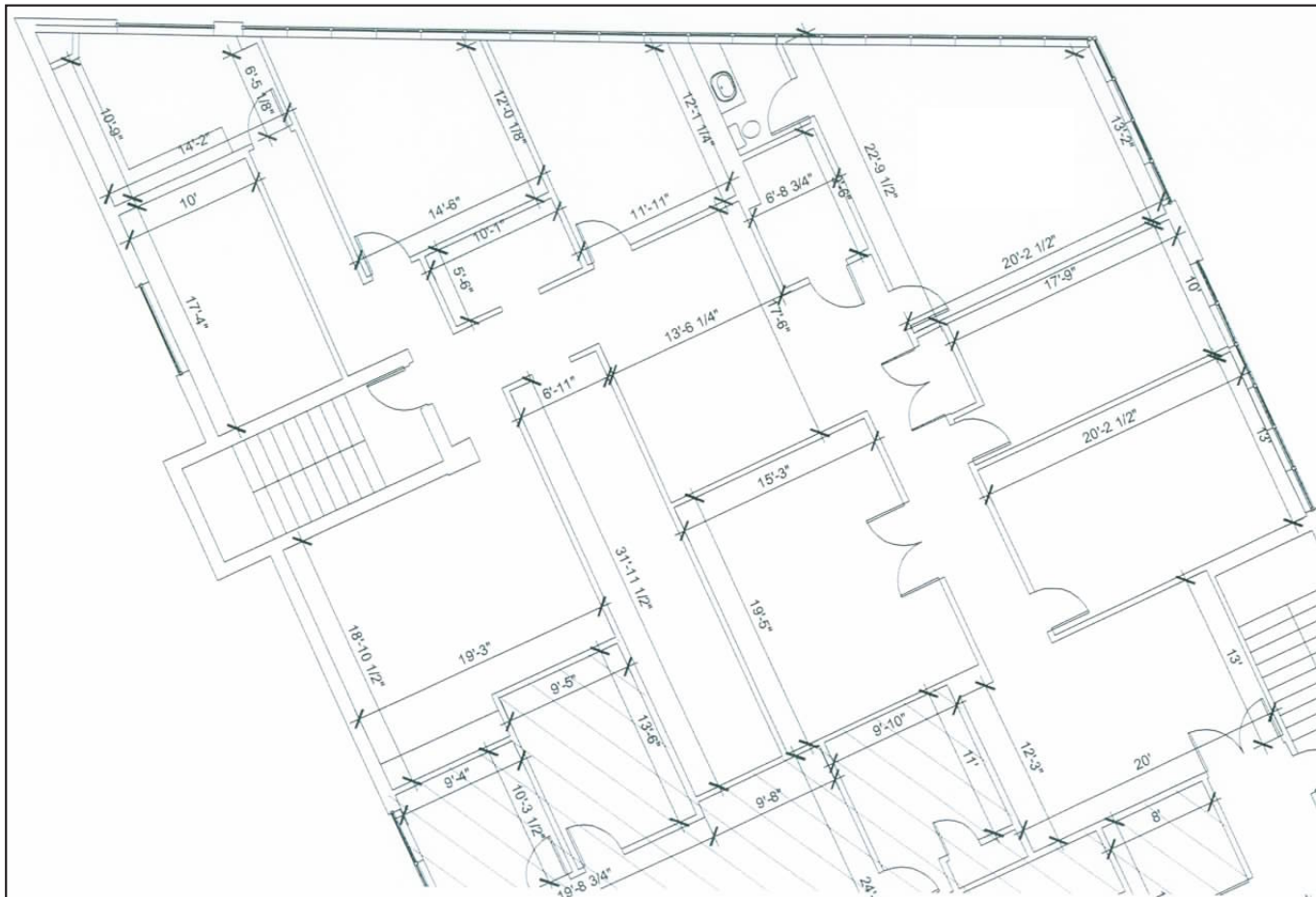
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Floor Plan Unit A - 4,860 SF



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Unit A Photos



Reception Area



Cubicle Area



Conference Room



Full Kitchen

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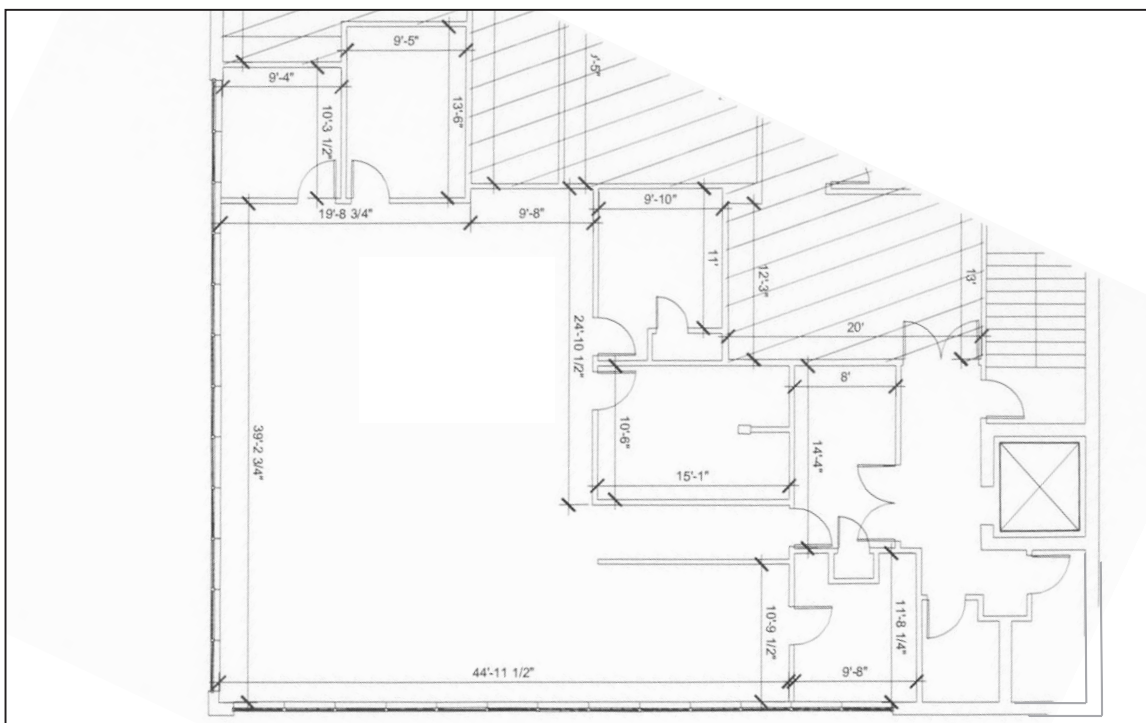
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Floor Plan Unit B - 3,012 SF



Open Area



Open Area

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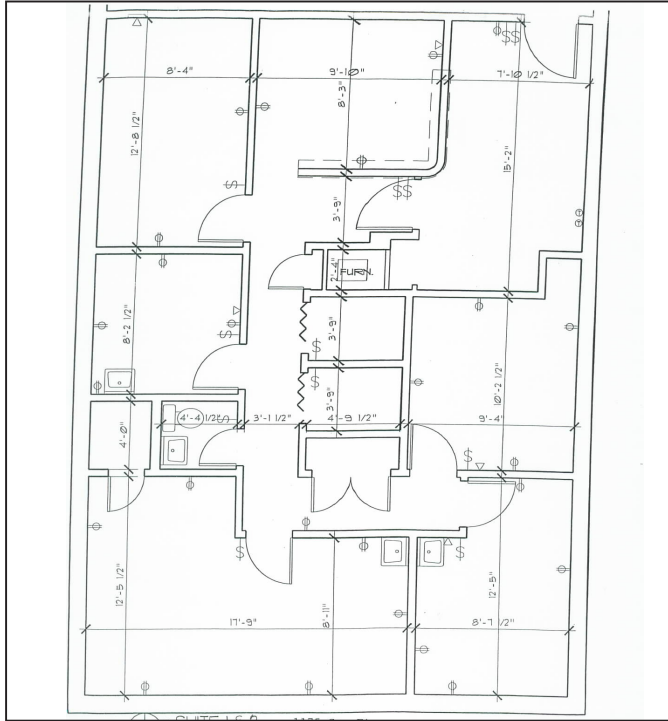
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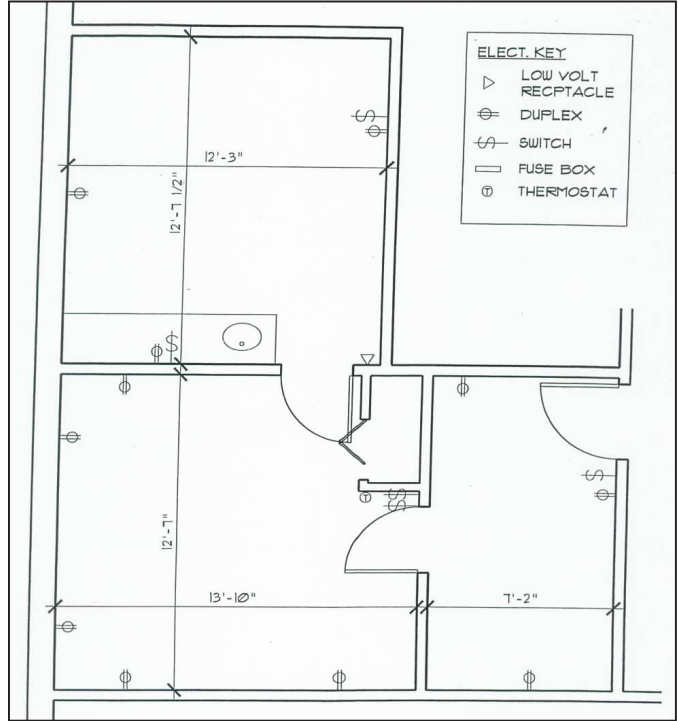
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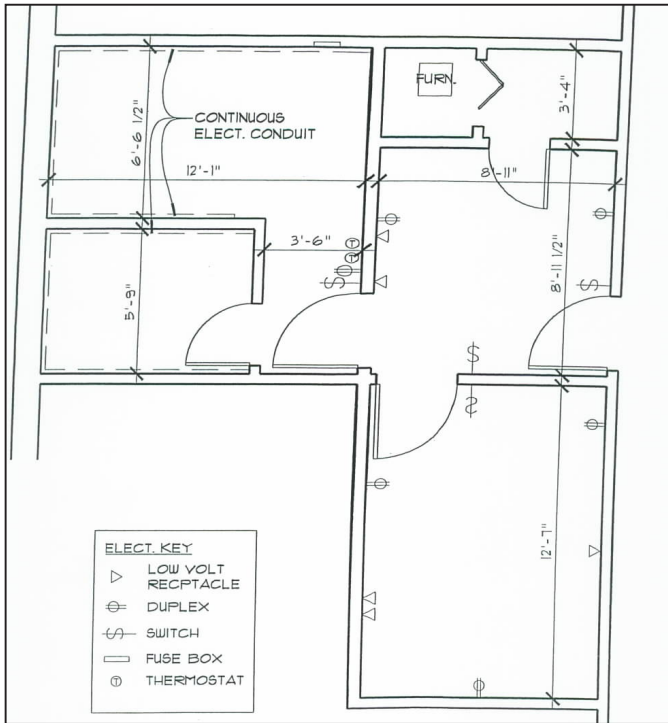
Floor Plans



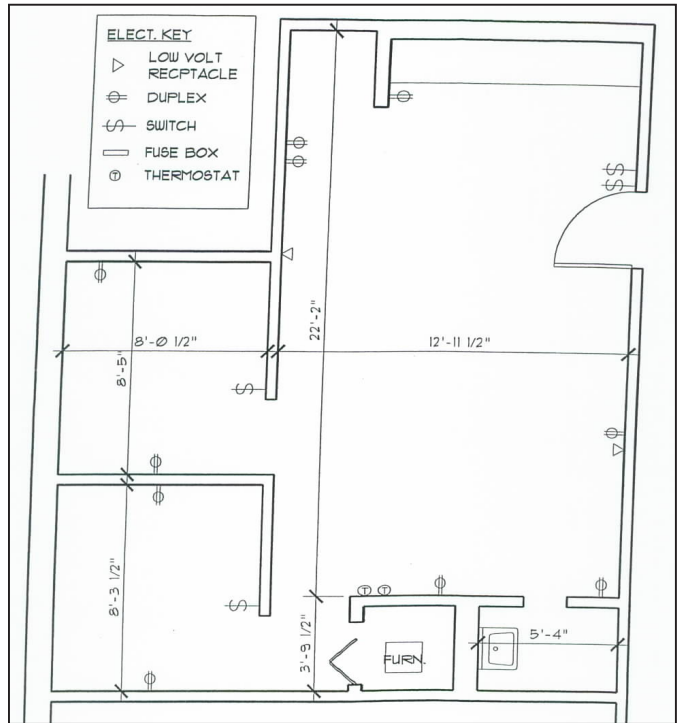
Unit 1



Unit 3



Unit 4



Unit 5

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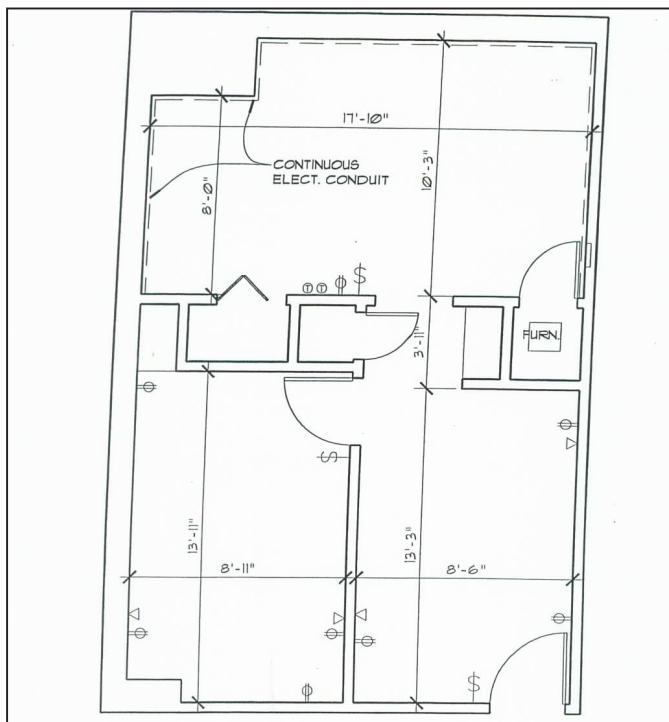
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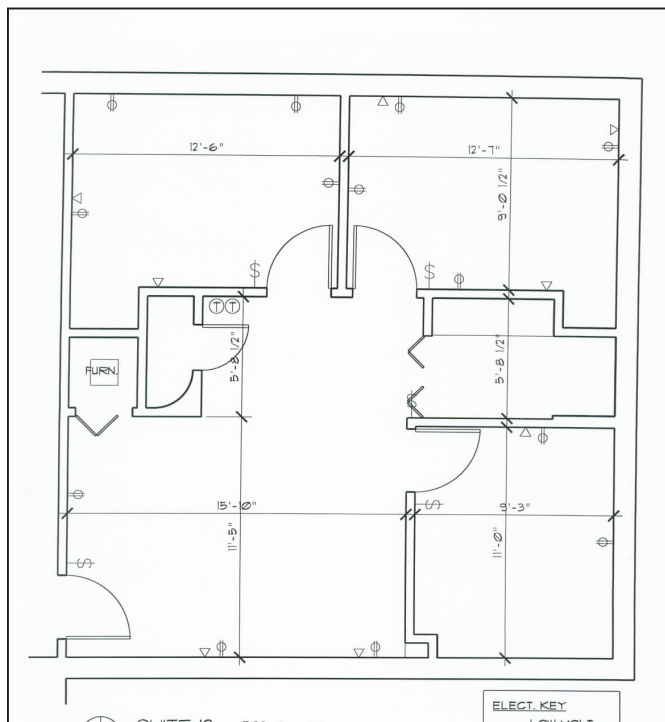
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Floor Plans



Unit 11



Unit 12

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