

666 Dundee Rd., Bldg. 600, Northbrook, IL

\$ 399,900



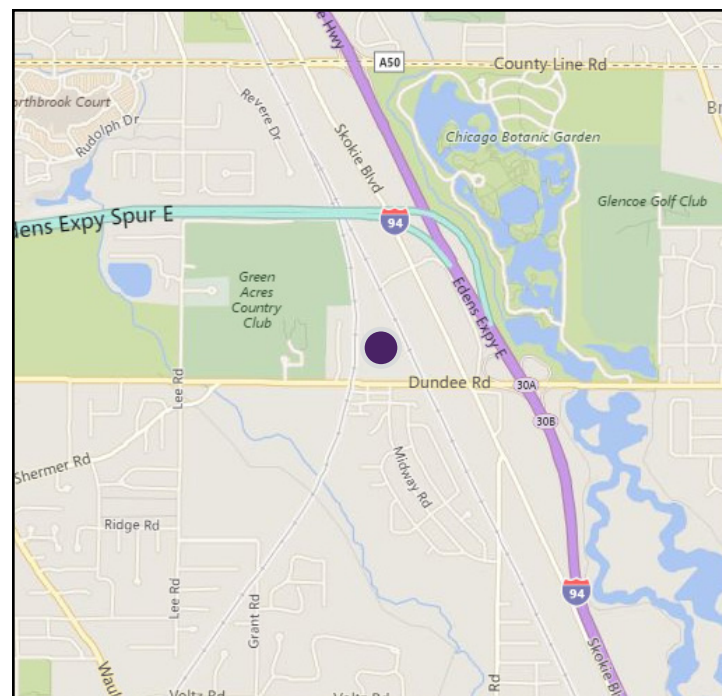
Property Highlights

- 5,200 SF office condo building
- Part of Northbrook Office Court
- Building divided into 3 units
- Each unit built out with private offices, cubicle area and reception
- Possibility to further combine into a single unit
- Near Dundee and Skokie Blvd.
- Shared parking and benefits of a condo association
- Potential for user or investor
- Easy access to I-94
- Zoning: O2, limited office
- Assessments: \$2.37/SF
- Taxes (2015): \$22,189

Property Overview

Currently, this 5,200 square foot office condo building is divided into three units. Fully vacant, this building can potentially be combined into a single unit or leased out to multiple tenants. The property is in the Northbrook Office Court, a large office park with shared parking and condo association benefits. Monthly assessments cover repairs and maintenance, insurance, snow removal, landscaping, scavenger, management fees, common area utilities and parking lot maintenance.

Northbrook has a strong residential and office presence and this business park is in one of the North Shore's most desirable office districts due to its proximity to I-94. Close to the busy intersection of Skokie Blvd. and Dundee Rd., this area has had a substantial amount of recent development.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	3,834	57,574	152,946
Growth 2015-2020	1.41%	1.06%	1.04%
Households	1,459	21,796	57,204
Average Income	\$100,211	\$125,583	\$119,298

Brad Thompson

Vice President

(224) 392 - 4001

bthompson@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.

MILLENNIUM
PROPERTIES R/E

*5,200 SF Office Building Near
Skokie Blvd. and Dundee Rd.*

666 Dundee Rd., Bldg. 600, Northbrook, IL

\$ 399,900

Interior Photos



Brad Thompson
Vice President
(224) 392 - 4001
bthompson@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.