

**LEASE**

# The Glen Town Center

**1820-2041 TOWER DRIVE**

Glenview, IL 60026



**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22.00 - 25.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	413,997 SF
<b>AVAILABLE SF:</b>	1,180 - 10,250 SF
<b>LOT SIZE:</b>	46.85 Acres
<b>YEAR BUILT:</b>	2000
<b>SUBMARKET:</b>	Near North

## PROPERTY OVERVIEW

The Glen is situated within an amenity-rich master-planned community including Kohl's Children's Museum, The Glen Club, and several million square feet of office space. The center boasts a mix of national and local full-service & quick-service restaurants including Yard House, Noodles & Co., and Potbelly Sandwich Shop. Anchored by Von Maur, and Dick's Sporting Goods, The Glen has a strong assortment of local and national retailers offering fashion, fitness, personal service, and entertainment uses.

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# COMPLETE HIGHLIGHTS



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## LOCATION INFORMATION

<b>BUILDING NAME</b>	The Glen Town Center
<b>STREET ADDRESS</b>	1820-2041 Tower Drive
<b>CITY, STATE, ZIP</b>	Glenview, IL 60026
<b>COUNTY</b>	Cook
<b>MARKET</b>	Chicago
<b>SUB-MARKET</b>	Near North
<b>CROSS-STREETS</b>	Lake Avenue & Shermer Rd NE

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	413,997 SF
<b>TENANCY</b>	Multiple
<b>YEAR BUILT</b>	2000

## PROPERTY HIGHLIGHTS

- Anchored by Von Maur and Dick's Sporting Goods
- Wonderful Mix of National and Local Retailers
- Restaurant and Retail-Friendly Spaces Available
- Over 1,700 Public Parking Spaces Throughout the Center
- Strong Market Demographics
- 180-Unit Aloft Luxury Apartments On-Site

# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	60 to 120 months
<b>TOTAL SPACE:</b>	1,180 - 10,250 SF	<b>LEASE RATE:</b>	\$22.00 - \$25.00 SF/yr

## AVAILABLE SPACES

### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

B2	Available	10,250 SF	NNN	Negotiable	Former Ulta, this wide open box with high ceilings ideal for retail or entertainment users. Located between Dick's and Von Maur adjacent to parking at "Main & Main".
D4	Available	1,349 SF	NNN	Negotiable	Former insurance office, space is ideal for service/office retailers. Quick in-and-out parking adjacent. Ready to move in and make your own.
D5	Available	1,272 SF	NNN	Negotiable	Former dry cleaners & tailors, space is ideal for service/office retailers. Quick in-and-out parking adjacent. Ready to move in and make your own.
D7	Available	4,497 SF	NNN	\$25.00 SF/yr	Former pain management, chiropractic and wellness office. Ready to furnish and open. Great location mid-center with generous branding opportunity, visibility and signage.
D7A	Available	1,180 SF	NNN	Negotiable	Former Flavor Pot cooking school, wide open space with nice "back of house" including restrooms. One of the last small shop spaces in the center.
D15	Available	4,593 - 8,266 SF	NNN	Negotiable	Former Book Market, 3673 SF is at lease with a health and wellness user. 4593 available for retail or service. Great visibility in the center of the center!
D16	Available	7,560 SF	NNN	Negotiable	Move in ready for your restaurant! Recent re-do and upgrades in place. Spacious patio with great visibility and access from Patriot Boulevard and the center of The Glen. Must see!

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## LEASE SPACES

### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

E1	Available	7,719 SF	NNN	Negotiable	Beautifully built-out and turn-key restaurant space. End-cap/corner location with wrap-around sidewalk/outdoor seating. The space offers an open floor plan with an island bar, high ceilings, tremendous window line, huge kitchen and a separate party room.
E5	Available	5,544 SF	NNN	Negotiable	Prime corner/end-cap and turn-key restaurant space in the heart of The Glen. Huge kitchen, tremendous window line along with sidewalk patio/outdoor seating.
E10	Available	1,477 SF	NNN	\$22.00 SF/yr	Centrally located small shop space available, across from AMC Theaters and Yardhouse. Prime Location.

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# SITE PLAN LEGEND

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A1	1800 CUT SUSHI & WAGYU	6,002 SF
A2	TAVERN ON THE GLEN	2,986 SF
A3	MINGLE JUICE	1,180 SF
A4	POTBELLY	2,242 SF
A5	BEN & JERRY'S	935 SF
A5A	WAX ME	720 SF
A6	YARDHOUSE	9,736 SF
A7	LANDMARK THEATERS (SEPARATELY OWNED)	48,835 SF
B1	DICK'S SPORTING GOODS	80,000 SF
B2	AVAILABLE	10,250 SF
B3	BOTTLE N KEG	4,917 SF
B3A	BULLSEYE AXE LOUNGE	4,457 SF
B4	VON MAUR	160,000 SF
B5	GLENVIEW JEWELERS	1,530 SF
B6A	FONSECA MARTIAL ARTS	2,054 SF
B7	GORDON AVEDA SALON	2,128 SF
B7A	SKIN DEEP MEDICAL SPA	1,250 SF
C1	FUNTOPIA	17,293 SF
C2	EGGSPRESSO	4,480 SF
C3	MANAGEMENT	970 SF
D1	BERKSHIRE HATHAWAY	4,410 SF
D2	GLEN ORTHODONTICS	1,894 SF
D3	MATHNASIUM LEARNING	1,921 SF
D4	AVAILABLE	1,349 SF
D5	AVAILABLE	1,272 SF
D6D	POKE BURRITO	1,782 SF
D6A	AVAILABLE	851 SF
D6B	ALICE & FRIENDS	2,224 SF
D6C	ALICE & FRIENDS	676 SF
D7	AVAILABLE	4,497 SF
D7A	AVAILABLE	1,180 SF
D8	HEAR USA	1,171 SF
D9	PURE BARRE	1,627 SF
D9A	SOCIAL LOFT	2,510 SF

D11	BA LOFT	1,228 SF
D12A	SMILE DENTAL	1,136 SF
D12	APRICOT LANE BOUTIQUE	1,789 SF
D13	JOS A. BANKS	4,105 SF
D14	STRETCH ZONE	1,337 SF
D15	AVAILABLE	8,266 SF
D16	NEWLY AVAILABLE	7,560 SF
E1	AVAILABLE	7,719 SF
E2	AV NAIL SALON	3,477 SF
E2A	FAN HUBSTRG	2,622 SF
E3	PIGTAILS & CREWCUTS	1,200 SF
E4	EVEREVE	2,872 SF
E5	AVAILABLE	5,544 SF
E6	ARTSY HEART	1,301 SF
E7	STARBUCKS	1,387 SF
E8A	YASHU WASHU	694 SF
E8	MARGO BOUTIQUE	973 SF
E9	DINO'S SPORTS FAN	3,895 SF
E9B	BIG CITY OPTICAL	1,249 SF
E10	AVAILABLE	1,477 SF
E11	GAMESTOP	1,200 SF
E12	NOTICE ACCESSORIES	2,500 SF
E13	COLOR ME MINE	1,281 SF
E13A	FROGURT	1,134 SF
E14	NOODLES & CO.	2,483 SF
E15	MONTRIA THAI	1,442 SF
E16	DAWG PARK	2,016 SF
E17	EL TRADICIONAL	2,945 SF
E18	VERIZON	1,566 SF
E19	OAK AT THE GLEN	5,240 SF
E20	JIBEK JOLU	5,435 SF

● DENOTES RESTAURANT SPACE

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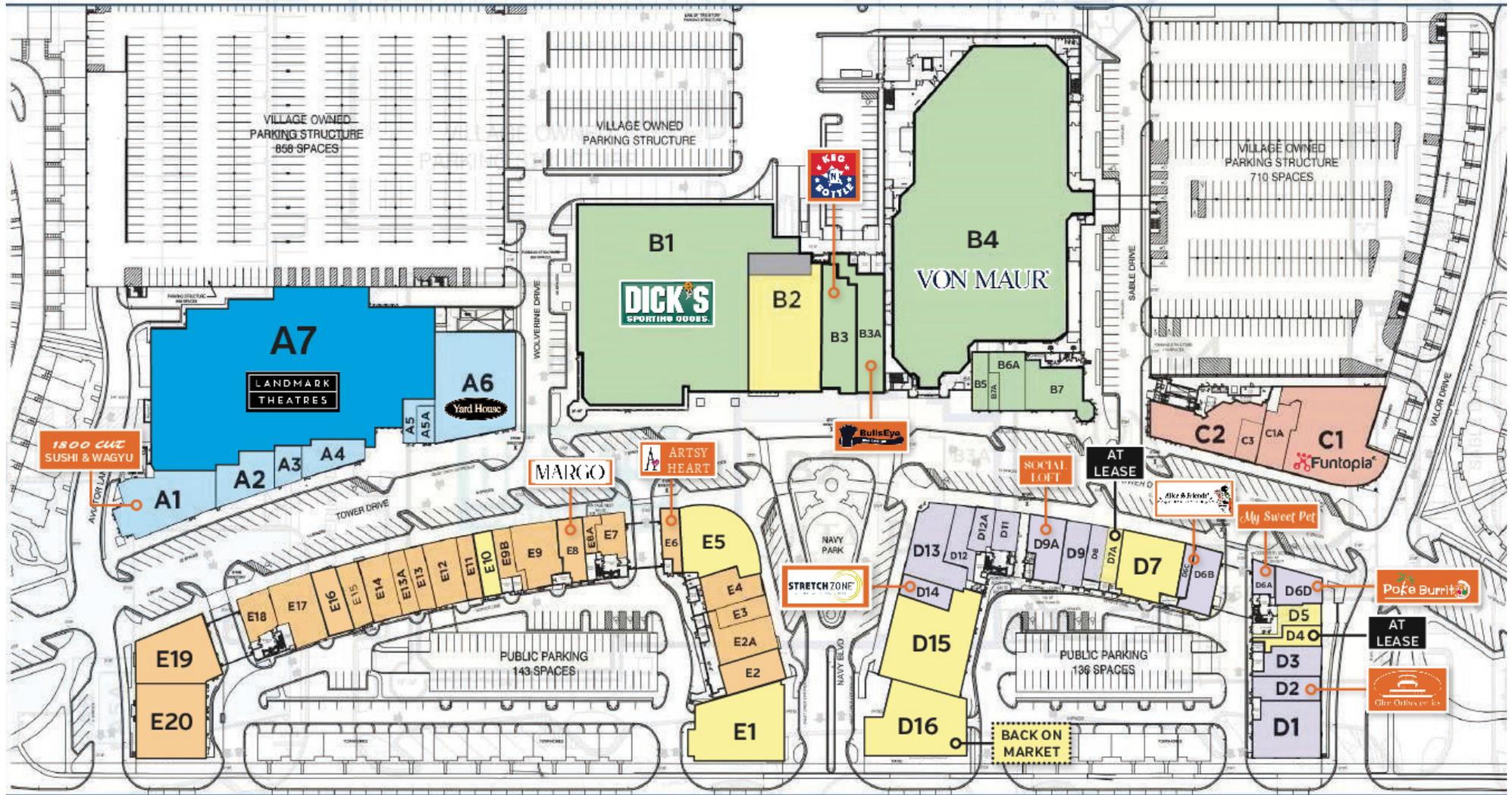
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# SITE PLAN MAP



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## ADDITIONAL PHOTOS



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# RETAILER AERIAL

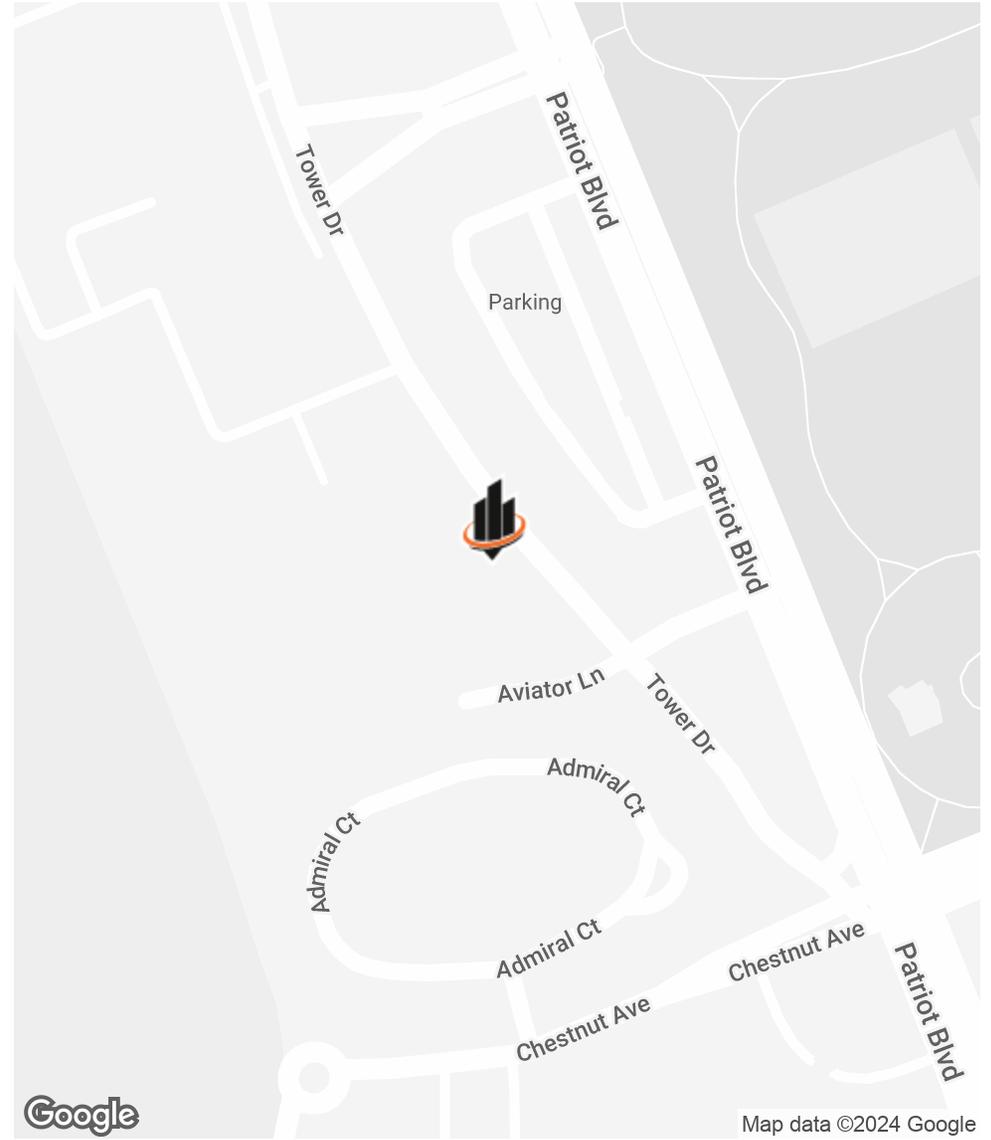
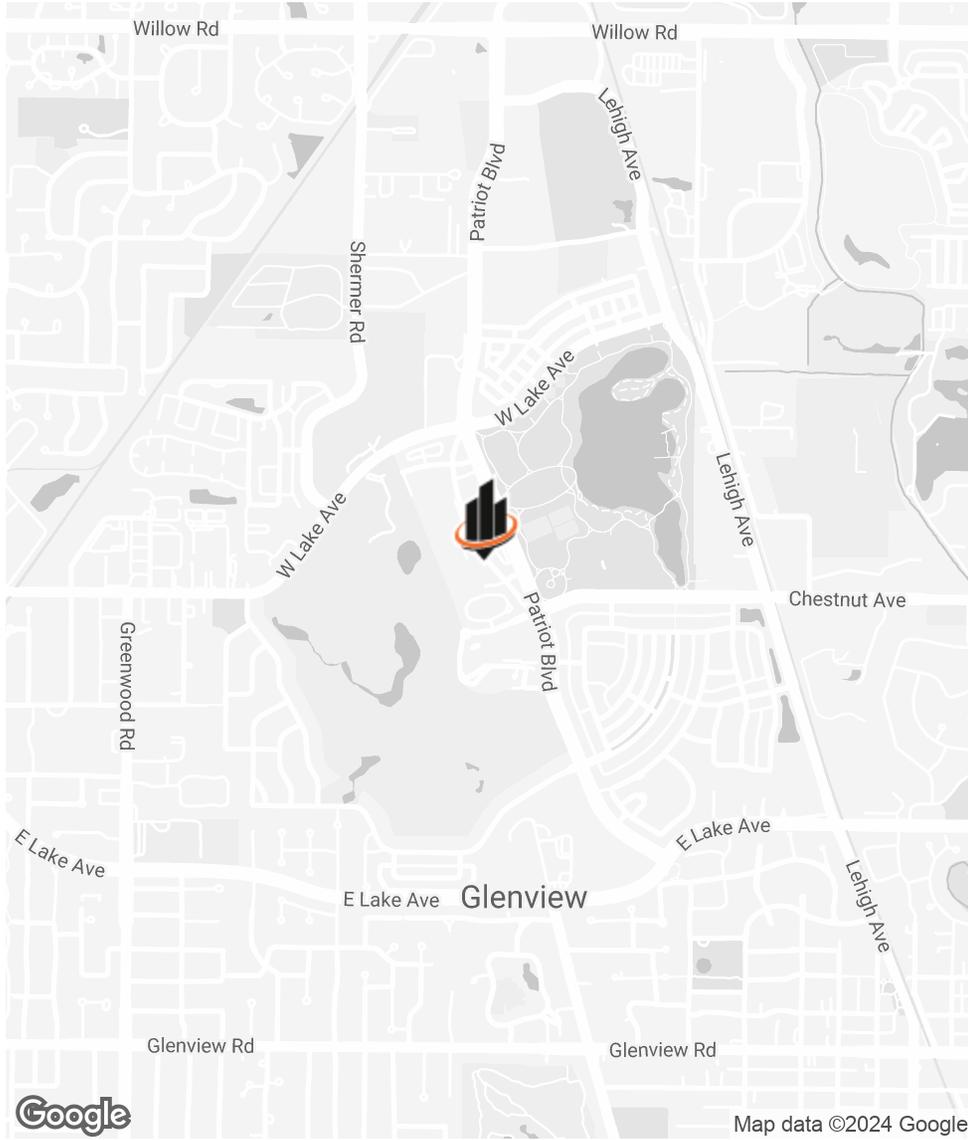


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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT

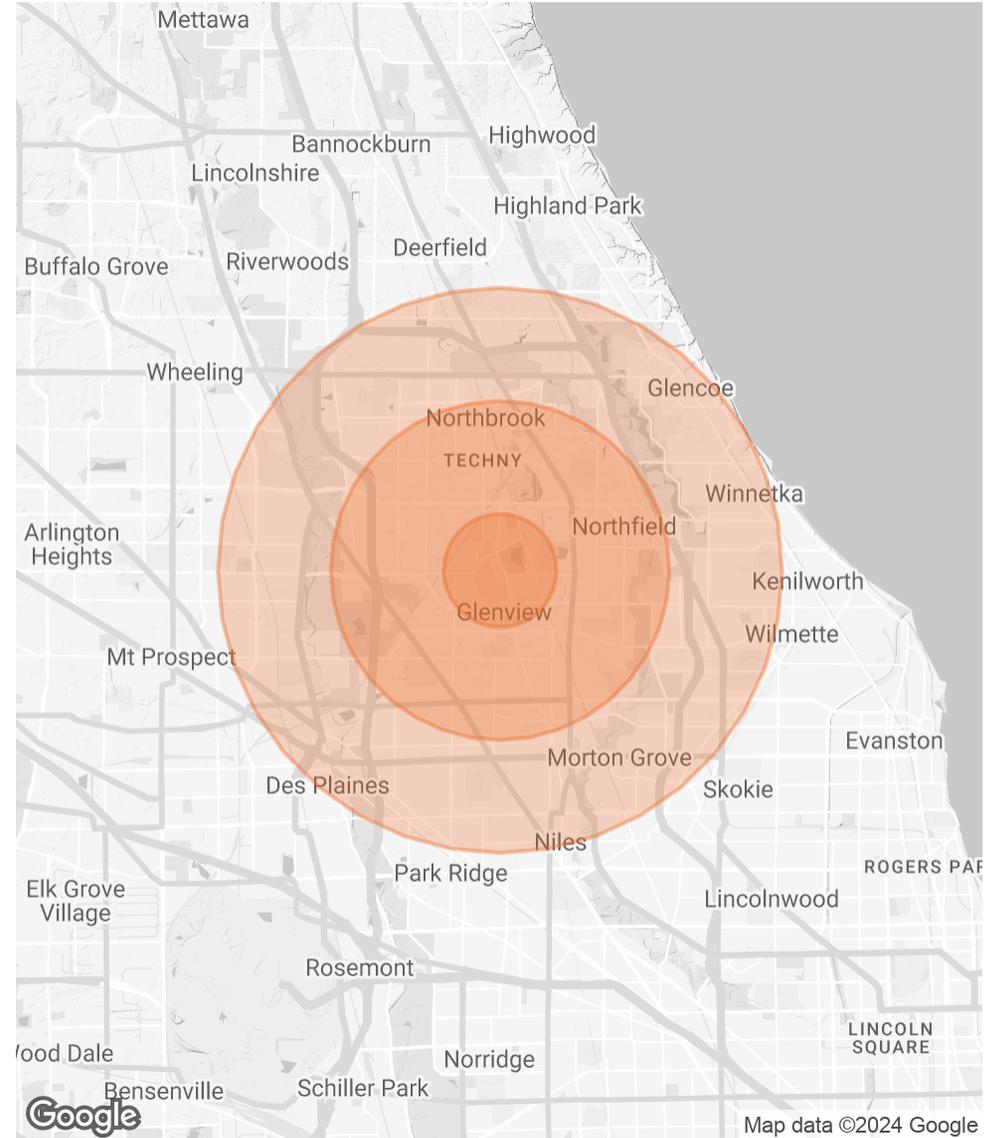
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,758	97,728	259,573
<b>AVERAGE AGE</b>	41.5	44.2	43.8
<b>AVERAGE AGE (MALE)</b>	40.5	42.6	42.0
<b>AVERAGE AGE (FEMALE)</b>	42.4	45.7	45.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,418	37,124	96,875
<b># OF PERSONS PER HH</b>	2.6	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$157,281	\$119,179	\$115,621
<b>AVERAGE HOUSE VALUE</b>		\$507,926	\$503,668

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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