

## OFFICE FOR LEASE

# GREEN PROFESSIONAL OFFICE BUILDING

3500 Western, Highland Park, IL 60035



### AVAILABLE SF:

**LEASE RATE:** 1D : \$20/SfYr NNN  
2D2 : \$1,100/Mo  
LL 3 : \$10/Sf/Yr NNN

**BUILDING SIZE:** 20,000 SF

**BUILDING CLASS:** A

**CROSS STREETS:** Western Avenue & Western Place  
Across From Ft. Sheridan Train Station

### PROPERTY OVERVIEW

Class A Professional GREEN Office building  
Attractive High-Energy Efficient building  
Digitized HVAC system. Largest private solar panel system  
Freight Elevator, loading dock & 2 DIDs  
Parking for 47 cars, with two electric vehicle charging stations

### PROPERTY FEATURES

- Suite 1D: 1,329 rsf - \$20/sf/yr NNN (Individual Offices Available for \$1,000/Mo)
- 2D2: 12x20 usf - \$1,100/Mo
- LL 3: 6,000 rsf; Divisible - \$10/sf/yr NNN
- Lower level has windows
- Ideal for Health & Wellness Users, Diagnostics, Web-Based Business, Attorney, Accountant, Financial Services or any Professional Users. Adult Daycare, Veterinary Services, Schools, Call Centers, Performing Arts, Religious Organizations. Other business needing Warehouse and Dock/Freight Access
- For showings call Patrice 847-409-7983 or Nataliya 773-875-5540

**KELLER WILLIAMS CHICAGO-O'HARE**  
8750 W. Bryn Mawr,  
Ste. 110E  
Chicago, IL 60631

**PATRICE MARKS**  
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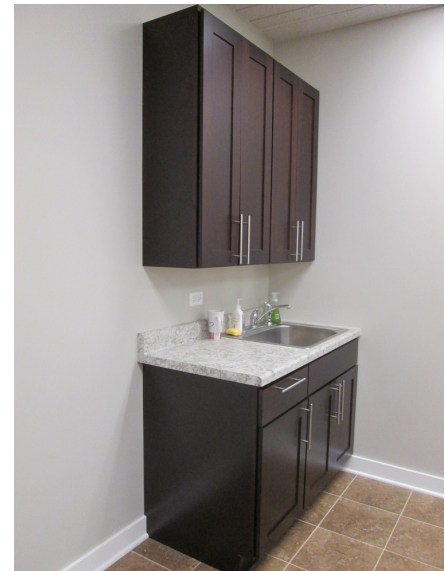
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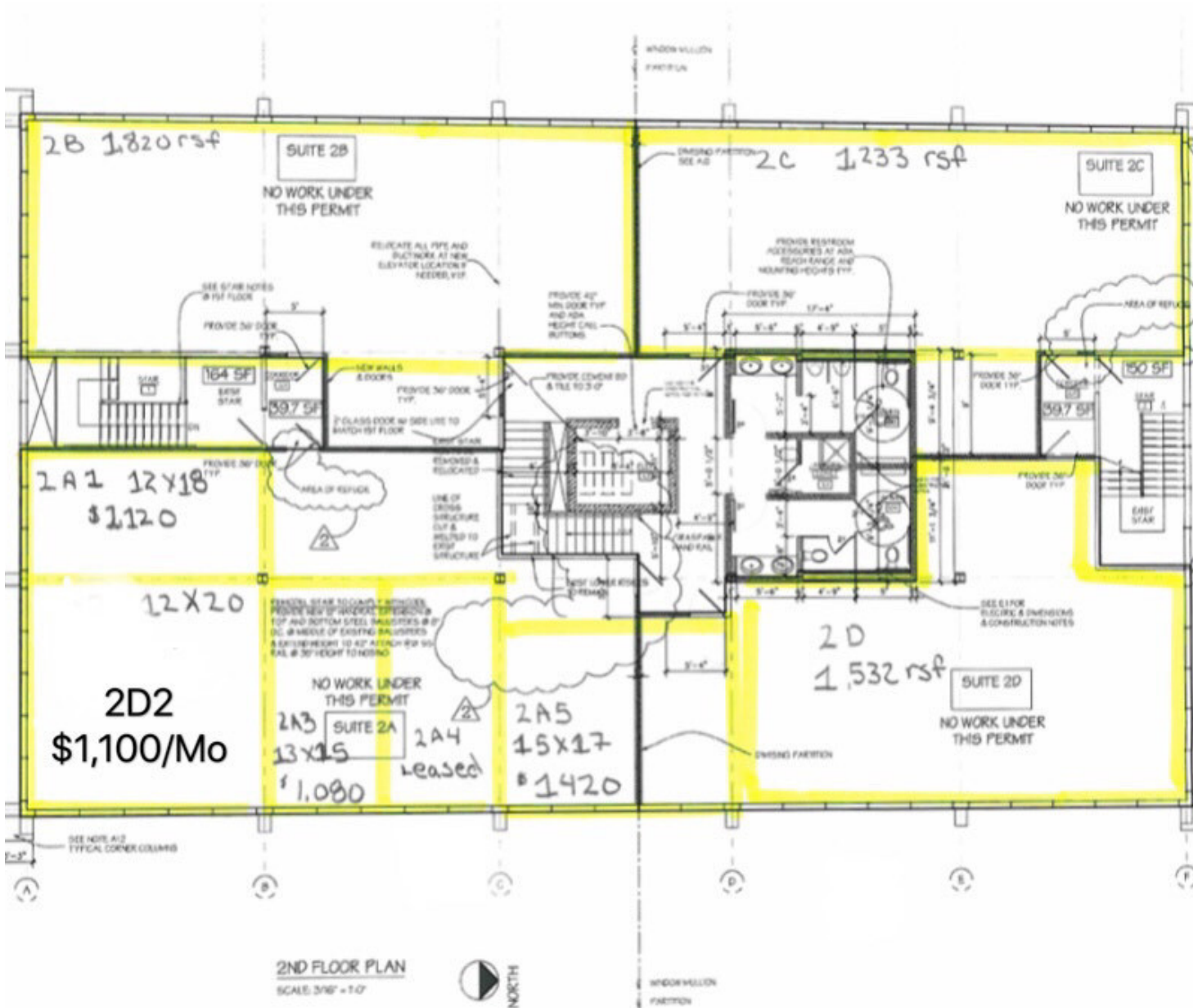
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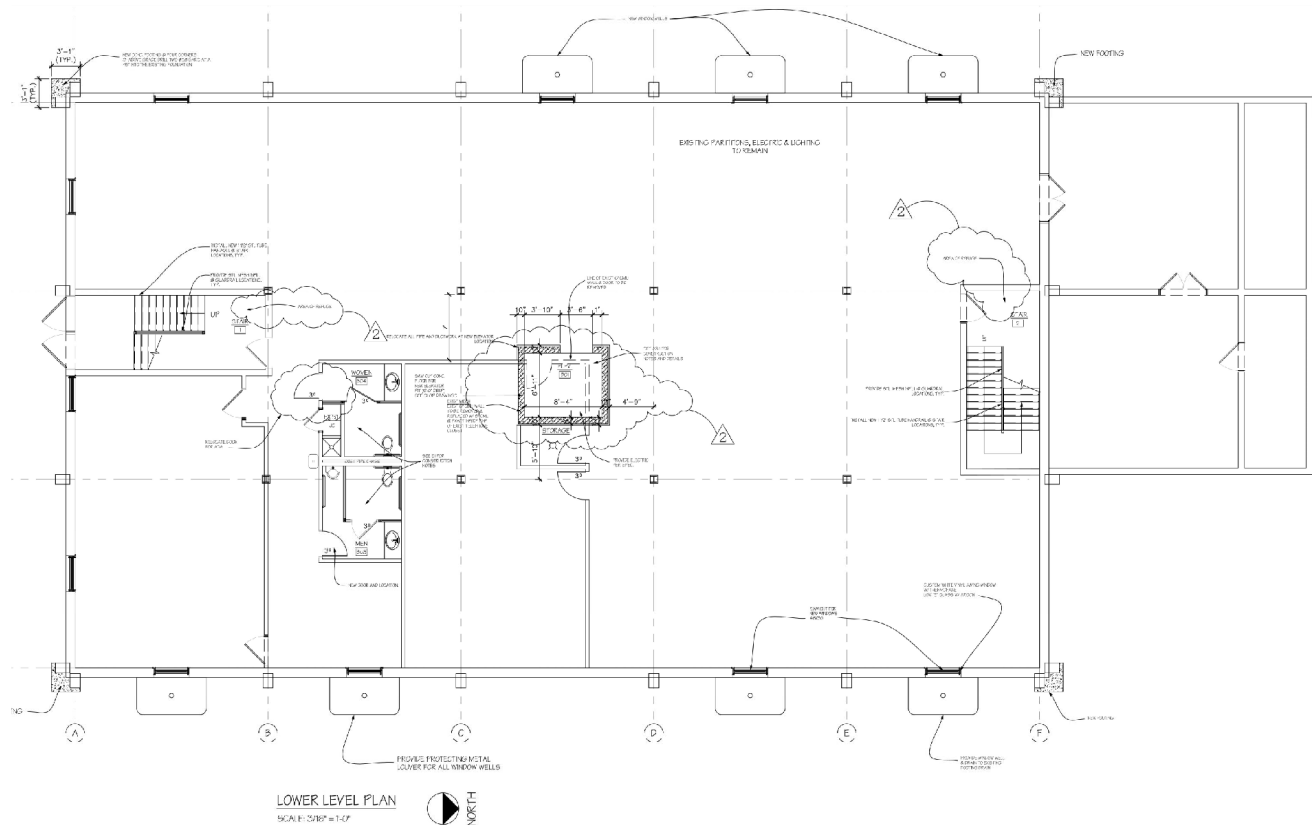


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### Floor Plan Information

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## 1st FLOOR PLAN



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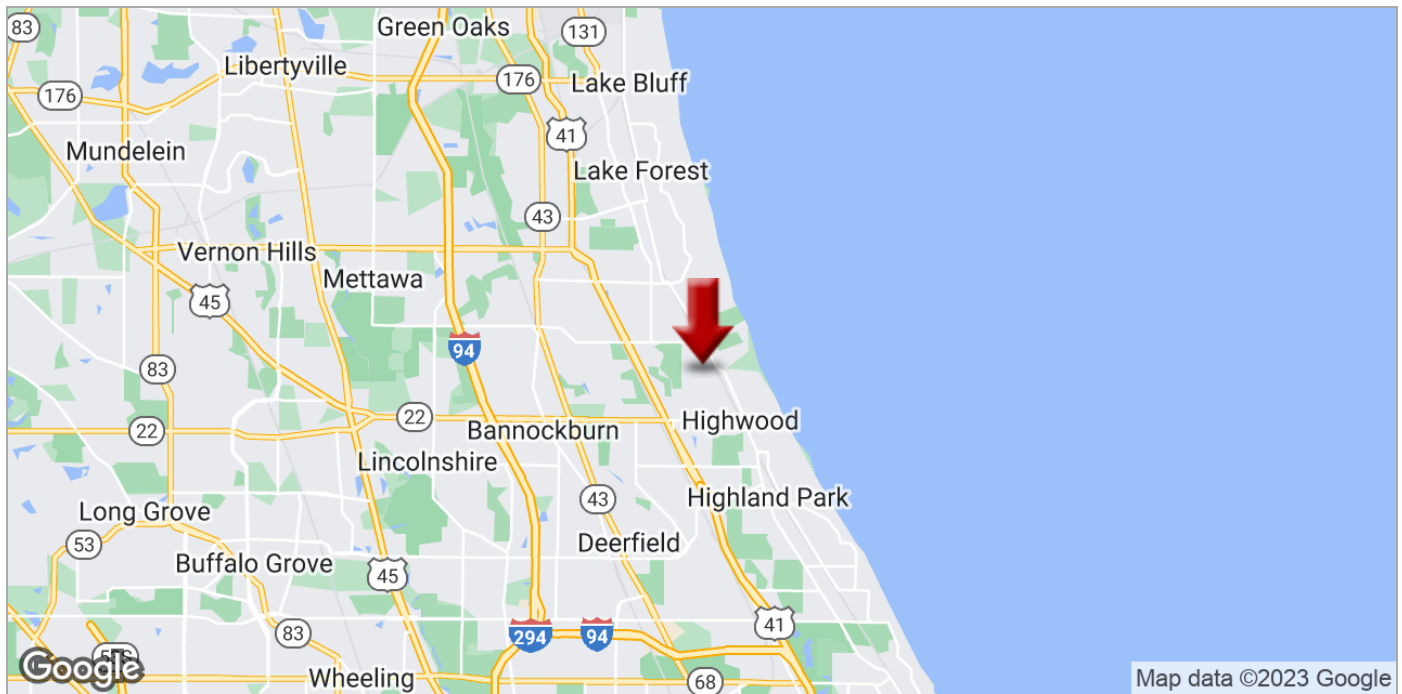
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# GREEN MEDICAL OFFICE BUILDING



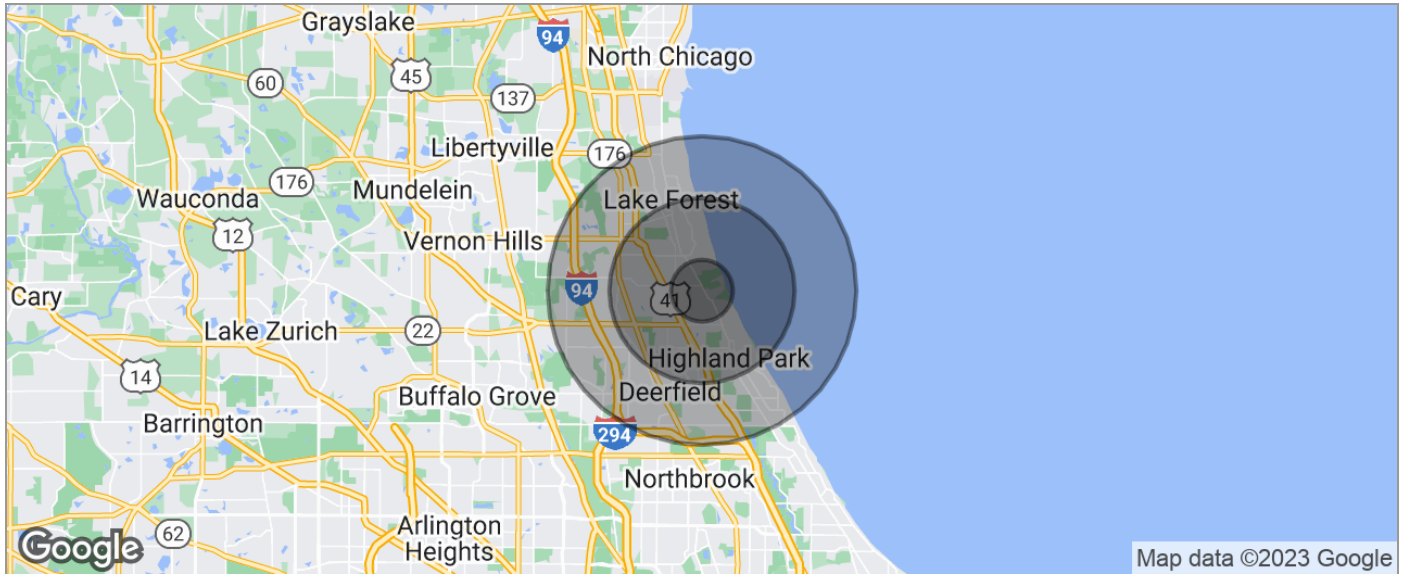
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## GREEN MEDICAL OFFICE BUILDING

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,636	40,198	93,886
MEDIAN AGE	39.5	41.6	42.9
MEDIAN AGE (MALE)	40.2	41.5	41.7
MEDIAN AGE (FEMALE)	40.1	42.2	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,917	14,365	33,781
# OF PERSONS PER HH	3.0	2.8	2.8
AVERAGE HH INCOME	\$139,785	\$176,137	\$184,638
AVERAGE HOUSE VALUE	\$576,059	\$642,861	\$650,576
RACE	1 MILE	3 MILES	5 MILES
% WHITE	80.4%	87.3%	91.0%
% BLACK	1.8%	1.1%	0.9%
% ASIAN	2.6%	3.4%	3.6%
% HAWAIIAN	0.0%	0.2%	0.1%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	13.8%	6.5%	3.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	26.7%	13.1%	7.7%

\* Demographic data derived from 2020 ACS - US Census

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