

422 N Northwest Highway

Park Ridge, IL 60068



LEASE RATE

**\$525.00 - 2,000.00
PER MONTH**

OFFERING SUMMARY

Available SF:	315 - 1,175 SF
Lease Rate:	\$525.00 - 2,000.00 per month (Gross; Full Service)
Lot Size:	1.2 Acres
Year Built:	1975
Building Size:	23,415 SF
Renovated:	2022
Zoning:	O - Office

PROPERTY OVERVIEW

Multi-Unit Professional Office Building. FULL SERVICE GROSS LEASE: Tenant paid tax stops only! Building pays operating expenses, including all CAM and utilities. Significant recent capital investment by ownership: new HVAC systems, lighting, parking lot, roof, and brand new electrical. Broker has a financial interest in the building.

LOCATION OVERVIEW

Northwest Highway one block East of Greenwood. 1/2 mile to 3/4 mile walk to Park Ridge Metra station and Uptown Park Ridge shopping, coffee, and restaurant row!

PROPERTY HIGHLIGHTS

- Excellent Legal and Professional Building
- Significant ownership investment: electrical, lighting, mechanicals
- Building pays for janitorial, CAM, operating expense

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 130-B First Floor Office	\$525 per month	315 SF
Suite B-3 Lower Level Office Space	\$790 per month	600 SF
Suite 110 First floor office	\$2,000 per month	1,175 SF

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B-3 Lower Level Office Space	Available	600 SF	Full Service	\$790 per month	Quiet professional space, One open office, separate HVAC controls, kitchenette, former library space.
Suite 110 First floor office	Available	1,175 SF	Full Service	\$2,000 per month	First floor corner unit professional office. Fully built out, three offices, large work area, reception.
Suite 130-B First Floor Office	Available	315 SF	Gross	\$525 per month	First Floor easy access, Fully Furnished Suite, Shared reception and work room

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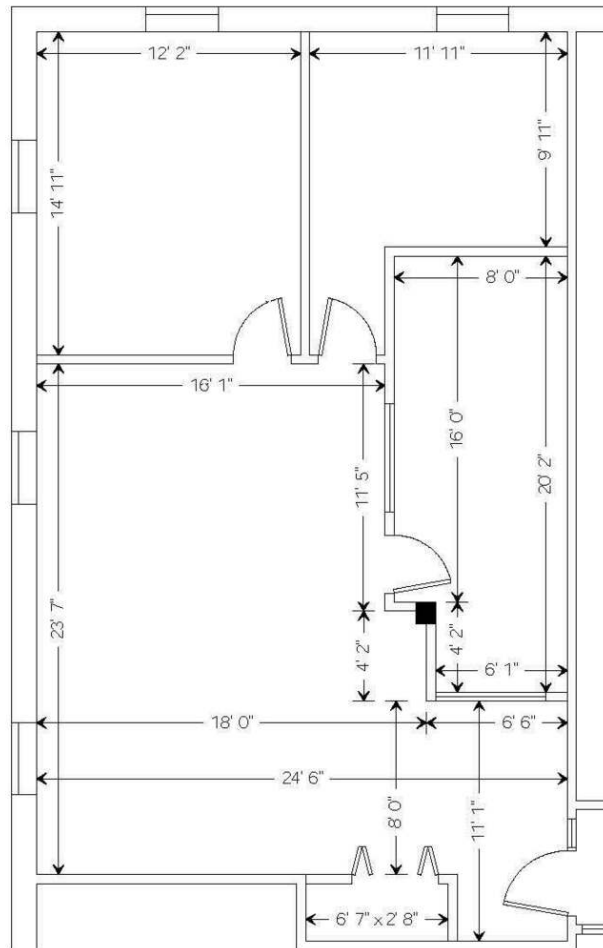
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422 N. Northwest Hwy
Park Ridge, IL
Suite 120

1/8 Inch = 1 Foot

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND
SHOULD BE VERIFIED BY INTERESTED PARTIES.
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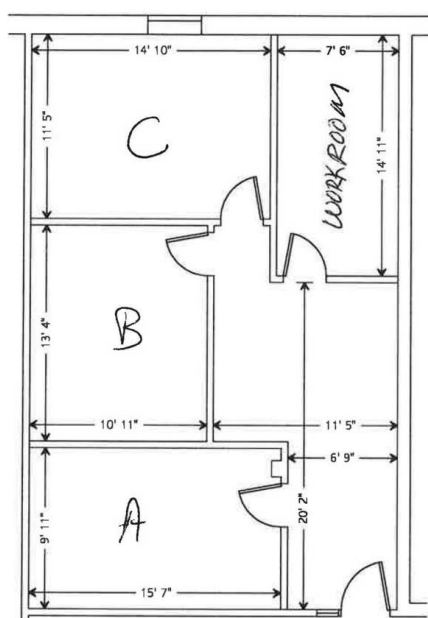
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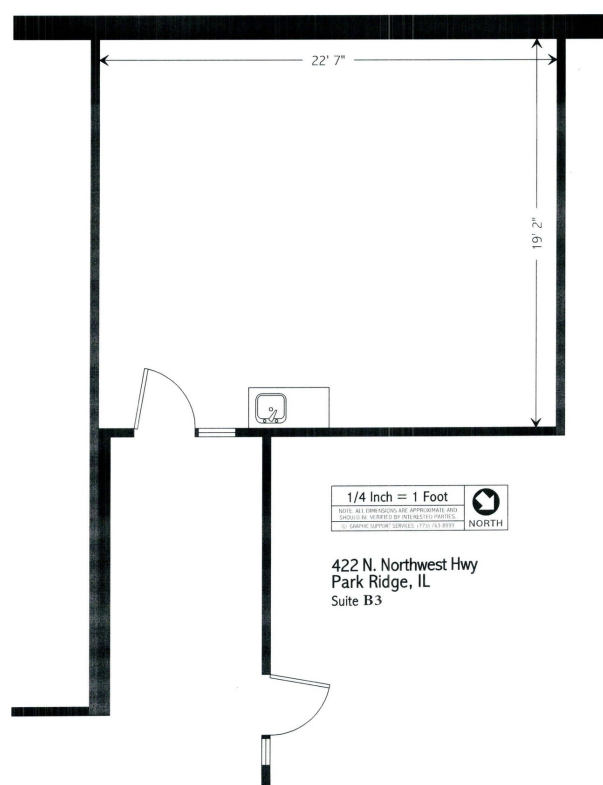
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422 N. Northwest Hwy
Park Ridge, IL
Suite 130



422 N. Northwest Hwy
Park Ridge, IL
Suite B3

Suite B4 Floor Plan

Suite B3 Floor Plan

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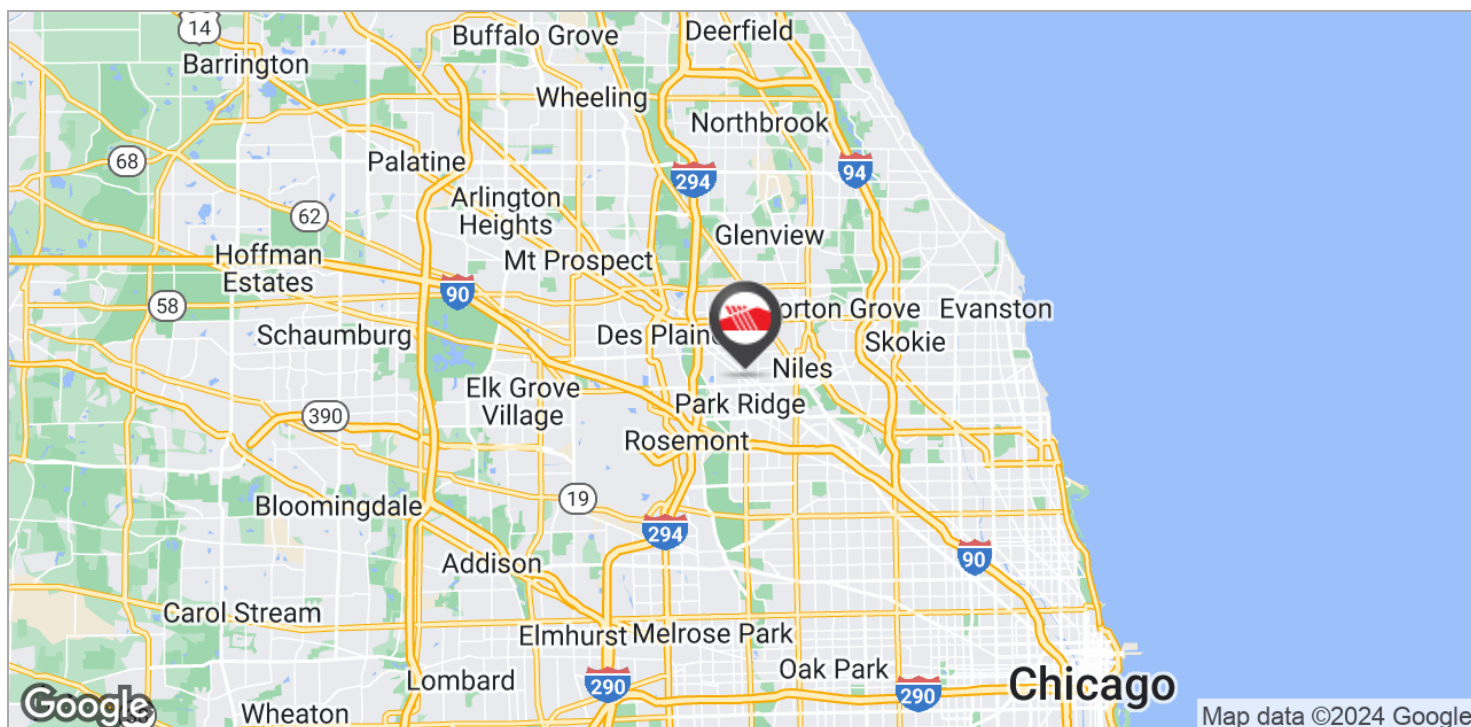
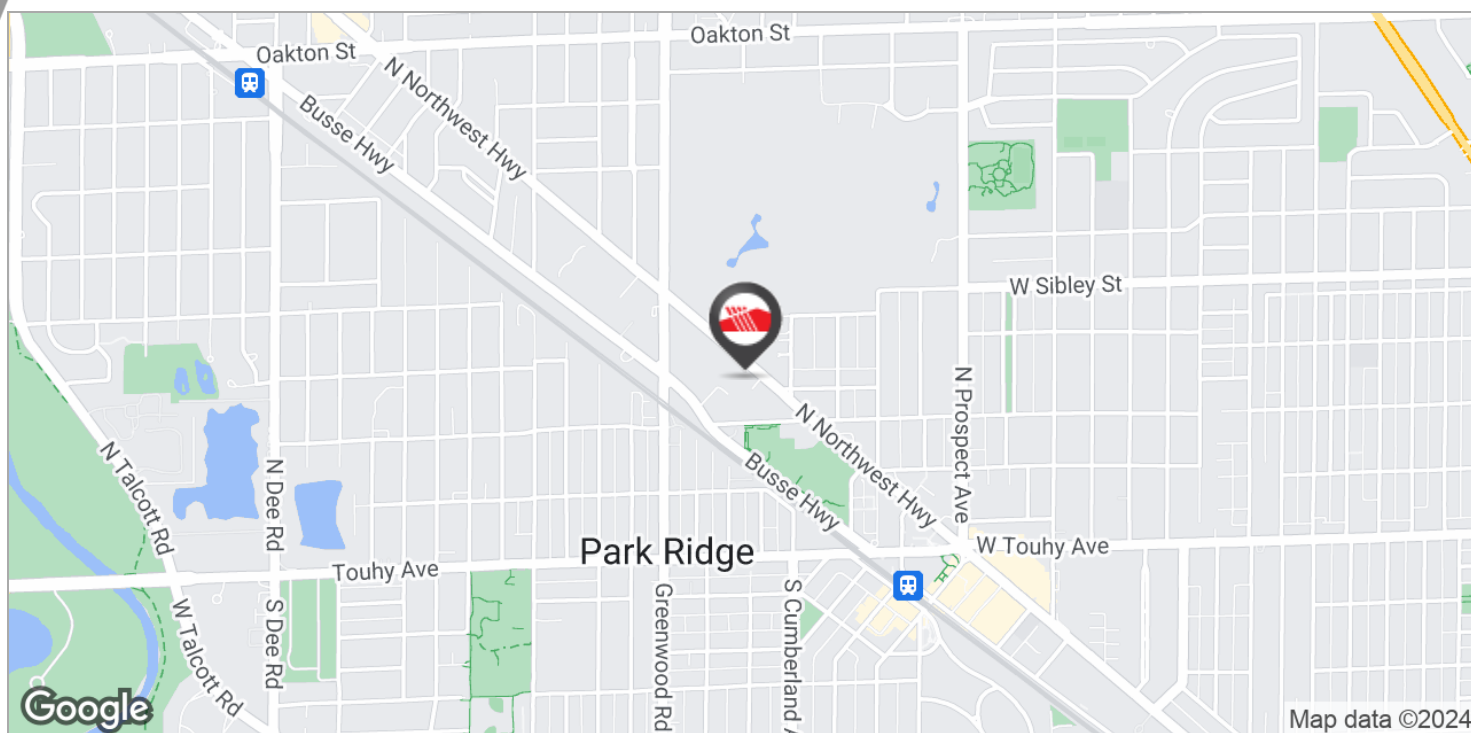
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