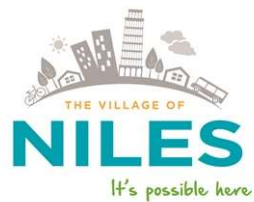

Office Space Availability Report

PREPARED BY:

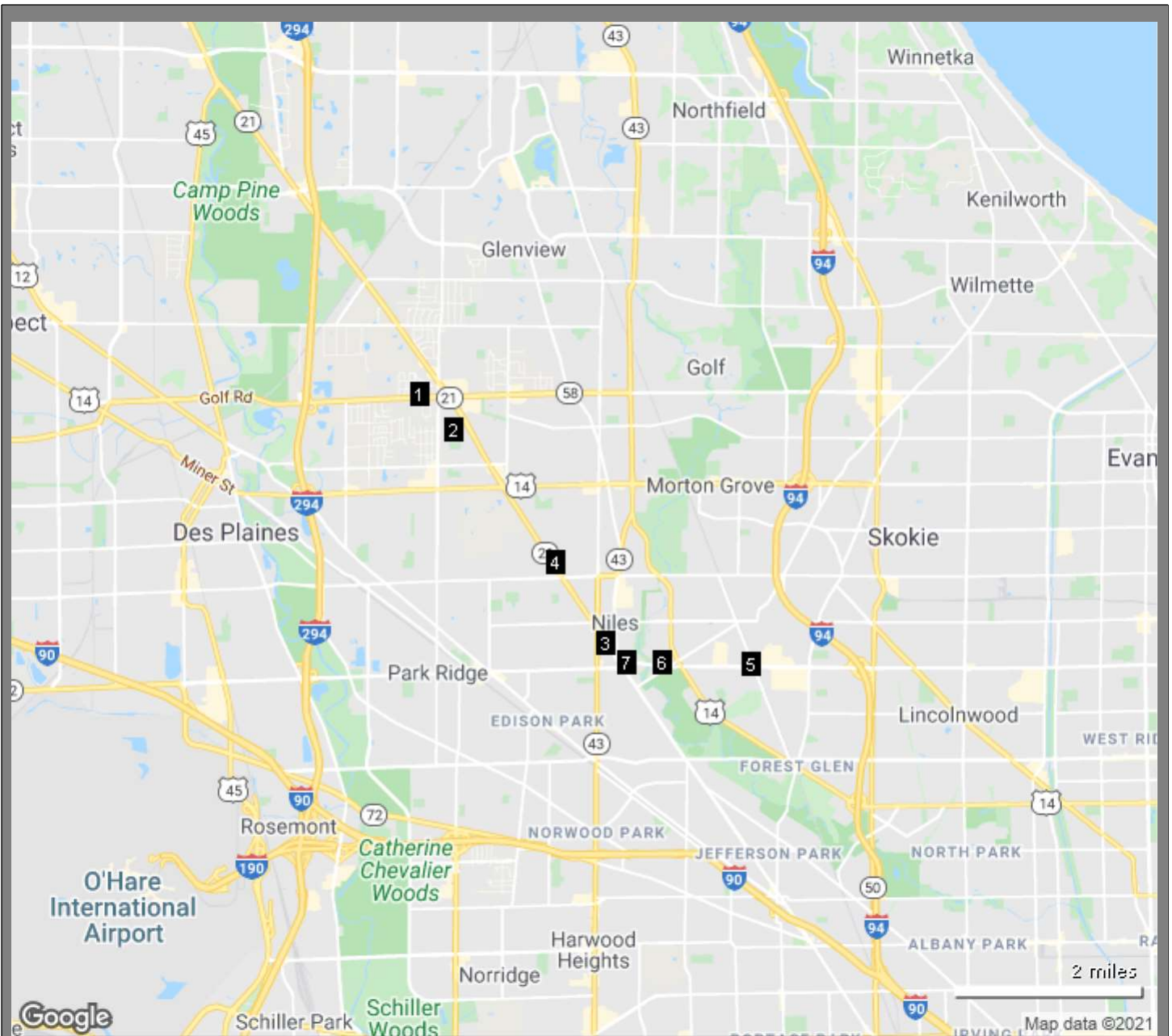


Village of Niles

1000 Civic Center Dr
Niles, IL 60714

John C. Melaniphy

Director of Economic Development
(847) 588-8074 (phone)
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jcm@vniles.com



1



8780 Golf Rd

Golf Western Professional Bldg

Niles, IL 60714

Cook County

Near North Submarket







Building Type: **Class B Office/Medical**
 Status: **Built 1984**
 Building Size: **28,950 SF**
 Typical Floor Size: **9,650 SF**
 Stories: **3**
 Expenses: **2018 Tax @ \$3.66/sf, 2009 Est Tax @ \$7.17/sf; 2009 Est Ops @ \$6.90/sf**

Space Avail: **6,277 SF**
 Max Contig: **2,900 SF**
 Smallest Space: **1,560 SF**
 Rent/SF/Yr: **\$25.00**
 % Leased: **78.3%**



Please contact John C. Melaniphy III - Director of Economic Development for more information at (847) 588-8074 or jcm@vniles.com

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 Only properties with valid lat/lon display on map

2		<p>9101 N Greenwood Ave Golf Mill Office Building Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class C Office/Medical (Super Regional Mall) Status: Built 1958, Renov 2006 Building Size: 36,217 SF Typical Floor Size: 4,022 SF Stories: 9 Expenses: 2018 Tax @ \$1.78/sf</p>	<p>Space Avail: 25,729 SF Max Contig: 4,255 SF Smallest Space: 195 SF Rent/SF/Yr: Withheld % Leased: 77.2%</p>
3		<p>7408 N Milwaukee Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class C Office Status: Built 1996 Building Size: 3,500 SF Typical Floor Size: 3,500 SF Stories: 1 Expenses: 2018 Tax @ \$5.35/sf</p>	<p>Space Avail: 3,500 SF Max Contig: 3,500 SF Smallest Space: 1,700 SF Rent/SF/Yr: Withheld % Leased: 0%</p>
4		<p>8111 N Milwaukee Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class C Office Status: Built 1968, Renov 2005 Building Size: 1,400 SF Typical Floor Size: 1,400 SF Stories: 1</p>	<p>Space Avail: 800 SF Max Contig: 800 SF Smallest Space: 400 SF Rent/SF/Yr: Withheld % Leased: 100%</p>
5		<p>5940 W Touhy Ave Touhy Office Center Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class B Office Status: Built 1960 Building Size: 36,605 SF Typical Floor Size: 12,200 SF Stories: 3 Expenses: 2018 Tax @ \$1.92/sf</p>	<p>Space Avail: 11,678 SF Max Contig: 4,726 SF Smallest Space: 25 SF Rent/SF/Yr: \$17.00 % Leased: 68.1%</p>
6		<p>6640 W Touhy Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class B Office/Loft/Creative Space Status: Built 1963, Renov 2010 Building Size: 31,000 SF Typical Floor Size: 31,000 SF Stories: 1 Expenses: 2018 Tax @ \$6.58/sf</p>	<p>Space Avail: 31,000 SF Max Contig: 31,000 SF Smallest Space: 10,000 SF Rent/SF/Yr: \$12.00 % Leased: 0%</p>
7		<p>6954 W Touhy Ave Niles Professional Bldg Niles, IL 60714 Cook County East of Milwaukee Ave Near North Submarket</p>	<p>Building Type: Class C Office Status: Built 1980 Building Size: 6,000 SF Typical Floor Size: 3,000 SF Stories: 2 Expenses: 2018 Tax @ \$2.70/sf, 2013 Est Tax @ \$3.04/sf; 2016 Ops @ \$6.67/sf, 2013 Est Ops @ \$1.33/sf</p>	<p>Space Avail: 1,200 SF Max Contig: 1,200 SF Smallest Space: 1,200 SF Rent/SF/Yr: \$25.00 % Leased: 80.0%</p>

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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8780 Golf Rd
Golf Western Professional Bldg
Niles, IL 60714

6,277 SF
Not For Sale

\$25.00/mg
3

28,950 SF
1.29 AC

-
-

-
-

-
-



Expenses: **2018 Tax @ \$3.66/sf, 2009 Est Tax @ \$7.17/sf; 2009 Est Ops @ \$6.90/sf** Power: -
 Parking: **110 free Surface Spaces are available; Ratio of 3.80/1,000 SF** Rail Line: -
 Utilities: -

Landlord Rep: **SVN I Chicago Commercial / Karen Kulczycki (312) 602-5346 -- 6,277 SF (1,560-2,900 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	202	Off/Med/Direct	SVN I Chicago Commercial	1,817 N	1,817	\$25.00/mg	Vacant	Negotiable	-	-
P 2nd	204	Off/Med/Direct	SVN I Chicago Commercial	2,900 N	2,900	\$25.00/mg	Vacant	Negotiable	-	-
P 3rd	302	Off/Med/Direct	SVN I Chicago Commercial	1,560 N	1,560	\$25.00/mg	Vacant	Negotiable	-	-

Building Notes

All offices in this multi-tenant building are medical-related businesses. Ownership is in the form of a co-operative. Elevator building. Space has its own private bathroom, spacious waiting room, reception/secretarial area, private patient room, conference room/kitchen, private office/consultation/storage/supply room. Suitable for medical users, including but not limited to, chiropractors, message therapists, psychologists, psychiatrists, ophthalmologists, etc.

Based in Niles on highly visible Golf Road. Just east of Highway I-294 and just west of Milwaukee Avenue. Quick access to I-94. Easy access to Des Plaines, Park Ridge, Morton Grove, Skokie, etc. Proximate to Resurrection, Lutheran General and Northwest Community Hospitals.



Please contact John C. Melaniphy III - Director of Economic Development for more information at (847) 588-8074 or jcm@vniles.com
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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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9101 N Greenwood Ave
Golf Mill Shopping Center
Golf Mill Office Building
Niles, IL 60714

25,729 SF
Not For Sale

Expenses: **2018 Tax @ \$1.78/sf**
Parking: -
Utilities: -

36,217 SF
0.15 AC

Power: -
Rail Line: -



Landlord Rep: **Sterling Organization Luke Sementa (630) 468-5041 John P. DeWolfe (855) 465-4966 -- 10,314 SF (344-4,255 SF)**

Sublet Contact: **Sterling Organization / John P. DeWolfe (855) 465-4966 Luke Sementa (630) 468-5041 -- 15,415 SF (195-3,199 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	324	Office/Direct	Sterling Organization	733 N	733	Withheld	Vacant	Negotiable	-	-
P 1st	243	Retail/Direct	Sterling Organization	475 N	475	Withheld	30 Days	Negotiable	-	-
P 2nd	247	Office/Direct	Sterling Organization	1,239 N	1,239	Withheld	30 Days	Negotiable	-	-
P 2nd	203	Office/Sublet	Sterling Organization	344 N	344	Withheld	TBD	Negotiable	-	-
P 2nd	201	Office/Sublet	Sterling Organization	946 N	946	Withheld	TBD	TBD	-	-
P 2nd	203	Office/Sublet	Sterling Organization	3,182 N	3,182	Withheld	TBD	TBD	-	-
P 3rd	309	Office/Sublet	Sterling Organization	503 N	503	Withheld	TBD	TBD	-	-
P 3rd	310	Office/Sublet	Sterling Organization	195 N	195	Withheld	TBD	TBD	-	-
P 3rd	324	Office/Sublet	Sterling Organization	733 N	733	Withheld	TBD	TBD	-	-
P 3rd	326	Office/Sublet	Sterling Organization	344 N	344	Withheld	TBD	TBD	-	-
P 3rd	328	Office/Sublet	Sterling Organization	344 N	344	Withheld	TBD	TBD	-	-
P 3rd	309	Office/Direct	Sterling Organization	516 N	516	Withheld	Vacant	Negotiable	-	-
P 3rd	328	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 3rd	326	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 4th	427	Office/Direct	Sterling Organization	344 N	344	Withheld	30 Days	Negotiable	-	-
P 4th	403	Office/Sublet	Sterling Organization	344 N	344	Withheld	TBD	TBD	-	-
P 4th	418	Office/Sublet	Sterling Organization	344 N	344	Withheld	TBD	TBD	-	-
P 4th	421	Office/Sublet	Sterling Organization	358 N	358	Withheld	TBD	TBD	-	-
P 4th	427	Office/Sublet	Sterling Organization	344 N	344	Withheld	TBD	TBD	-	-
P 5th	511	Office/Sublet	Sterling Organization	344 N	344	Withheld	TBD	TBD	-	-
P 5th	516	Office/Sublet	Sterling Organization	1,118 N	1,118	Withheld	TBD	TBD	-	-
P 5th	605	Office/Direct	Sterling Organization	1,204 N	1,204	Withheld	Vacant	Negotiable	-	-
P 5th	511	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 6th	602	Office/Direct	Sterling Organization	4,255 N	4,255	Withheld	Vacant	Negotiable	-	-
P 6th	600	Office/Sublet	Sterling Organization	3,199 N	3,199	Withheld	TBD	TBD	-	-
P 6th	605	Office/Sublet	Sterling Organization	1,245 N	1,245	Withheld	TBD	TBD	-	-
P 7th	728	Office/Sublet	Sterling Organization	668 N	668	Withheld	TBD	TBD	-	-



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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 8th	808	Office/Sublet	Sterling Organization	344 N	344	Withheld	TBD	TBD	-	-
P 8th	812	Office/Sublet	Sterling Organization	516 N	516	Withheld	TBD	TBD	-	-
P 8th	812	Office/Direct	Sterling Organization	516 N	516	Withheld	Vacant	Negotiable	-	-

Building Notes

1.1 million square foot regional retail center with 9-story office tower
 Located in Niles, a Chicago suburb approximately 15 miles northwest of downtown
 Traffic counts over 87,000 cars per day, with close proximity to Interstate 294

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
7408 N Milwaukee Ave Niles, IL 60714	3,500 SF Not For Sale	-/mg 1	3,500 SF 0.29 AC	- -	- -	- -
<div data-bbox="119 581 431 815" data-label="Image"> </div> <p>Expenses: 2018 Tax @ \$5.35/sf Power: - Parking: 4 Surface Spaces are available; Ratio of 1.14/1,000 SF Rail Line: - Utilities: -</p> <p>Landlord Rep: Coldwell Banker Edgebrook / Nirella Sanfratello (773) 467-5300 -- 3,500 SF (1,700-3,500 SF)</p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	A	Flex/New	Coldwell Banker Edgebrook	1,700-3,500	3,500	\$213.00/mg	Vacant	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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8111 N Milwaukee Ave
Niles, IL 60714

800 SF
Not For Sale

-/mg
1

1,400 SF
0.06 AC

-
-

-
-

-
-



Expenses: -
Parking: **6 Surface Spaces are available; Ratio of 4.29/1,000 SF**
Utilities: -
Power: -
Rail Line: -

Landlord Rep: *Company information unavailable at this time*
Sublet Contact: **Bob Korvas agency / Robert Korvas (847) 470-8830 -- 800 SF (400-800 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Sublet	Bob Korvas agency		400-800	\$12.00/mg	Vacant	Negotiable	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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5940 W Touhy Ave
Touhy Office Center
Niles, IL 60714

11,678 SF
Not For Sale

\$17.00/fs
3

36,605 SF
2.43 AC

-
-

-
-

-
-



Expenses: **2018 Tax @ \$1.92/sf**
Parking: **146 Surface Spaces are available; Ratio of 4.00/1,000 SF**
Utilities: -
Power: -
Rail Line: -

Landlord Rep: Imperial Realty Company / Theron May (773) 736-6461 / Ryan Smith (773) 736-6593 -- 11,678 SF (25-1,927 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Flex/Direct	Imperial Realty Company	25 N	25	\$10.00/fs	Vacant	Negotiable	-	-
P 1st		Office/Direct	Imperial Realty Company	1,152 N	1,152	\$17.00/mg	Vacant	Negotiable	-	-
P 2nd		Office/Direct	Imperial Realty Company	865 N	865	\$17.00/mg	Vacant	Negotiable	-	-
P 2nd		Office/Direct	Imperial Realty Company	1,143 N	1,143	\$17.00/mg	Vacant	Negotiable	-	-
P 2nd		Office/Direct	Imperial Realty Company	1,801 N	1,801	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Imperial Realty Company	1,380 N	4,726	\$17.00/mg	Vacant	Negotiable	-	-



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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 3rd		Office/Direct	Imperial Realty Company	1,419 N	4,726	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Imperial Realty Company	1,726 N	1,726	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Imperial Realty Company	1,927 N	4,726	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Imperial Realty Company	240 N	240	\$17.00/mg	Vacant	Negotiable	-	-

Building Notes

Well-maintained building with a Nortran bus stop immediately in front. Conference room, vending and storage area. Public transportation to door. Village Crossing Shopping Center, restaurants, hotels and Leaning Tower YMCA nearby. Renovated common areas and washroom. Storage available
Vending on-site

Storage space available in the lower level:
176 SF / \$85 per month
93 SF / \$50 per month

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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6640 W Touhy Ave
Niles, IL 60714

31,000 SF
For Sale at \$4,200,000
(\$135.48/SF) - Active

\$12.00/nnn
1

31,000 SF
2.15 AC

-
-

-
-

-
-



Expenses: **2018 Tax @ \$6.58/sf** Power: -
 Parking: **116 Surface Spaces are available; Ratio of 3.70/1,000 SF** Rail Line: -
 Utilities: -

Landlord Rep: Vandon Forbes LLC / Aaron Kaplan (847) 673-7000 / Leibel Moscovitz (312) 498-0319 -- 24,000 SF (10,000-24,000 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Off/Ret/Direct	Vandon Forbes LLC	10,000-24,000	24,000	\$12.00/nnn	Vacant	Negotiable	-	-



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Building Notes

PROPERTY FEATURES

- Approximately 2.15 Acre Site
- 305 Feet of Frontage along Touhy Avenue
- 31 Private Offices
- 116 Parking Spaces
- Large Conference Room
- Cafeteria with Outdoor Patio
- Immediate Possession

PROPERTY LOCATION

- 1 Mile from Village Crossing Shopping Center
- 2.2 Miles from Edens Expressway (I-94)
- 4.4 Miles from Interstate 294
- 7 Miles from O' Hare International Airport
- 14 Miles from Downtown Chicago
- 25,800 Daily Traffic Count on Touhy Avenue

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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6954 W Touhy Ave
Niles Professional Bldg
Niles, IL 60714

1,200 SF
Not For Sale

\$25.00/mg
2

6,000 SF
0.30 AC

-
-

-
-

-
-



Expenses: **2018 Tax @ \$2.70/sf, 2013 Est Tax @ \$3.04/sf; 2016 Ops @ \$6.67/sf, 2013 Est Ops @ \$1.33/sf**
 Parking: **15 Surface Spaces are available; Ratio of 2.50/1,000 SF**
 Utilities: -

Power: -

Rail Line: -

Landlord Rep: MBW Incorporated / Mark Weberman (847) 609-0505 -- 1,200 SF (1,200 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	201	Off/Med/Direct	MBW Incorporated	1,200 N	1,200	\$25.00/mg	Vacant	3-5 yrs	-	-



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