
Office Space Availability Report

PREPARED BY:

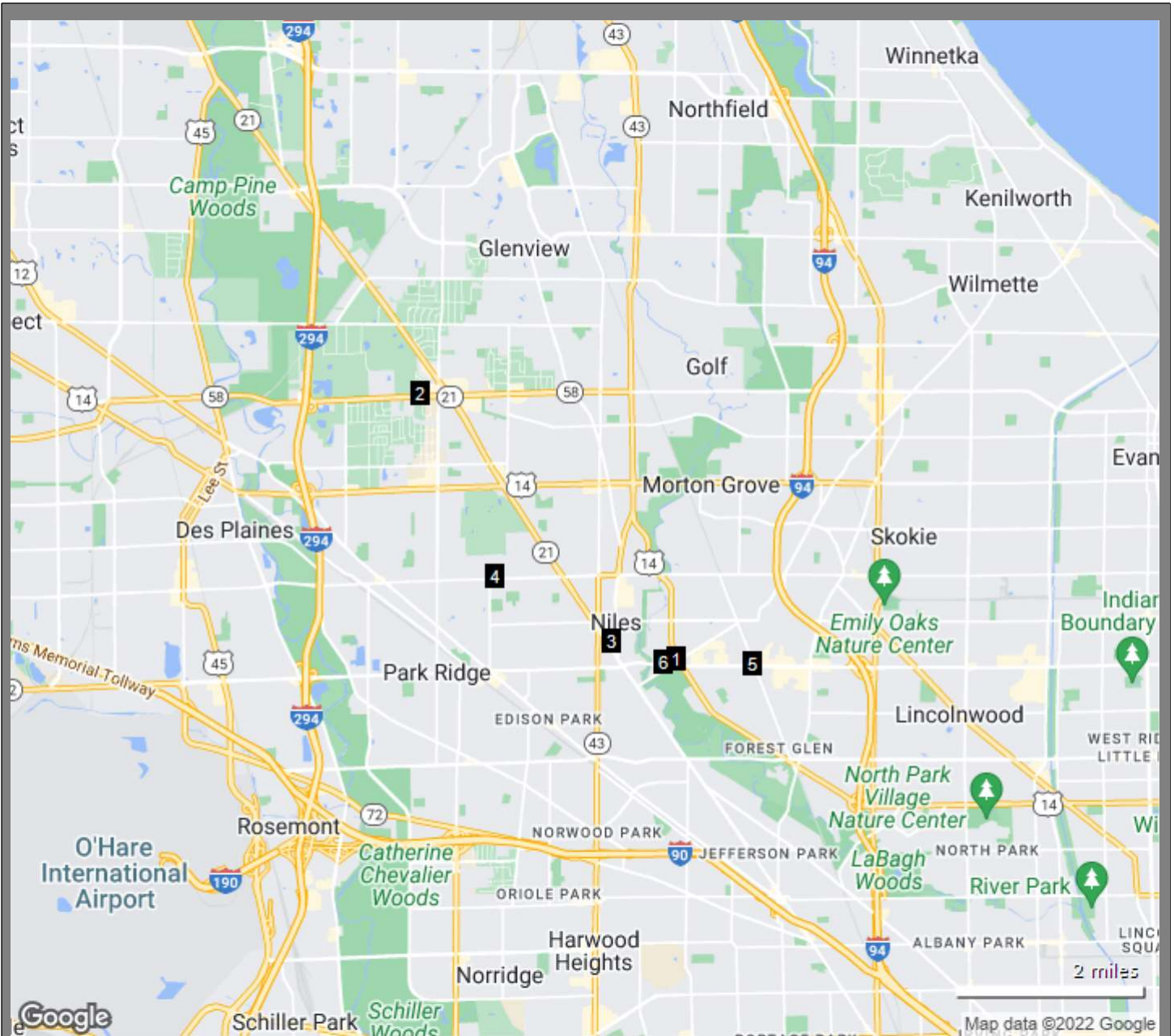


Village of Niles

1000 Civic Center Dr
Niles, IL 60714

John C. Melaniphy

Director of Economic Development
(847) 588-8074 (phone)
(847) 588-8051 (fax)
jcm@vniles.com



1



7230 N Caldwell Ave
Niles, IL 60714
Cook County
Near North Submarket

Building Type: **Class B Office**
 Status: **Built 1972, Renov 2008**
 Building Size: **48,376 SF**
 Typical Floor Size: **48,376 SF**
 Stories: **1**

Expenses: **2020 Tax @ \$5.40/sf; 2004 Ops @ \$1.58/sf**

Space Avail: **48,376 SF**
 Max Contig: **48,376 SF**
 Smallest Space: **48,376 SF**
 Rent/SF/Yr: **Withheld**
 % Leased: **100%**



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

© 2022 CqStar Group - Licensed to Village of Niles - 222587.
 Only properties with valid lat/lon display on map

2		<p>8780 Golf Rd Golf Western Professional Bldg Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class B Office/Medical Status: Built 1984 Building Size: 28,950 SF Typical Floor Size: 9,650 SF Stories: 3 Expenses: 2020 Tax @ \$7.31/sf, 2009 Est Tax @ \$7.17/sf; 2009 Est Ops @ \$6.90/sf</p>	<p>Space Avail: 8,353 SF Max Contig: 2,900 SF Smallest Space: 1,560 SF Rent/SF/Yr: \$25.00 % Leased: 71.2%</p>
3		<p>7403-7421 N Milwaukee Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class B Office/Medical Status: Built Mar 2022 Building Size: 20,000 SF Typical Floor Size: 20,000 SF Stories: 1 Expenses: 2020 Tax @ \$1.45/sf</p>	<p>Space Avail: 5,200 SF Max Contig: 5,200 SF Smallest Space: 5,200 SF Rent/SF/Yr: \$25.00 % Leased: 74.0%</p>
4		<p>8100 W Oakton St Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class C Office/Loft/Creative Space Status: Built 1960 Building Size: 8,420 SF Typical Floor Size: 4,210 SF Stories: 2 Expenses: 2020 Tax @ \$1.66/sf</p>	<p>Space Avail: 600 SF Max Contig: 600 SF Smallest Space: 600 SF Rent/SF/Yr: \$20.00 % Leased: 92.9%</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: 2020 Tax @ \$2.83/sf</p>	<p>Space Avail: 13,903 SF Max Contig: 2,511 SF Smallest Space: 324 SF Rent/SF/Yr: \$17.00 % Leased: 62.0%</p>
6		<p>6640 W Touhy Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class B Office/Medical Status: Built 1963, Renov 2010 Building Size: 31,000 SF Typical Floor Size: 31,000 SF Stories: 1 Expenses: 2020 Tax @ \$5.11/sf</p>	<p>Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 8,500 SF Rent/SF/Yr: \$12.00 % Leased: 67.7%</p>

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

7230 N Caldwell Ave
Niles, IL 60714

48,376 SF
Not For Sale

-
1

48,376 SF
4.22 AC

-
-

-
-

-
-



Expenses: **2020 Tax @ \$5.40/sf; 2004 Ops @ \$1.58/sf**

Parking: **235 Surface Spaces are available; Ratio of 4.86/1,000 SF**

Utilities: -

Power: -

Rail Line: -

Landlord Rep: **Stream Realty Partners, LP / Paige Gunn (214) 725-1121**

Sublet Contact: **Transwestern Real Estate Services / John Nelson (312) 257-2892 Larry Serota (312) 881-7038 -- 48,376 SF (48,376 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Sublet	Transwestern Real Estate Services	48,376 N	48,376	Withheld	30 Days	Thru Nov 2024	-	-

Building Notes

Purchased in 1989 by State Farm and occupied by State Farm in 5/92. Auto evaluation area was added as new construction and interior remodeled. Surface parking.

Inspection Bay: This area is used for auto elevation and could continue to be used as indoor parking or converted to additional office space.



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

© 2022 CoStar Group - Licensed to Village of Niles - 222587.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

8780 Golf Rd
Golf Western Professional Bldg
Niles, IL 60714

8,353 SF
Not For Sale

\$25.00/mg
3

28,950 SF
1.29 AC

-
-

-
-

-
-



Expenses: **2020 Tax @ \$7.31/sf, 2009 Est Tax @ \$7.17/sf; 2009 Est Ops @ \$6.90/sf** Power: -
 Parking: **110 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 -- 8,353 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 1st	103	Off/Med/Direct	SVN I Chicago Commercial	2,076 N	2,076	\$25.00/mg	Vacant	Negotiable	-	-
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
 © 2022 CoStar Group - Licensed to Village of Niles - 222587.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

7403-7421 N Milwaukee Ave
Niles, IL 60714

5,200 SF
Not For Sale

\$25.00/n
1

20,000 SF
0.48 AC

-
-

-
-

-
-



Expenses: **2020 Tax @ \$1.45/sf**
Parking: -
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **NAI Hiffman / Jack Reardon (630) 693-0647 -- 5,200 SF (5,200 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1	Office/Direct	NAI Hiffman	5,200 N	5,200	\$25.00/n	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
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

8100 W Oakton St
Niles, IL 60714

600 SF
Not For Sale

\$20.00/+elec
2

8,420 SF
0.13 AC

-
-

-
-

-
-



Expenses: **2020 Tax @ \$1.66/sf**
Parking: **8 Surface Spaces are available; Ratio of 0.95/1,000 SF**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **Flawless Homes / Afram Slephosh (847) 213-0789 -- 600 SF (600 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	103	Off/Ret/Direct	Flawless Homes	600 N	600	\$20.00/+elec	Vacant	1 yr	-	-



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

© 2022 CoStar Group - Licensed to Village of Niles - 222587.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

5940 W Touhy Ave
Touhy Office Center
Niles, IL 60714

13,903 SF
Not For Sale

\$17.00/mg
3

36,605 SF
2.43 AC

-
-

-
-

-
-



Expenses: **2020 Tax @ \$2.83/sf** Power: -
 Parking: **146 Surface Spaces are available; Ratio of 4.00/1,000 SF** Rail Line: -
 Utilities: -

Landlord Rep: **Imperial Realty Company / Theron May (773) 736-6461 / Ryan Smith (773) 736-6593 -- 13,903 SF (324-1,983 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	130	Office/Direct	Imperial Realty Company	1,027 N	1,027	\$17.00/mg	Vacant	Negotiable	-	-
P 2nd	201	Office/Direct	Imperial Realty Company	809 N	809	\$17.00/mg	Vacant	Negotiable	-	-
P 2nd	240	Office/Direct	Imperial Realty Company	1,368 N	2,511	\$17.00/mg	Vacant	Negotiable	-	-
P 2nd	220	Office/Direct	Imperial Realty Company	1,143 N	2,511	\$17.00/mg	Vacant	Negotiable	-	-
P 2nd	202	Office/Direct	Imperial Realty Company	1,801 N	1,801	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd	310D	Office/Direct	Imperial Realty Company	670 N	670	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd	300	Office/Direct	Imperial Realty Company	1,983 N	1,983	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd	385	Office/Direct	Imperial Realty Company	1,380 N	1,380	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd	320	Office/Direct	Imperial Realty Company	1,927 N	1,927	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd	310-C	Office/Direct	Imperial Realty Company	324 N	324	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd	380	Medical/Direct	Imperial Realty Company	1,471 N	1,471	\$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



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

© 2022 CoStar Group - Licensed to Village of Niles - 222587.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

6640 W Touhy Ave
Niles, IL 60714

10,000 SF
Not For Sale

\$12.00/nnn
1

31,000 SF
2.15 AC

-
-

-
-

-
-



Expenses: 2020 Tax @ \$5.11/sf
 Parking: 116 Surface Spaces are available; Ratio of 3.70/1,000 SF
 Utilities: -
 Power: -
 Rail Line: -

Landlord Rep: Vandon Forbes LLC / Aaron Kaplan (847) 673-7000 / Leibel Moscovitz (312) 498-0319 -- 10,000 SF (8,500-10,000 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	8,500-10,000	10,000	\$12.00/nnn	Vacant	Negotiable	-	-

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



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

© 2022 CoStar Group - Licensed to Village of Niles - 222587.