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# Office Space Availability Report

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PREPARED BY:

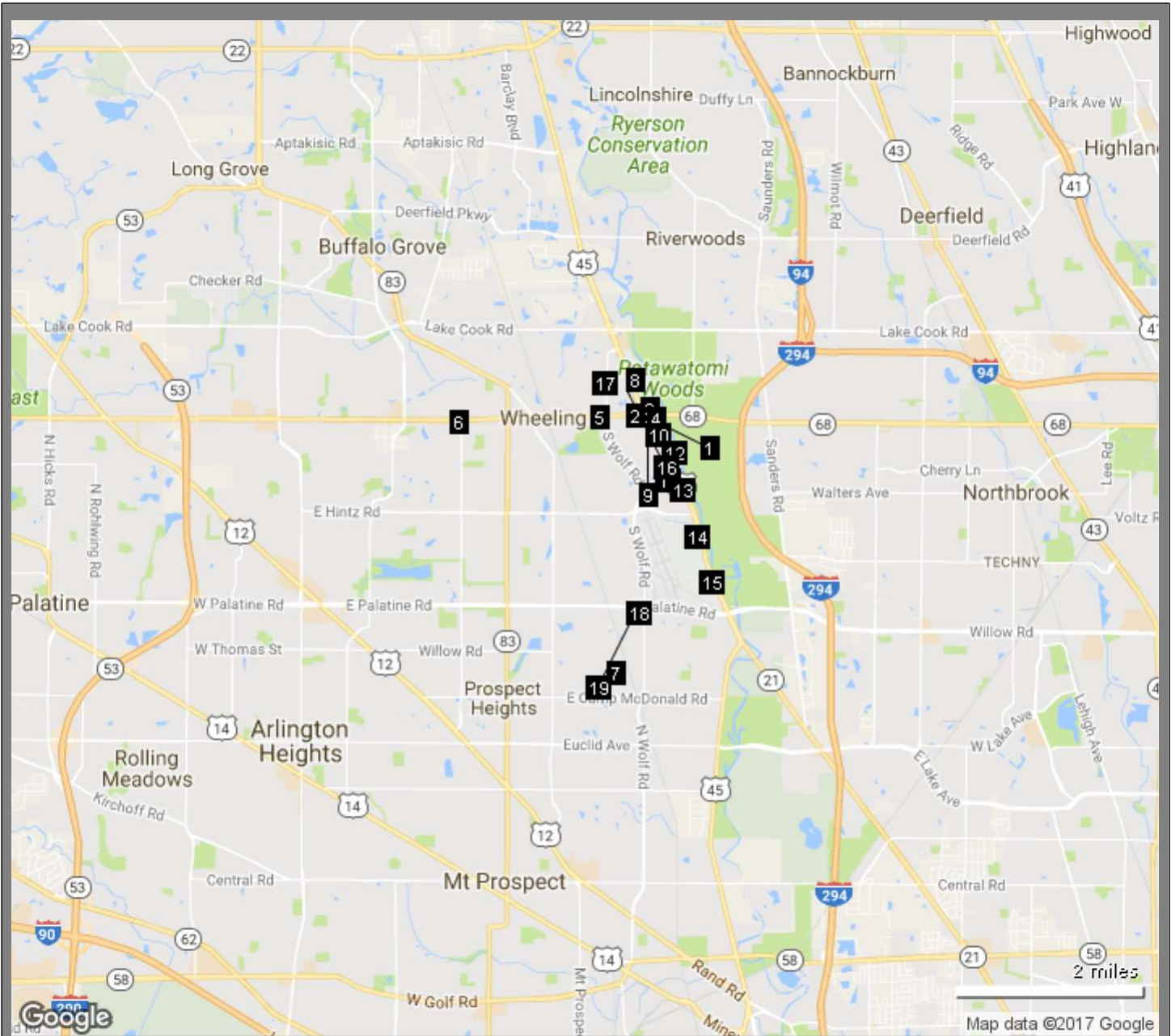


**The Village of Wheeling, Illinois**

2 Community Blvd  
Wheeling, IL 60090

**John C. Melaniphy**

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**222 E Dundee Rd**  
**Wheeling, IL 60090**  
**Cook County**  
**Central North Submarket**

Building Type: **Class C Office**  
 Status: **Built 1982**  
 Building Size: **6,000 SF**  
 Typical Floor Size: **2,000 SF**  
 Stories: **3**  
 Expenses: **2015 Tax @ \$6.93/sf**



Space Avail: **1,975 SF**  
 Max Contig: **1,975 SF**  
 Smallest Space: **1,975 SF**  
 Rent/SF/Yr: **\$14.00**  
 % Leased: **67.1%**



Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or [jmelaniphy@wheelingil.gov](mailto:jmelaniphy@wheelingil.gov)  
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 Only properties with valid lat/lon display on map



2		<p><b>251 E Dundee Rd</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office</b>  Status: <b>Built 1947</b>  Building Size: <b>5,200 SF</b>  Typical Floor Size: <b>2,600 SF</b>  Stories: <b>2</b>  Expenses: <b>2010 Tax @ \$7.36/sf</b></p>	<p>Space Avail: <b>1,495 SF</b>  Max Contig: <b>1,495 SF</b>  Smallest Space: <b>1,495 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
3		<p><b>350 E Dundee Rd</b>  <b>Dundee Commons</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>N/E/C</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Existing</b>  Building Size: <b>57,971 SF</b>  Typical Floor Size: <b>19,323 SF</b>  Stories: <b>3</b>  Expenses: <b>2014 Tax @ \$5.75/sf</b></p>	<p>Space Avail: <b>57,962 SF</b>  Max Contig: <b>57,962 SF</b>  Smallest Space: <b>341 SF</b>  Rent/SF/Yr: <b>\$10.00</b>  % Leased: <b>0.0%</b></p>
4		<p><b>395 E Dundee Rd</b>  <b>Riverside Plaza</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office/(Neighborhood Ctr)</b>  Status: <b>Built 1982</b>  Building Size: <b>34,666 SF</b>  Typical Floor Size: <b>26,464 SF</b>  Stories: <b>2</b>  Expenses: <b>2010 Tax @ \$6.70/sf</b></p>	<p>Space Avail: <b>1,000 SF</b>  Max Contig: <b>1,000 SF</b>  Smallest Space: <b>1,000 SF</b>  Rent/SF/Yr: <b>\$10.20</b>  % Leased: <b>100%</b></p>
5		<p><b>47 W Dundee Rd</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office/Medical</b>  Status: <b>Built 1977</b>  Building Size: <b>8,800 SF</b>  Typical Floor Size: <b>4,400 SF</b>  Stories: <b>2</b>  Expenses: <b>2015 Tax @ \$6.63/sf</b></p>	<p>Space Avail: <b>2,200 SF</b>  Max Contig: <b>1,000 SF</b>  Smallest Space: <b>500 SF</b>  Rent/SF/Yr: <b>\$17.00</b>  % Leased: <b>75.0%</b></p>
6		<p><b>1205 W Dundee Rd</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office/Medical</b>  Status: <b>Built 1973</b>  Building Size: <b>1,500 SF</b>  Typical Floor Size: <b>1,500 SF</b>  Stories: <b>1</b>  Expenses: <b>2015 Tax @ \$14.25/sf</b></p>	<p>Space Avail: <b>1,500 SF</b>  Max Contig: <b>1,500 SF</b>  Smallest Space: <b>1,500 SF</b>  Rent/SF/Yr: <b>\$35.00</b>  % Leased: <b>100%</b></p>
7		<p><b>2160 Foster Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office</b>  Status: <b>Built 1974</b>  Building Size: <b>5,040 SF</b>  Typical Floor Size: <b>5,040 SF</b>  Stories: <b>1</b>  Expenses: <b>2015 Tax @ \$4.44/sf, 2012 Est Tax @ \$3.70/sf, 2011 Ops @ \$0.31/sf, 2012 Est Ops @ \$0.31/sf</b></p>	<p>Space Avail: <b>4,890 SF</b>  Max Contig: <b>4,890 SF</b>  Smallest Space: <b>4,890 SF</b>  Rent/SF/Yr: <b>\$12.50</b>  % Leased: <b>100%</b></p>

8		<p><b>325 N Milwaukee Ave</b>  <b>Coral Bus Ctr Phase I</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office</b>  Status: <b>Built 1988</b>  Building Size: <b>9,727 SF</b>  Typical Floor Size: <b>9,727 SF</b>  Stories: <b>1</b>  Expenses: <b>2015 Tax @ \$5.58/sf</b></p>	<p>Space Avail: <b>2,980 SF</b>  Max Contig: <b>1,050 SF</b>  Smallest Space: <b>400 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>69.4%</b></p>
9		<p><b>39 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>S/E/C</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office</b>  Status: <b>Built 1973</b>  Building Size: <b>9,766 SF</b>  Typical Floor Size: <b>4,883 SF</b>  Stories: <b>2</b>  Expenses: <b>2015 Tax @ \$7.65/sf</b></p>	<p>Space Avail: <b>4,883 SF</b>  Max Contig: <b>4,883 SF</b>  Smallest Space: <b>4,883 SF</b>  Rent/SF/Yr: <b>\$15.00</b>  % Leased: <b>50.0%</b></p>
10		<p><b>224 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 2008</b>  Building Size: <b>4,499 SF</b>  Typical Floor Size: <b>4,499 SF</b>  Stories: <b>1</b>  Expenses: <b>2015 Tax @ \$4.73/sf, 2012 Est Tax @ \$1.63/sf; 2012 Est Ops @ \$1.07/sf</b></p>	<p>Space Avail: <b>1,610 SF</b>  Max Contig: <b>620 SF</b>  Smallest Space: <b>495 SF</b>  Rent/SF/Yr: <b>\$24.19</b>  % Leased: <b>64.2%</b></p>
11		<p><b>307 S Milwaukee Ave</b>  <b>Brittany Court</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>2 blocks south of Dundee Rd - East</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1975</b>  Building Size: <b>15,594 SF</b>  Typical Floor Size: <b>15,594 SF</b>  Stories: <b>1</b>  Expenses: <b>2015 Tax @ \$4.68/sf</b></p>	<p>Space Avail: <b>1,730 SF</b>  Max Contig: <b>580 SF</b>  Smallest Space: <b>575 SF</b>  Rent/SF/Yr: <b>\$14.50</b>  % Leased: <b>88.9%</b></p>
12		<p><b>401 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1975</b>  Building Size: <b>26,681 SF</b>  Typical Floor Size: <b>13,000 SF</b>  Stories: <b>2</b>  Expenses: <b>2015 Tax @ \$3.35/sf</b></p>	<p>Space Avail: <b>9,716 SF</b>  Max Contig: <b>2,000 SF</b>  Smallest Space: <b>732 SF</b>  Rent/SF/Yr: <b>\$15.00</b>  % Leased: <b>63.6%</b></p>
13		<p><b>700-728 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1986</b>  Building Size: <b>21,480 SF</b>  Typical Floor Size: <b>21,480 SF</b>  Stories: <b>1</b>  Expenses: <b>2015 Tax @ \$3.94/sf, 2016 Est Tax @ \$3.85/sf; 2014 Ops @ \$2.56/sf</b></p>	<p>Space Avail: <b>4,953 SF</b>  Max Contig: <b>2,293 SF</b>  Smallest Space: <b>1,125 SF</b>  Rent/SF/Yr: <b>\$8.45</b>  % Leased: <b>76.9%</b></p>

14		<p><b>1040 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1980, Renov 2004</b>  Building Size: <b>26,000 SF</b>  Typical Floor Size: <b>13,000 SF</b>  Stories: <b>2</b>  Expenses: <b>2015 Tax @ \$0.54/sf, 2011 Est Tax @ \$3.46/sf; 2013 Ops @ \$1.91/sf</b></p>	<p>Space Avail: <b>8,250 SF</b>  Max Contig: <b>4,000 SF</b>  Smallest Space: <b>1,250 SF</b>  Rent/SF/Yr: <b>\$12.00-\$14.40</b>  % Leased: <b>68.3%</b></p>
15		<p><b>1098 S Milwaukee Ave</b>  <b>Aviation Plaza</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Schaumburg Area Submarket</b></p>	<p>Building Type: <b>Class C Office</b>  Status: <b>Built 1972</b>  Building Size: <b>27,400 SF</b>  Typical Floor Size: <b>7,500 SF</b>  Stories: <b>4</b>  Expenses: <b>2015 Tax @ \$1.52/sf; 2015 Ops @ \$2.73/sf</b></p>	<p>Space Avail: <b>11,088 SF</b>  Max Contig: <b>2,508 SF</b>  Smallest Space: <b>226 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>59.5%</b></p>
16		<p><b>201 E Strong St</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office/Medical</b>  Status: <b>Existing</b>  Building Size: <b>20,000 SF</b>  Typical Floor Size: <b>17,960 SF</b>  Stories: <b>-</b>  Expenses: <b>2015 Tax @ \$1.53/sf</b></p>	<p>Space Avail: <b>5,785 SF</b>  Max Contig: <b>5,785 SF</b>  Smallest Space: <b>1,179 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>71.1%</b></p>
17		<p><b>306-310 N Wolf Rd</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1980</b>  Building Size: <b>3,828 SF</b>  Typical Floor Size: <b>1,913 SF</b>  Stories: <b>2</b>  Expenses: <b>2015 Tax @ \$10.54/sf</b></p>	<p>Space Avail: <b>600 SF</b>  Max Contig: <b>600 SF</b>  Smallest Space: <b>600 SF</b>  Rent/SF/Yr: <b>\$12.00</b>  % Leased: <b>100%</b></p>
18		<p><b>1400 S Wolf Rd</b>  <b>Building 100</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1970</b>  Building Size: <b>58,579 SF</b>  Typical Floor Size: <b>58,579 SF</b>  Stories: <b>1</b>  Expenses: <b>2010 Tax @ \$7.64/sf; 1993 Ops @ \$1.51/sf</b></p>	<p>Space Avail: <b>8,984 SF</b>  Max Contig: <b>8,984 SF</b>  Smallest Space: <b>2,013 SF</b>  Rent/SF/Yr: <b>\$13.50</b>  % Leased: <b>100%</b></p>
19		<p><b>1400 S Wolf Rd</b>  <b>Building 200</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1970, Renov 2001</b>  Building Size: <b>58,759 SF</b>  Typical Floor Size: <b>58,759 SF</b>  Stories: <b>1</b>  Expenses: <b>2010 Tax @ \$7.62/sf</b></p>	<p>Space Avail: <b>20,939 SF</b>  Max Contig: <b>20,939 SF</b>  Smallest Space: <b>20,939 SF</b>  Rent/SF/Yr: <b>\$13.50</b>  % Leased: <b>64.4%</b></p>



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Only properties with valid lat/lon display on map

		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		<b>222 E Dundee Rd</b> Wheeling, IL 60090	<b>1,975 SF</b> <b>Not For Sale</b>	<b>\$14.00/mg</b> <b>3</b>	<b>6,000 SF</b> <b>0.52 AC</b>	- -	- -	- -		
		Expenses: <b>2015 Tax @ \$6.93/sf</b>			Power: -					
		Parking: <b>30 Surface Spaces are available; Ratio of 5.00/1,000 SF</b>			Rail Line: -					
		Utilities: -								
		Landlord Rep: <b>RE/MAX Experts / Vic Singh (847) 353-7660 -- 1,975 SF (1,975 SF)</b>								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	RE/MAX Experts	1,975 N	1,975	\$14.00/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		
		<b>251 E Dundee Rd</b> Wheeling, IL 60090	<b>1,495 SF</b> <b>For Sale at \$1,700,000 as part of a portfolio of 2 properties - Under Contract</b>	<b>For Sale Only</b> <b>2</b>	<b>5,200 SF</b> <b>0.21 AC</b>	- -	- -	- -		
		Expenses: <b>2010 Tax @ \$7.36/sf</b>			Power: -					
		Parking: <b>30 free Surface Spaces are available; Ratio of 5.77/1,000 SF</b>			Rail Line: -					
		Utilities: -								
		Landlord Rep: <b>Mavrakis Properties / Theodore Mavrakis (847) 657-1010 -- 1,495 SF (1,495 SF)</b>								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Office/Direct	Mavrakis Properties	1,495 N	1,495	Withheld	Negotiable	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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**350 E Dundee Rd**  
Dundee Commons  
Wheeling, IL 60090

**57,962 SF**  
**For Sale at \$4,200,000**  
**(\$72.45/SF) - Active**

**\$10.00/n**  
**3**

**57,971 SF**  
**7.04 AC**

-  
-

-  
-

-  
-



Expenses: **2014 Tax @ \$5.75/sf** Power: -  
 Parking: **372 Surface Spaces are available; Ratio of 5.50/1,000 SF** Rail Line: -  
 Utilities: -

Landlord Rep: **Cedar Street Commercial / Eric Turrin (773) 906-9341 -- 57,962 SF (341-16,624 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	100	Retail/Direct	Cedar Street Commercial	4,000-8,274	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 1st		Office/Direct	Cedar Street Commercial	11,462 N	57,962	\$10.00/n	Vacant	Negotiable	-	-
P 2nd	207	Office/Direct	Cedar Street Commercial	1,230 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 2nd		Office/Direct	Cedar Street Commercial	16,624 N	57,962	\$10.00/n	Vacant	Negotiable	-	-
P 2nd	205	Office/Direct	Cedar Street Commercial	1,864 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 3rd	301	Office/Direct	Cedar Street Commercial	4,158 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 3rd	300B	Office/Direct	Cedar Street Commercial	3,412 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 3rd	305	Office/Direct	Cedar Street Commercial	341 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 3rd	320	Office/Direct	Cedar Street Commercial	3,300 N	57,962	\$10.00/n	Vacant	3-5 yrs	-	-
P 3rd		Office/Direct	Cedar Street Commercial	7,297 N	57,962	\$10.00/n	Vacant	Negotiable	-	-

**Building Notes**


Three story office building on Northeast corner of Milwaukee Avenue and Dundee Road. Great visibility and location. Ideal for user or investor.

**\*Property Highlights:**

- \* Great location
- \* New Westin Hotel opening soon
- \* Close to all types of transportation
- \* Close to top restaurants
- \* Major redevelopment happening in Wheeling
- \* Location Description: Northeast corner of Milwaukee Avenue and Dundee Road in Wheeling.




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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
 <p><b>395 E Dundee Rd</b> Riverside Plaza Riverside Plaza Wheeling, IL 60090</p> <p>Expenses: <b>2010 Tax @ \$6.70/sf</b> Parking: <b>300 free Surface Spaces are available; Ratio of 8.65/1,000 SF</b> Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: <b>Arcore Real Estate Group / Mike Streit (630) 908-5700 X284</b> Sublet Contact: <b>Berkson &amp; Sons / David B. Berkson (847) 498-6000 Steve Galindo (847) 498-6000 -- 1,000 SF (1,000 SF)</b></p>	<b>1,000 SF</b> <b>Not For Sale</b>	<b>\$10.20/mg</b> <b>2</b>	<b>34,666 SF</b> <b>4.63 AC</b>	- -	- -	- -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	150	Medical/Sublet	Berkson & Sons	1,000 N	1,000	\$10.20/mg	Vacant	Thru Dec 2017	-	-

**Building Notes**



Part of Riverside Plaza, this building features 10,000 square feet of second floor office space with additional storefront retail/office space on the first floor.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>47 W Dundee Rd</b> Wheeling, IL 60090</p> <p>Expenses: <b>2015 Tax @ \$6.63/sf</b> Parking: <b>22 Surface Spaces are available; Ratio of 4.93/1,000 SF</b> Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: <b>iProperties &amp; Assets, Inc. / Sunny Kim (847) 730-3121 -- 2,200 SF (500-1,000 SF)</b></p>	<b>2,200 SF</b> <b>Not For Sale</b>	<b>\$17.00/mg</b> <b>2</b>	<b>8,800 SF</b> <b>0.60 AC</b>	- -	- -	- -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Office/Direct	iProperties & Assets, Inc.	500 N	500	\$17.00/mg	Vacant	1 yr	-	-



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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P	2nd	Office/Direct	iProperties & Assets, Inc.	700 N	700	\$17.00/mg	Vacant	1 yr	-	-
P	2nd	Office/Direct	iProperties & Assets, Inc.	1,000 N	1,000	\$17.00/mg	Vacant	1 yr	-	-
Address		SF Avail	Rent/SF/Yr	RBA	Ceiling Height	Docks	Crane			
Building/Park Name		For Sale (\$/SF)	Stories	Land	Drive Ins	Levelators	Sprinkler			
		<b>1205 W Dundee Rd</b>	<b>1,500 SF</b>	<b>\$35.00/mg</b>	<b>1,500 SF</b>	-	-			
		Wheeling, IL 60090	<b>For Sale at \$595,000</b> <b>(\$396.67/SF) - Active</b>	<b>1</b>	<b>0.23 AC</b>	-	-	-		
		Expenses: <b>2015 Tax @ \$14.25/sf</b>				Power: -				
		Parking: <b>10 free Surface Spaces are available; Ratio of 6.66/1,000 SF</b>				Rail Line: -				
		Utilities: -								
		Landlord Rep: <b>Joseph Rossi &amp; Associates / Joseph Rossi (312) 953-3553 / Peter Cangialosi (630) 353-1190 -- 1,500 SF (1,500 SF)</b>								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E	1st	Off/Med/Direct	Joseph Rossi & Associates	1,500 N	1,500	\$35.00/mg	30 Days	Negotiable	-	-
Address		SF Avail	Rent/SF/Yr	RBA	Ceiling Height	Docks	Crane			
Building/Park Name		For Sale (\$/SF)	Stories	Land	Drive Ins	Levelators	Sprinkler			
		<b>2160 Foster Ave</b>	<b>4,890 SF</b>	<b>\$12.50/mg</b>	<b>5,040 SF</b>	-	-			
		Wheeling, IL 60090	<b>For Sale at \$395,000</b> <b>(\$78.37/SF) - Active</b>	<b>1</b>	<b>0.76 AC</b>	-	-	-		
		Expenses: <b>2015 Tax @ \$4.44/sf, 2012 Est Tax @ \$3.70/sf; 2011 Ops @ \$0.31/sf, 2012 Est Ops @ \$0.31/sf</b>				Power: -				
		Parking: <b>30 free Surface Spaces are available; Ratio of 5.95/1,000 SF</b>				Rail Line: -				
		Utilities: -								
		Landlord Rep: <b>Brian Properties, Inc. / A.Scott A. Whisler (847) 640-1500 X110 -- 4,890 SF (4,890 SF)</b>								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E	1st	Office/Direct	Brian Properties, Inc.	4,890 N	4,890	\$12.50/mg	30 Days	Negotiable	-	-



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**Building Notes**

5040 sf Office/Tech Space. Very well maintained one story brick building. Large private office with stone fireplace. Four bathrooms (one with full shower), kitchenette, large conference room. Building sits on approximately 33,000 sf of land. Room for expansion. Freshly painted and ready for your business. MOTIVATED SELLERS!

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>325 N Milwaukee Ave</b> Coral Bus Ctr Phase I Wheeling, IL 60090</p>	<p><b>2,980 SF</b> <b>Not For Sale</b></p>	<p><b>-/mg</b> <b>1</b></p>	<p><b>9,727 SF</b> <b>-</b></p>	<p><b>-</b> <b>-</b></p>	<p><b>-</b> <b>-</b></p>	<p><b>-</b> <b>-</b></p>
<p>Expenses: <b>2015 Tax @ \$5.58/sf</b>                      Parking: <b>40 Surface Spaces are available; Ratio of 4.11/1,000 SF</b>                      Utilities: -</p>				<p>Power: - Rail Line: -</p>		
<p>Landlord Rep: <b>Sterling Properties / Frank Friedman (773) 271-1789 -- 2,980 SF (400-1,050 SF)</b></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	A	Office/Direct	Sterling Properties	1,030 N	1,030	Withheld	Vacant	Negotiable	-	-
P 1st	C1	Office/Direct	Sterling Properties	400 N	400	Withheld	Vacant	Negotiable	-	-
P 1st	G3	Office/Direct	Sterling Properties	500 N	500	Withheld	Vacant	Negotiable	-	-
P 1st	H	Office/Direct	Sterling Properties	1,050 N	1,050	Withheld	Vacant	Negotiable	-	-

**Building Notes**

- \* Frontage on Milwaukee Avenue
- \* Ideal for retail or office
- \* Tenant pays utilities separately
- \* Ample parking
- \* Private entrance



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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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**39 S Milwaukee Ave**  
Wheeling, IL 60090

**4,883 SF**  
**Not For Sale**

**\$15.00/+util**  
**2**

**9,766 SF**  
**0.34 AC**

-  
-

-  
-

-  
-



Expenses: **2015 Tax @ \$7.65/sf**  
 Parking: **44 Surface Spaces are available; Ratio of 4.50/1,000 SF**  
 Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **ARA Cabinets 4 U, Inc. / Jeffrey Pike (847) 215-1700 -- 4,883 SF (4,883 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 2nd		Office/Direct	ARA Cabinets 4 U, Inc.	4,883 N	4,883	\$15.00/+util	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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**224 S Milwaukee Ave**  
Wheeling, IL 60090

**1,610 SF**  
**Not For Sale**

**\$24.19/+util**  
**1**

**4,499 SF**  
**0.11 AC**

-  
-

-  
-

-  
-



Expenses: **2015 Tax @ \$4.73/sf, 2012 Est Tax @ \$1.63/sf; 2012 Est Ops @ \$1.07/sf**  
 Parking: **20 Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Consolidated Commerical Properties / Ed Chrzastowski (847) 215-0690 X18 -- 1,610 SF (495-620 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	B	Office/Direct	Consolidated Commerical Properties	620 N	620	\$24.19/+util	Vacant	1 yr	-	-
P 1st	D	Office/Direct	Consolidated Commerical Properties	495 N	495	\$24.19/+util	Vacant	1-5 yrs	-	-
P 1st	H	Office/Direct	Consolidated Commerical Properties	495 N	495	\$24.19/+util	Vacant	1-5 yrs	-	-



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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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**307 S Milwaukee Ave**  
 Brittany Court Office Ctr  
 Brittany Court  
 Wheeling, IL 60090

**1,730 SF**  
**For Sale at \$995,000**  
**(\$63.81/SF) - Active**

**\$14.50/mg**  
**1**

**15,594 SF**  
**1.21 AC**

-  
 -

-  
 -

-  
 -



Expenses: **2015 Tax @ \$4.68/sf**  
 Parking: **150 free Surface Spaces are available; Ratio of**  
**10.00/1,000 SF**  
 Utilities: -

Power: -  
 Rail Line: -

Landlord Rep: **Berkson & Sons / B.David B. Berkson (847) 498-6000 / Steve Galindo (847) 498-6000 -- 1,730 SF (575-580 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	114	Office/Direct	Berkson & Sons	575 N	575	\$14.50/mg	Vacant	Negotiable	-	-
P 1st	113	Office/Direct	Berkson & Sons	575 N	575	\$14.50/mg	Vacant	Negotiable	-	-
P 1st	126	Office/Direct	Berkson & Sons	580 N	580	\$14.50/mg	Vacant	Negotiable	-	-

**Building Notes**

- \* Located 2 blocks south of Dundee Road
- \* Ample parking
- \* Tenant controlled HVAC
- \* Close proximity to public transportation



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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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**401 S Milwaukee Ave**  
Wheeling, IL 60090

**9,716 SF**  
**Not For Sale**

**\$15.00/mg**  
**2**

**26,681 SF**  
**1 AC**

-  
-

-  
-

-  
-



Expenses: **2015 Tax @ \$3.35/sf**  
 Parking: **80 Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 Utilities: -

Power: -  
 Rail Line: -

Landlord Rep: **Berkson & Sons / B.David B. Berkson (847) 498-6000 -- 9,716 SF (732-2,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	160	Office/Direct	Berkson & Sons	2,000 N	2,000	\$15.00/mg	Vacant	1-3 yrs	-	-
P 1st	150	Office/Direct	Berkson & Sons	1,422 N	1,422	\$15.00/mg	Vacant	Negotiable	-	-
P 1st	180	Office/Direct	Berkson & Sons	732 N	732	\$15.00/mg	Vacant	Negotiable	-	-
P 1st	170	Office/Direct	Berkson & Sons	1,848 N	1,848	\$15.00/mg	Vacant	1-3 yrs	-	-
P 2nd	280	Office/Direct	Berkson & Sons	1,684 N	1,684	\$15.00/mg	Vacant	1-3 yrs	-	-
P 2nd	295	Office/Direct	Berkson & Sons	750 N	750	\$15.00/mg	Vacant	1-3 yrs	-	-
P 2nd	270	Office/Direct	Berkson & Sons	1,280 N	1,280	\$15.00/mg	Vacant	1-3 yrs	-	-

**Building Notes**

Beautiful building with atriums, skylights, cathedral ceiling and great window line.  
 Professionally managed building with a wood and brick interior.  
 The building is elevatorated with operable windows.  
 Located on Milwaukee Avenue surrounded by great restaurants.  
 Great Milwaukee Avenue location just south of Dundee.



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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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**700-728 S Milwaukee Ave**  
The Elms  
Wheeling, IL 60090

**4,953 SF**  
**Not For Sale**

**\$8.45/n**  
**1**

**21,480 SF**  
**1.73 AC**

-  
-

-  
-

-  
-



Expenses: **2015 Tax @ \$3.94/sf, 2016 Est Tax @ \$3.85/sf; 2014 Ops @ \$2.56/sf**  
Parking: **45 Surface Spaces are available; Ratio of 2.09/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **McLennan Commercial Properties, Inc. / P.James P. Conrad (847) 655-3383 -- 4,953 SF (1,125-2,293 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	702	Office/Direct	McLennan Commercial Properties, Inc.	1,125 N	1,125	\$8.45/n	Vacant	Negotiable	-	-
P 1st	712	Office/Direct	McLennan Commercial Properties, Inc.	2,293 N	2,293	\$8.45/n	Vacant	Negotiable	-	-
P 1st	728	Office/Direct	McLennan Commercial Properties, Inc.	1,535 N	1,535	\$8.45/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
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**1040 S Milwaukee Ave**  
Wheeling, IL 60090

**8,250 SF**  
**Not For Sale**

**\$12.00-\$14.40/fs**  
**2**

**26,000 SF**  
**1.84 AC**

-  
-

-  
-

-  
-



Expenses: **2015 Tax @ \$0.54/sf, 2011 Est Tax @ \$3.46/sf; 2013 Ops @ \$1.91/sf**  
Parking: **91 Surface Spaces are available; Ratio of 3.62/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Culture Exchange Academy LLC / Kevin Mao (847) 877-3709**

Leasing Company: **Kevin Mao / Kevin Mao (847) 877-3709 -- 8,250 SF (1,250-4,000 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	Kevin Mao	1,500 N	1,500	\$14.40/fs	Vacant	3 yrs	-	-
P 1st	170	Office/Direct	Kevin Mao	4,000 N	4,000	\$12.00/mg	Vacant	3-5 yrs	-	-
P 1st	100	Office/Direct	Kevin Mao	1,500 N	1,500	\$14.40/fs	Vacant	3 yrs	-	-
P 2nd	270	Office/Direct	Kevin Mao	1,250 N	1,250	\$14.40/fs	Vacant	1 yr	-	-



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**Building Notes**

October, 2004: Completely renovated in 2004. Excellent user/investor opportunity. Adjacent to Palwaukee Municipal Airport. 1.5 Miles from full interchange Willow Rd @ I-294.

\* Outstanding opportunity for corporate identity in your own office building located east of Palwaukee Airport, north of Palatine Road and south of Dundee

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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**1098 S Milwaukee Ave**  
Aviation Plaza  
Wheeling, IL 60090

Expenses: **2015 Tax @ \$1.52/sf; 2015 Ops @ \$2.73/sf**      Power: -  
 Parking: **115 Surface Spaces are available; Ratio of 4.38/1,000 SF**      Rail Line: -  
 Utilities: -

Landlord Rep: **Realty Advisors Elite / Anthony Davidson (847) 674-9797 -- 11,088 SF (226-2,508 SF)**



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	106	Office/Direct	Realty Advisors Elite	354 N	354	Withheld	Vacant	1-5 yrs	-	-
P 3rd	312	Office/Direct	Realty Advisors Elite	862 N	862	Withheld	Vacant	1-5 yrs	-	-
P 3rd	310	Office/Direct	Realty Advisors Elite	561 N	561	Withheld	Vacant	1-5 yrs	-	-
P 3rd	303A	Office/Direct	Realty Advisors Elite	226 N	226	Withheld	Vacant	1-5 yrs	-	-
P 3rd	303D	Office/Direct	Realty Advisors Elite	1,012 N	1,012	Withheld	Vacant	1-5 yrs	-	-
P 3rd	303B	Office/Direct	Realty Advisors Elite	228 N	228	Withheld	Vacant	1-5 yrs	-	-
P 3rd	303C	Office/Direct	Realty Advisors Elite	309 N	309	Withheld	Vacant	1-5 yrs	-	-
P 4th	400	Office/Direct	Realty Advisors Elite	346 N	346	Withheld	Vacant	1-5 yrs	-	-
P 4th	409	Office/Direct	Realty Advisors Elite	232 N	232	Withheld	Vacant	1-5 yrs	-	-
P 4th	406	Office/Direct	Realty Advisors Elite	421 N	421	Withheld	Vacant	1-5 yrs	-	-
P 4th	407/408	Office/Direct	Realty Advisors Elite	913 N	913	Withheld	Vacant	1-5 yrs	-	-
P 4th	405	Office/Direct	Realty Advisors Elite	254 N	254	Withheld	Vacant	1-5 yrs	-	-
P 4th	400B	Office/Direct	Realty Advisors Elite	722 N	722	Withheld	Vacant	1-5 yrs	-	-
P 4th	403	Office/Direct	Realty Advisors Elite	470 N	470	Withheld	Vacant	1-5 yrs	-	-
P 4th	404	Office/Direct	Realty Advisors Elite	389 N	389	Withheld	Vacant	1-5 yrs	-	-
P 4th	402A	Office/Direct	Realty Advisors Elite	633 N	633	Withheld	Vacant	1-5 yrs	-	-
P 4th	402B	Office/Direct	Realty Advisors Elite	355 N	355	Withheld	Vacant	1-5 yrs	-	-
P 4th	400A	Office/Direct	Realty Advisors Elite	293 N	293	Withheld	Vacant	1-5 yrs	-	-
P 4th	410	Office/Direct	Realty Advisors Elite	2,508 N	2,508	Withheld	Vacant	1-5 yrs	-	-



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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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**201 E Strong St**  
Wheeling, IL 60090

**5,785 SF**  
**Not For Sale**

-  
-

**20,000 SF**  
**3.30 AC**

-  
-

-  
-

-  
-



Expenses: **2015 Tax @ \$1.53/sf**  
Parking: -  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Axis Realty, Inc. / Dino Geroulis (773) 594-1602 X102**

Leasing Company: **Peter J Karahalios / Peter Karahalios (630) 462-8008 -- 5,785 SF (1,179-2,490 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	7	Off/Med/Direct	Peter J Karahalios	1,558 N	5,785	Withheld	Vacant	Negotiable	-	-
P 1st	9	Off/Med/Direct	Peter J Karahalios	1,179-2,490	5,785	Withheld	Vacant	Negotiable	-	-
P 1st		Off/Med/Direct	Peter J Karahalios	1,737 N	5,785	Withheld	Vacant	Negotiable	-	-

#### Building Notes

Rent includes all common area maintenance and base year property taxes

Ample parking available for clients and employees

Located adjacent to Greek American Rehabilitation and Care Centre

One story facility with easy accessibility for patients, clietns, and employees

Property manager on site

Prime location at corner of Milwaukee Avenue and Strong Street

Pylon signage on well trafficked Milwaukee Avenue



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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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**306-310 N Wolf Rd**  
Wheeling, IL 60090

**600 SF**  
**Not For Sale**

**\$12.00/+util**  
**2**

**3,828 SF**  
**0.30 AC**

-  
-

-  
-

-  
-



Expenses: **2015 Tax @ \$10.54/sf**  
 Parking: **30 free Surface Spaces are available; Ratio of 7.84/1,000 SF**  
 Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Century 21 Real Estate Finders / Mike Kurgan (847) 541-6700**  
 Sublet Contact: **Century 21 Real Estate Finders / Mike Kurgan (847) 541-6700 -- 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	310	Office/Sublet	Century 21 Real Estate Finders	600 N	600	\$12.00/+util	30 Days	Thru Jan 2018	-	-

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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**1400 S Wolf Rd**  
Corporate Square  
Building 100  
Wheeling, IL 60090

**8,984 SF**  
**Not For Sale**

**\$13.50/mg**  
**1**

**58,579 SF**  
**8.04 AC**

-  
-

-  
-

-  
-



Expenses: **2010 Tax @ \$7.64/sf; 1993 Ops @ \$1.51/sf**  
 Parking: **150 Surface Spaces are available; Ratio of 4.00/1,000 SF**  
 Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **JBS Commercial Real Estate / Jason Shibata (312) 462-1022**  
 Sublet Contact: **JBS Commercial Real Estate / Jason Shibata (312) 462-1022 Brian Silverman (312) 462-1023 -- 8,984 SF (2,013-6,971 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	101	Office/Sublet	JBS Commercial Real Estate	6,971 N	8,984	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	107	Office/Sublet	JBS Commercial Real Estate	2,013 N	8,984	\$13.50/mg	Vacant	Negotiable	-	-




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**Building Notes**

Highlights  
 Total Available: 2,000 - 17,227 SF  
 Total RBA: 117,518 SF  
 Built: 1970, Renovated in 200  
 Janitorial: 5-Day Janitorial in Rent  
 Parking: 3.8/1000 SF Parking Ratio  
 Building & Monument Signage Available

Description  
 Total Available: 2,000 - 17,227 SF  
 Total RBA: 117,518 SF  
 Built: 1970, Renovated in 2001  
 Janitorial: 5-Day Janitorial in Rent  
 Parking: 3.8/1000 SF Parking Ratio  
 HVAC: Metered Separately  
 Access: 24-Hour Tenant Access  
 Lease Rate: \$13.50 PSF Modified Gross  
 Building & Monument Signage Available  
 " Minutes from Restaurants, Hotels and Shopping  
 " Conveniently located just minutes from full I-294

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
<b>1400 S Wolf Rd</b> Corporate Square Building 200 Wheeling, IL 60090	<b>20,939 SF</b> <b>Not For Sale</b>	<b>\$13.50/mg</b> <b>1</b>	<b>58,759 SF</b> <b>8.04 AC</b>	- -	- -	- -
		Expenses: <b>2010 Tax @ \$7.62/sf</b> Parking: <b>150 Surface Spaces are available; Ratio of 3.80/1,000 SF</b> Utilities: -		Power: - Rail Line: -		
Landlord Rep: <b>JBS Commercial Real Estate / Jason Shibata (312) 462-1022 / Brian Silverman (312) 462-1023 -- 20,939 SF (20,939 SF)</b>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	210	Office/Direct	JBS Commercial Real Estate	20,939 N	20,939	\$13.50/mg	Vacant	Negotiable	-	-



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## Building Notes

### Highlights

Total Available: 2,000 - 17,227 SF

Total RBA: 117,518 SF

Built: 1970, Renovated in 200

Janitorial: 5-Day Janitorial in Rent

Parking: 3.8/1000 SF Parking Ratio

Building & Monument Signage Available

### Description

Total Available: 2,000 - 17,227 SF

Total RBA: 117,518 SF

Built: 1970, Renovated in 2001

Janitorial: 5-Day Janitorial in Rent

Parking: 3.8/1000 SF Parking Ratio

HVAC: Metered Separately

Access: 24-Hour Tenant Access

Lease Rate: \$13.50 PSF Modified Gross

Building & Monument Signage Available

" Minutes from Restaurants, Hotels and Shopping

" Conveniently located just minutes from full I-294



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