
Office Space Availability Report

PREPARED BY:

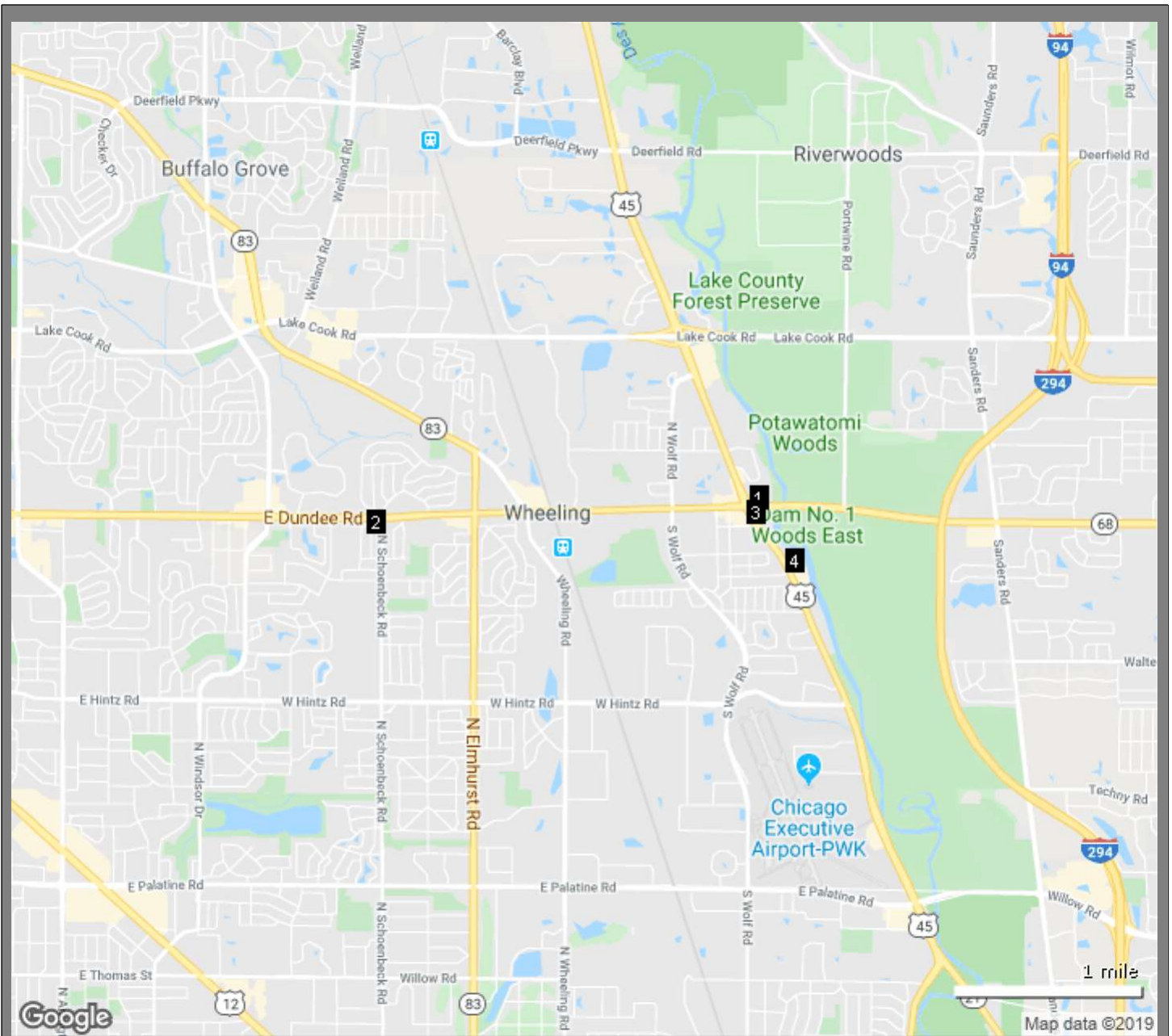


The Village of Wheeling, Illinois

2 Community Blvd
Wheeling, IL 60090

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1



350 E Dundee Rd
Dundee Commons
Wheeling, IL 60090

Cook County

N/E/C
Central North Submarket

Building Type: **Class B Office/Office Live/Work Unit**
 Status: **Built 1978**
 Building Size: **57,971 SF**
 Typical Floor Size: **19,323 SF**
 Stories: **3**
 Expenses: **2014 Tax @ \$5.75/sf**

Space Avail: **57,971 SF**
 Max Contig: **57,971 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/Yr: **\$19.00**
 % Leased: **0.0%**



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

2



1205 W Dundee Rd
Wheeling, IL 60090
Cook County
Central North Submarket

Building Type: **Class B Office/Medical**
Status: **Built 1973**
Building Size: **1,500 SF**
Typical Floor Size: **1,500 SF**
Stories: **1**
Expenses: **2017 Tax @ \$15.85/sf**

Space Avail: **1,500 SF**
Max Contig: **1,500 SF**
Smallest Space: **1,500 SF**
Rent/SF/Yr: **\$35.00**
% Leased: **100%**

3



39 S Milwaukee Ave
Wheeling, IL 60090
Cook County
S/E/C
Central North Submarket

Building Type: **Class C Office**
Status: **Built 1973**
Building Size: **9,766 SF**
Typical Floor Size: **4,883 SF**
Stories: **2**
Expenses: **2017 Tax @ \$5.77/sf**

Space Avail: **9,766 SF**
Max Contig: **9,766 SF**
Smallest Space: **4,883 SF**
Rent/SF/Yr: **\$14.00**
% Leased: **50.0%**

4



307 S Milwaukee Ave
Brittany Court
Wheeling, IL 60090
Cook County
2 blocks south of Dundee Rd
- East
Central North Submarket

Building Type: **Class B Office**
Status: **Built 1975**
Building Size: **15,594 SF**
Typical Floor Size: **15,594 SF**
Stories: **1**
Expenses: **2017 Tax @ \$4.38/sf**

Space Avail: **1,677 SF**
Max Contig: **1,102 SF**
Smallest Space: **575 SF**
Rent/SF/Yr: **\$14.50-\$14.95**
% Leased: **89.3%**



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

57,971 SF
For Sale at \$3,900,000
(\$67.28/SF) - Active

\$19.00/mg
3

57,971 SF
7.04 AC

-
-

-
-

-
-



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

Power: -
Rail Line: -

Landlord Rep: **Avison Young / Mark Johnson (847) 849-1907 -- 57,962 SF (1,000-19,718 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	100 A	Retail/Direct	Avison Young	4,000-8,274	57,962	\$19.00/mg	Vacant	3-5 yrs	-	-
P 1st	100 B	Office/Direct	Avison Young	1,000-11,462	57,962	\$19.00/mg	Vacant	Negotiable	-	-
P 2nd	200	Office/Direct	Avison Young	1,200-19,718	57,962	\$19.00/mg	Vacant	Negotiable	-	-
P 3rd	300	Office/Direct	Avison Young	1,000-18,508	57,962	\$19.00/mg	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
 1205 W Dundee Rd Wheeling, IL 60090	1,500 SF For Sale at \$595,000 (\$396.67/SF) - Active	\$35.00/mg 1	1,500 SF 0.23 AC	- -	- -	- -
Expenses: 2017 Tax @ \$15.85/sf Parking: 10 free Surface Spaces are available; Ratio of 6.66/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: Joseph Rossi & Associates / Joseph Rossi (312) 953-3553 / Doug Pauly (630) 353-1190 -- 1,500 SF (1,500 SF)						

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 Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 39 S Milwaukee Ave Wheeling, IL 60090	9,766 SF For Sale at \$1,800,000 (\$184.31/SF) - Active	\$14.00/+util 2	9,766 SF 0.34 AC	- -	- -	- -
Expenses: 2017 Tax @ \$5.77/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	\$14.00/+util	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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307 S Milwaukee Ave
 Brittany Court Office Ctr
 Brittany Court
 Wheeling, IL 60090

1,677 SF
For Sale at \$995,000
(\$63.81/SF) - Active

\$14.50-\$14.95/mg
1

15,594 SF
1.21 AC

-
-

-
-

-
-



Expenses: **2017 Tax @ \$4.38/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 -- 1,677 SF (575-1,102 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	103	Office/Direct	Berkson & Sons	575 N	575	\$14.95/mg	Vacant	Negotiable	-	-
P 1st	107	Office/Direct	Berkson & Sons	1,102 N	1,102	\$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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