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# Office Space Availability Report

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PREPARED BY:

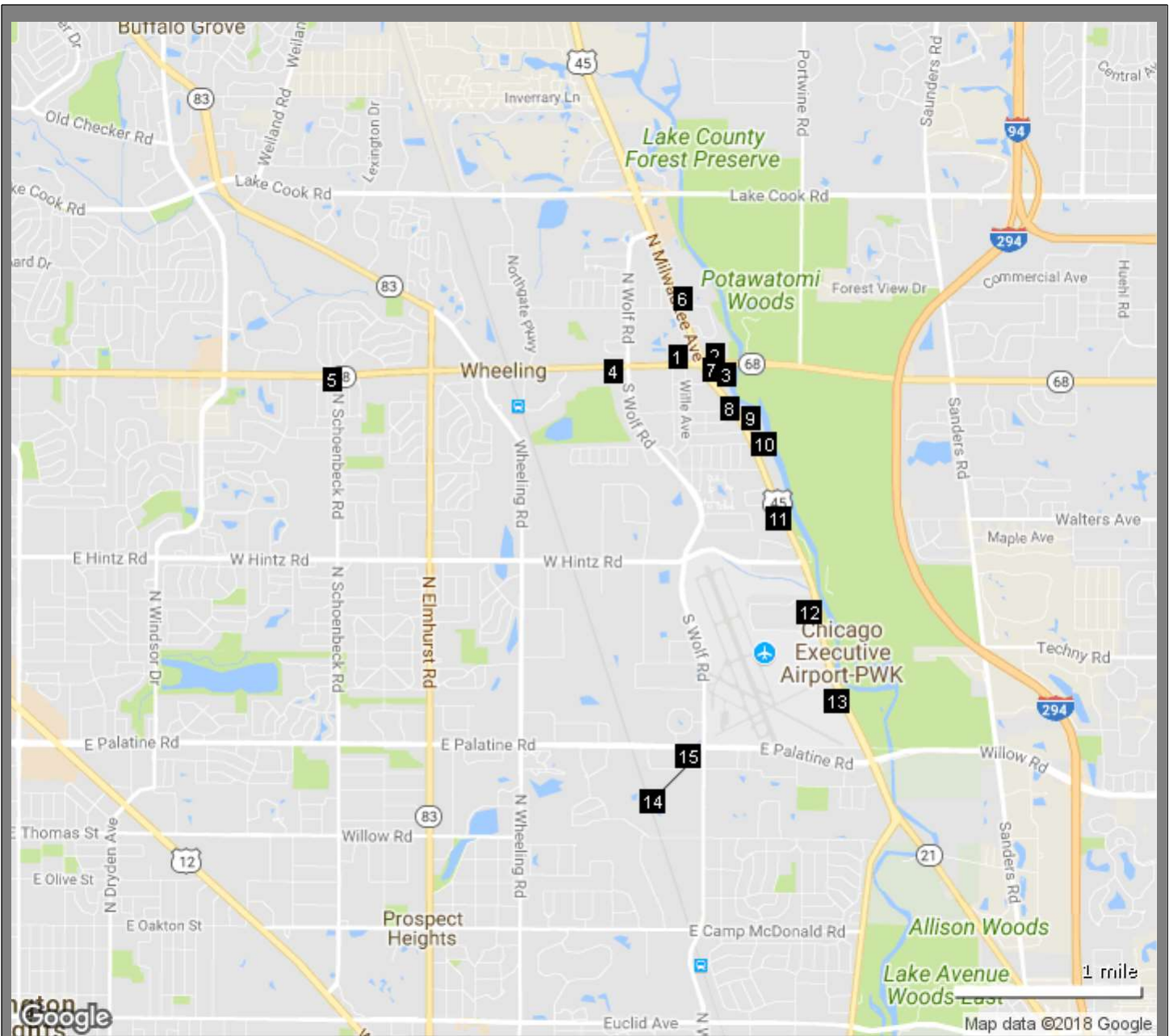


**The Village of Wheeling, Illinois**

2 Community Blvd  
Wheeling, IL 60090

**John C. Melaniphy**

Director of Economic Development  
(847) 499-9094 (phone)  
(847) 215-5175 (fax)  
jmelaniphy@wheelingil.gov



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**222 E Dundee Rd**  
**Wheeling, IL 60090**

**Cook County**

**Central North Submarket**

Building Type: **Class C Office/Medical**  
 Status: **Built 1982**  
 Building Size: **6,000 SF**  
 Typical Floor Size: **2,000 SF**  
 Stories: **3**  
 Expenses: **2016 Tax @ \$6.53/sf**

Space Avail: **1,985 SF**  
 Max Contig: **1,985 SF**  
 Smallest Space: **1,985 SF**  
 Rent/SF/Yr: **\$12.00**  
 % Leased: **66.9%**



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>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>1,000 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>0.0%</b></p>
3		<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>4,612 SF</b>  Max Contig: <b>3,612 SF</b>  Smallest Space: <b>1,000 SF</b>  Rent/SF/Yr: <b>\$10.20-\$15.00</b>  % Leased: <b>89.6%</b></p>
4		<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>2016 Tax @ \$4.86/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>
5		<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>2016 Tax @ \$14.79/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>
6		<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>2016 Tax @ \$5.23/sf</b></p>	<p>Space Avail: <b>2,080 SF</b>  Max Contig: <b>1,050 SF</b>  Smallest Space: <b>1,030 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>78.6%</b></p>
7		<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>2016 Tax @ \$5.67/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>\$14.00</b>  % Leased: <b>50.0%</b></p>

8		<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>2016 Tax @ \$3.84/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-\$24.22</b>  % Leased: <b>64.2%</b></p>
9		<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>2016 Tax @ \$4.09/sf</b></p>	<p>Space Avail: <b>3,471 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>
10		<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>2016 Tax @ \$3.66/sf</b></p>	<p>Space Avail: <b>5,110 SF</b>  Max Contig: <b>2,000 SF</b>  Smallest Space: <b>732 SF</b>  Rent/SF/Yr: <b>\$15.00</b>  % Leased: <b>80.9%</b></p>
11		<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 @ \$3.29/sf; 2014 Ops @ \$2.56/sf</b></p>	<p>Space Avail: <b>3,405 SF</b>  Max Contig: <b>2,280 SF</b>  Smallest Space: <b>1,125 SF</b>  Rent/SF/Yr: <b>\$8.45</b>  % Leased: <b>84.2%</b></p>
12		<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>2016 Tax @ \$0.56/sf, 2011 Est Tax @ \$3.46/sf; 2013 Ops @ \$1.91/sf</b></p>	<p>Space Avail: <b>10,850 SF</b>  Max Contig: <b>4,000 SF</b>  Smallest Space: <b>600 SF</b>  Rent/SF/Yr: <b>\$14.40</b>  % Leased: <b>58.3%</b></p>
13		<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>2016 Tax @ \$2.97/sf; 2015 Ops @ \$2.73/sf</b></p>	<p>Space Avail: <b>11,640 SF</b>  Max Contig: <b>2,508 SF</b>  Smallest Space: <b>226 SF</b>  Rent/SF/Yr: <b>\$15.00-\$18.00</b>  % Leased: <b>57.5%</b></p>



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**1400 S Wolf Rd**  
**Building 100**  
**Wheeling, IL 60090**  
**Cook County**  
**Central North Submarket**

Building Type: **Class B Office/Telecom  
Hotel/Data Hosting**  
Status: **Built 1970**  
Building Size: **60,806 SF**  
Typical Floor Size: **60,806 SF**  
Stories: **1**  
Expenses: **2010 Tax @ \$7.36/sf; 1993 Ops @ \$1.45/sf**

Space Avail: **58,264 SF**  
Max Contig: **12,012 SF**  
Smallest Space: **2,000 SF**  
Rent/SF/Yr: **\$13.50-\$16.00**  
% Leased: **88.5%**

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**1400 S Wolf Rd**  
**Building 200**  
**Wheeling, IL 60090**  
**Cook County**  
**Central North Submarket**

Building Type: **Class B Office**  
Status: **Built 1970, Renov 2001**  
Building Size: **58,759 SF**  
Typical Floor Size: **58,759 SF**  
Stories: **1**  
Expenses: **2010 Tax @ \$7.62/sf**

Space Avail: **21,782 SF**  
Max Contig: **21,782 SF**  
Smallest Space: **21,782 SF**  
Rent/SF/Yr: **\$13.50**  
% Leased: **62.9%**



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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**222 E Dundee Rd**  
Wheeling, IL 60090

**1,985 SF**  
**For Sale - Active**

**\$12.00/mg**  
**3**

**6,000 SF**  
**0.52 AC**

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Expenses: **2016 Tax @ \$6.53/sf**  
 Parking: **30 Surface Spaces are available; Ratio of 5.00/1,000 SF**  
 Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **RE/MAX Experts / Vic Singh (847) 353-7660**  
 Leasing Company: **Buffalo Grove, IL / Jolita Vilimiene (847) 353-7612 -- 1,985 SF (1,985 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Office/Direct	Buffalo Grove, IL RE/MAX Experts	1,985 N	1,985	\$12.00/mg	Vacant	1-3 yrs	-	-

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**  
**Not For Sale**

**-/mg**  
**3**

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

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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	Withheld	Vacant	3-5 yrs	-	-
P 1st	100 B	Office/Direct	Avison Young	1,000-11,462	57,962	Withheld	Vacant	Negotiable	-	-
P 2nd	200	Office/Direct	Avison Young	1,200-19,718	57,962	Withheld	Vacant	Negotiable	-	-
P 3rd	300	Office/Direct	Avison Young	1,000-18,508	57,962	Withheld	Vacant	Negotiable	-	-



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**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.

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>	<b>4,612 SF</b>	<b>\$10.20-\$15.00/mg</b>	<b>34,666 SF</b>	-	-	-
	<b>Not For Sale</b>	<b>2</b>	<b>4.63 AC</b>	-	-	-
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: -				Power: - Rail Line: -		
Landlord Rep: <b>St. Andrews Properties, Inc. / Neal Hirsch (847) 947-8445 X302 -- 3,612 SF (3,612 SF)</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>						

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	-	-
P 1st	Suite 79	Office/Direct	St. Andrews Properties, Inc.	3,612 N	3,612	\$15.00/mg	Vacant	Negotiable	-	-

**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.



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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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**47 W Dundee Rd**  
Wheeling, IL 60090

**2,200 SF**  
**Not For Sale**

**\$17.00/mg**  
**2**

**8,800 SF**  
**0.60 AC**

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Expenses: **2016 Tax @ \$4.86/sf**  
 Parking: **22 Surface Spaces are available; Ratio of 4.93/1,000 SF**  
 Utilities: -

Power: -  
 Rail Line: -

Landlord Rep: **iProperties & Assets, Inc. / Sunny Kim (847) 730-3121 -- 2,200 SF (500-1,000 SF)**

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	-	-
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 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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**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**

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Expenses: **2016 Tax @ \$14.79/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 / Peter Cangialosi (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	-	-



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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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**325 N Milwaukee Ave**  
Coral Bus Ctr Phase I  
Wheeling, IL 60090

**2,080 SF**  
**Not For Sale**

**-/mg**  
**1**

**9,727 SF**  
**-**

**-**  
**-**

**-**  
**-**

**-**  
**-**



Expenses: **2016 Tax @ \$5.23/sf**  
Parking: **40 Surface Spaces are available; Ratio of 4.11/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Sterling Properties / Frank Friedman (773) 271-1789 -- 2,080 SF (1,030-1,050 SF)**

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	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**

**\$14.00/+util**  
**2**

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

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Expenses: **2016 Tax @ \$5.67/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	3-5 yrs	-	-

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-\$24.22/+util**  
**1**

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

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Expenses: **2016 Tax @ \$3.84/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	1-5 yrs	-	-
P 1st	D	Office/Direct	Consolidated Commerical Properties	495 N	495	\$24.22/+util	Vacant	1-5 yrs	-	-
P 1st	H	Office/Direct	Consolidated Commerical Properties	495 N	495	\$24.22/+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

**3,471 SF**  
**For Sale at \$995,000**  
**(\$63.81/SF) - Active**

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

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

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 -

-  
 -

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 -



Expenses: **2016 Tax @ \$4.09/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 -- 3,471 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	110	Office/Direct	Berkson & Sons	576 N	576	\$14.50/mg	Vacant	Negotiable	-	-
P 1st	126	Office/Direct	Berkson & Sons	580 N	580	\$14.50/mg	Vacant	Negotiable	-	-
P 1st	128	Office/Direct	Berkson & Sons	580 N	580	\$14.50/mg	30 Days	Negotiable	-	-
P 1st	126	Office/Direct	Berkson & Sons	580 N	580	\$14.50/mg	30 Days	Negotiable	-	-
P 1st	122	Office/Direct	Berkson & Sons	580 N	580	\$14.50/mg	30 Days	Negotiable	-	-

**Building Notes**

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



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 jmelaniphy@wheelingil.gov  
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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

**5,110 SF**  
**Not For Sale**

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

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

-  
-

-  
-

-  
-



Expenses: **2016 Tax @ \$3.66/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 -- 5,110 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	180	Office/Direct	Berkson & Sons	732 N	732	\$15.00/mg	Vacant	Negotiable	-	-
P 2nd	270	Office/Direct	Berkson & Sons	1,280 N	1,280	\$15.00/mg	Vacant	1-3 yrs	-	-
P 2nd	290	Office/Direct	Berkson & Sons	1,098 N	1,098	\$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 elevatored with operable windows.  
 Located on Milwaukee Avenue surrounded by great restaurants.

Great Milwaukee Avenue location just south of Dundee.  
 Professionally managed building with a wood and brick interior. The building is elevatored with operable windows.

Located on Milwaukee Avenue surrounded by great restaurants.



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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

**3,405 SF**  
**Not For Sale**

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

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

-  
-

-  
-

-  
-



Expenses: **2015 Tax @ \$3.94/sf, 2016 Est Tax @ \$3.29/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 -- 3,405 SF (1,125-2,280 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	714	Office/Direct	McLennan Commercial Properties, Inc.	2,280 N	2,280	\$8.45/n	Vacant	Negotiable	-	-

**1040 S Milwaukee Ave**  
Wheeling, IL 60090

**10,850 SF**  
**Not For Sale**

**\$14.40/fs**  
**2**

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

-  
-

-  
-

-  
-



Expenses: **2016 Tax @ \$0.56/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 -- 10,850 SF (600-4,000 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	100	Office/Direct	Kevin Mao	1,500 N	1,500	\$14.40/fs	Vacant	1-5 yrs	-	-
P 1st	130	Office/Direct	Kevin Mao	1,500 N	1,500	\$14.40/fs	Vacant	1-5 yrs	-	-
P 1st	200	Office/Direct	Kevin Mao	4,000 N	4,000	\$14.40/fs	Vacant	1-5 yrs	-	-
P 2nd	270	Office/Direct	Kevin Mao	1,250 N	1,250	\$14.40/fs	Vacant	1-5 yrs	-	-
P 2nd	250	Office/Direct	Kevin Mao	2,000 N	2,000	\$14.40/fs	Vacant	1-5 yrs	-	-



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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	275	Office/Direct	Kevin Mao	600 N	600	\$14.40/fs	Vacant	1-5 yrs	-	-

**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

**11,640 SF**  
**Not For Sale**

**\$15.00-\$18.00/fs**  
**4**

**27,400 SF**  
**2.04 AC**

Expenses: **2016 Tax @ \$2.97/sf; 2015 Ops @ \$2.73/sf**  
 Parking: **115 Surface Spaces are available; Ratio of 4.38/1,000 SF**  
 Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Realty Advisors Elite / Anthony Davidson (847) 929-4692 / Andriy Shepitsen (773) 510-0376 -- 11,640 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	400 N	400	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 1st	108	Office/Direct	Realty Advisors Elite	506 N	506	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 3rd	312	Office/Direct	Realty Advisors Elite	862 N	862	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 3rd	310	Office/Direct	Realty Advisors Elite	561 N	561	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 3rd	303A	Office/Direct	Realty Advisors Elite	226 N	226	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 3rd	303D	Office/Direct	Realty Advisors Elite	1,012 N	1,012	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 3rd	303B	Office/Direct	Realty Advisors Elite	228 N	228	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 3rd	303C	Office/Direct	Realty Advisors Elite	309 N	309	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	400	Office/Direct	Realty Advisors Elite	346 N	346	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	409	Office/Direct	Realty Advisors Elite	232 N	232	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	406	Office/Direct	Realty Advisors Elite	421 N	421	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	405	Office/Direct	Realty Advisors Elite	254 N	254	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	400B	Office/Direct	Realty Advisors Elite	722 N	722	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	403	Office/Direct	Realty Advisors Elite	470 N	470	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	404	Office/Direct	Realty Advisors Elite	389 N	389	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	407/408	Office/Direct	Realty Advisors Elite	913 N	913	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	402A	Office/Direct	Realty Advisors Elite	633 N	633	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	402B	Office/Direct	Realty Advisors Elite	355 N	355	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-



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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 4th	400A	Office/Direct	Realty Advisors Elite	293 N	293	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-
P 4th	410	Office/Direct	Realty Advisors Elite	2,508 N	2,508	\$15.00-\$18.00/fs	Vacant	1-5 yrs	-	-

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>1400 S Wolf Rd</b> Corporate Square Building 100 Wheeling, IL 60090</p>	<b>58,264 SF</b> <b>Not For Sale</b>	<b>\$13.50-\$16.00/mg</b> <b>1</b>	<b>60,806 SF</b> <b>8.04 AC</b>	- -	- -	- -
<p>Expenses: <b>2010 Tax @ \$7.36/sf; 1993 Ops @ \$1.45/sf</b>      Power: -  Parking: <b>150 Surface Spaces are available; Ratio of 4.00/1,000 SF</b>      Rail Line: -  Utilities: -</p>						
<p>Landlord Rep: <b>Weiss Properties, Inc. / Guy Bonneville (847) 329-7600 / Avi Dimarsky (847) 329-7600 -- 17,227 SF (5,612-11,615 SF)</b></p>						
<p>Leasing Company: <b>JBS Commercial Real Estate / Jason Shibata (312) 462-1022 Michael Whetstone (312) 462-1024 Brian Silverman (312) 462-1023 -- 39,024 SF (2,000-12,012 SF)</b></p>						
<p>Sublet Contact: <b>JBS Commercial Real Estate / Jason Shibata (312) 462-1022 Brian Silverman (312) 462-1023 -- 2,013 SF (2,013 SF)</b></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	209	Office/Direct	Weiss Properties, Inc.	11,615 N	11,615	\$13.50-\$16.00/mg	30 Days	Negotiable	-	-
P 1st	207	Office/Direct	Weiss Properties, Inc.	5,612 N	5,612	\$13.50-\$16.00/mg	30 Days	Negotiable	-	-
P 1st	107	Office/Sublet	JBS Commercial Real Estate	2,013 N	2,013	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	101	Office/Direct	JBS Commercial Real Estate	6,971 N	6,971	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	101-105	Office/Direct	JBS Commercial Real Estate	2,000-12,012	12,012	\$13.50/mg	30 Days	Negotiable	-	-
P 1st	103	Office/Direct	JBS Commercial Real Estate	2,000-3,000	3,000	\$13.50/mg	30 Days	Negotiable	-	-
P 1st	105	Office/Direct	JBS Commercial Real Estate	2,000-5,041	5,041	\$13.50/mg	30 Days	Negotiable	-	-
P 1st	105	Office/Direct	JBS Commercial Real Estate	2,000-6,000	6,000	\$13.50/mg	30 Days	Negotiable	-	-
P 1st	104	Office/Direct	JBS Commercial Real Estate	2,000-4,000	4,000	\$13.50/mg	30 Days	Negotiable	-	-
P 1st	102	Office/Direct	JBS Commercial Real Estate	2,000 N	2,000	\$13.50/mg	30 Days	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>21,782 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 -- 21,782 SF (21,782 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	21,782 N	21,782	\$13.50/mg	Vacant	Negotiable	-	-



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## Building Notes

### Highlights

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Built: 1970, Renovated in 200

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