# FOR LEASE

## Office Space

581-607 Elm Place, Highland Park, IL 60035

**Two Office Suites Available — 1,660 SF & 2,210 SF**

# PROPERTY DETAILS

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## SUITE DETAILS

- Suite 201 — 1,660 SF — $20.00/SF/YR NNN
- Suite 218 — 2,210 SF — $20.00/SF/YR NNN
- NNN charges: real estate taxes $6.10 + operating expenses $4.17 + insurance $0.35 PSF

## SPACE FEATURES

- Suite 201 fully built-out with 4 private offices & 1 conference room
- Two-story mixed-use building, built 1988 (35,672 SF total)
- 76 surface parking spaces on site
- Ground-floor retail with upper-level offices for strong visibility

## BUILDING TENANT MIX

- Becker Architects, Mersi Family Law and J T Levin & Associates — established professional & legal services
- Active Living Chiropractic, Fred Longevity & Aesthetics Institute and Gilbert Orthodontics — a wellness-focused tenant base
- Love's Fro-Yo, Studio Lagree, BBQ Pit and Joan Barry Hair Salon & Spa — lifestyle and dining draws that bring daily foot traffic

**Trip McDonough** (773) 255-4651 trip@resourcecommercial.net

# LOCATION HIGHLIGHTS

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## 01 Walkable & Transit-Connected

80/100 walk score at this address, with good public transit and walking access to the Metra

## 02 Steps to Downtown's Best

Near North Shore anchors like Anthropologie, Starbucks and Sunset Foods, in Highland Park's retail corridor

## 03 Established, Stable Tenancy

Roughly 87% occupied by long-term local businesses — a dependable, low-turnover environment

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*CONTACT FOR MORE INFO*

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## AERIAL VIEW

# FLOOR PLAN

581-607 Elm Place, Highland Park, IL • Suite 201 — 1,660 SF

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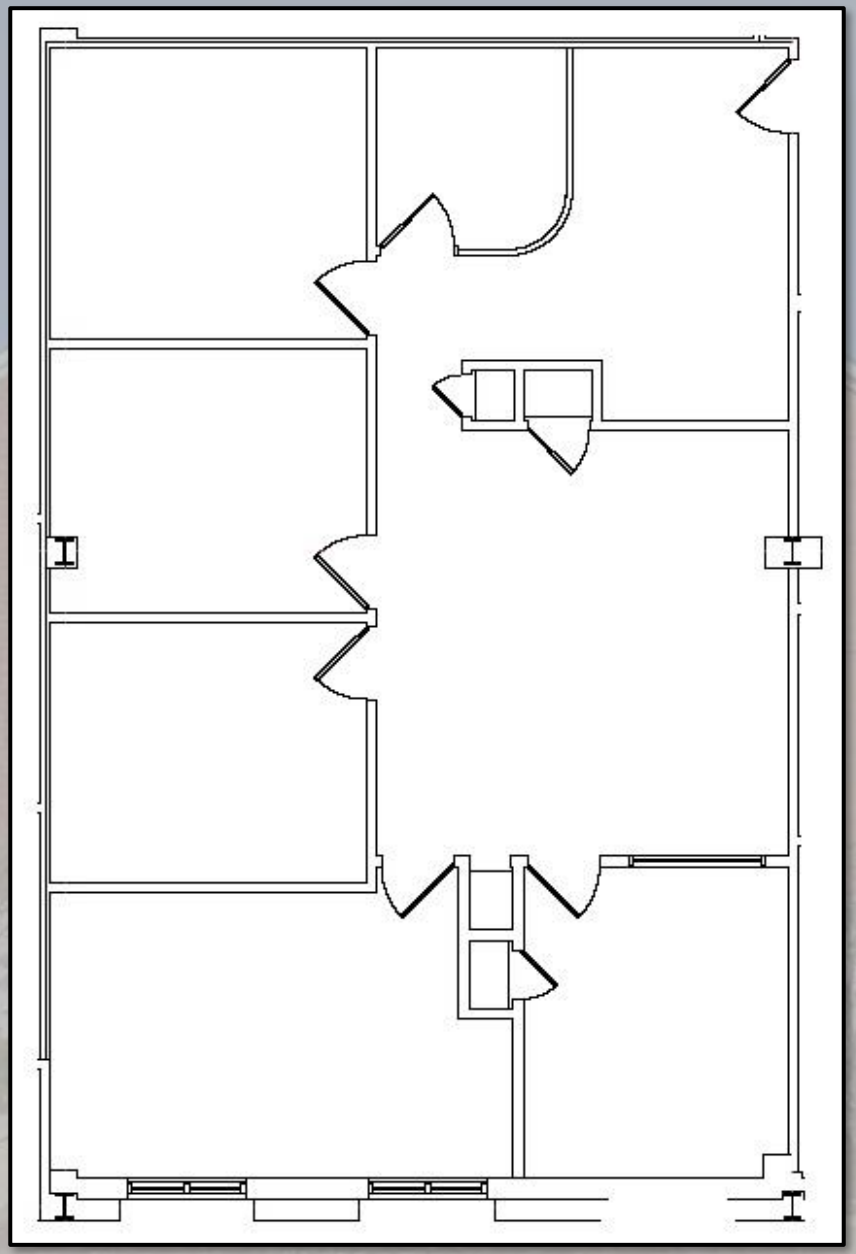

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# FLOOR PLAN

581-607 Elm Place, Highland Park, IL • Suite 218 — 2,210 SF

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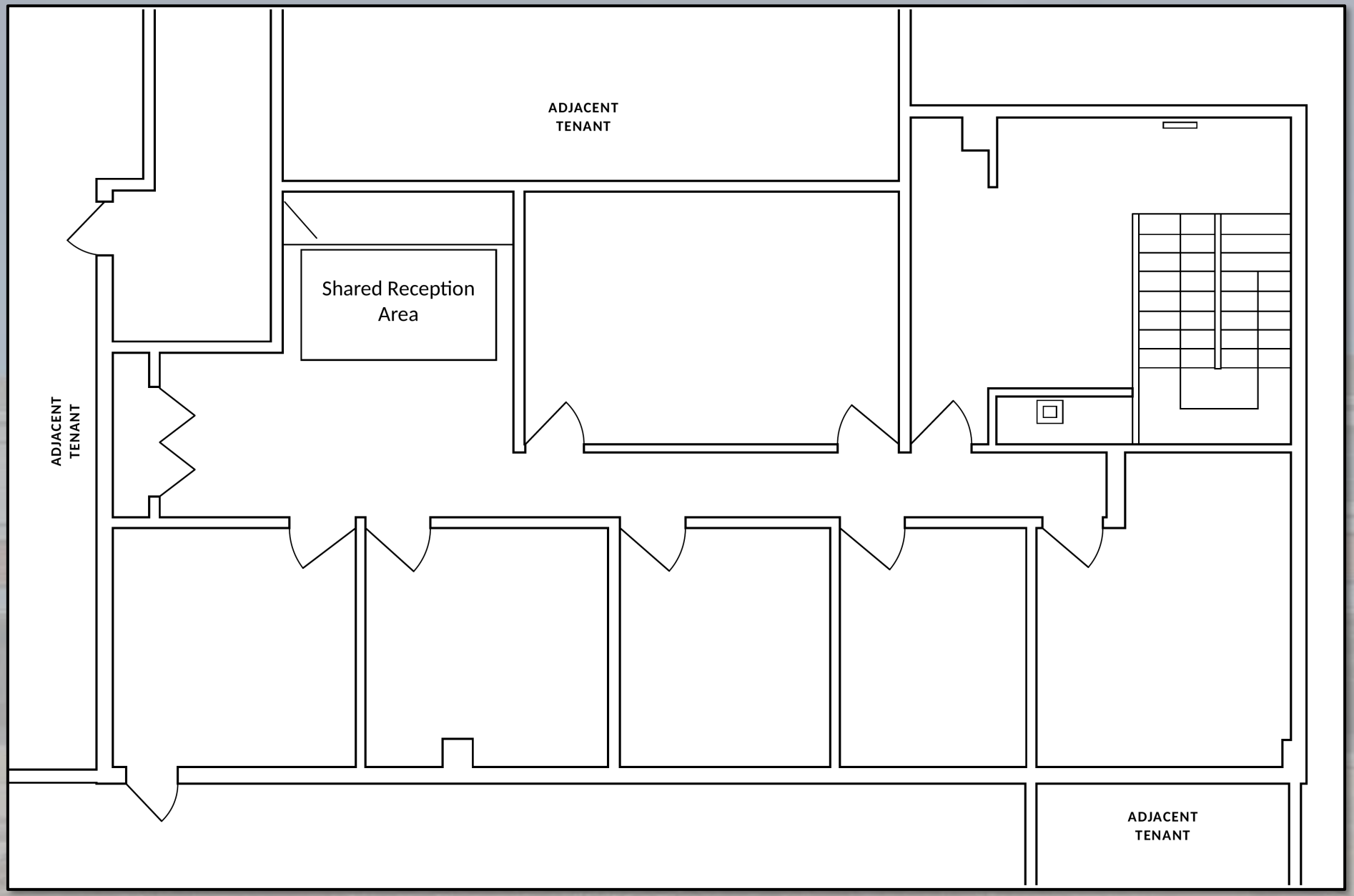


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