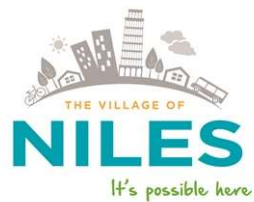

Office Space Availability Report

PREPARED BY:

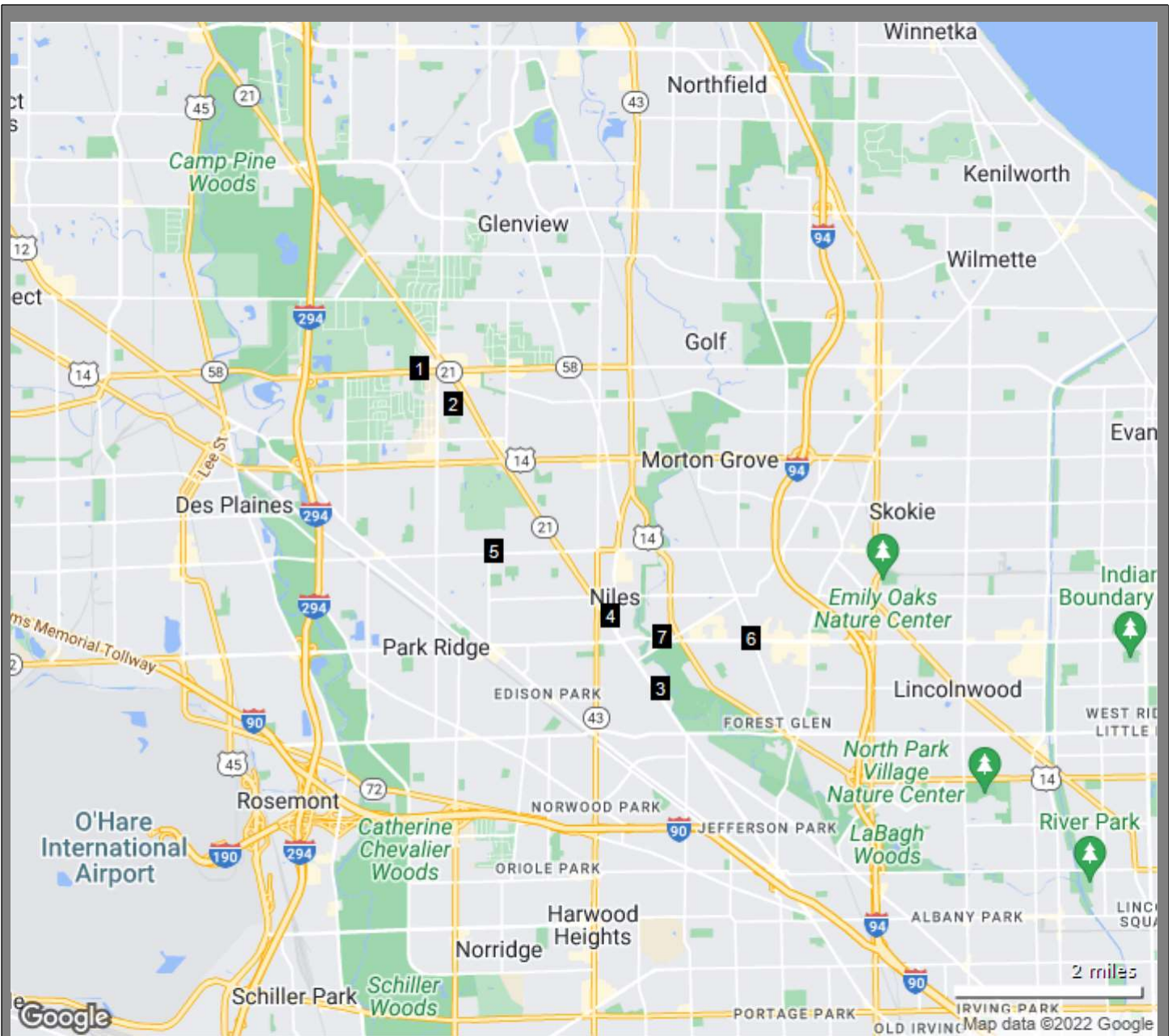


Village of Niles

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



8780 Golf Rd
Golf Western Professional Bldg
Niles, IL 60714
Cook County
Near North Submarket

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**

Space Avail: **8,353 SF**
 Max Contig: **2,900 SF**
 Smallest Space: **1,560 SF**
 Rent/SF/Yr: **\$25.00**
 % Leased: **71.2%**



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>9101 N Greenwood Ave Golf Mill Office Building Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class C Office/Medical (Super Regional Mall) Status: Built 1958, Renov 2006 Building Size: 36,217 SF Typical Floor Size: 4,022 SF Stories: 9 Expenses: 2020 Tax @ \$0.72/sf</p>	<p>Space Avail: 15,199 SF Max Contig: 3,199 SF Smallest Space: 195 SF Rent/SF/Yr: Withheld % Leased: 59.4%</p>
3		<p>6759-6777 N Milwaukee Ave Parkview Manor Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class C Office Status: Built 1985 Building Size: 16,363 SF Typical Floor Size: 8,182 SF Stories: 2 Expenses: 2020 Tax @ \$4.63/sf, 2010 Est Tax @ \$2.44/sf</p>	<p>Space Avail: 2,400 SF Max Contig: 1,400 SF Smallest Space: 1,000 SF Rent/SF/Yr: \$19.00-\$24.00 % Leased: 100%</p>
4		<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>
5		<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: 1,200 SF Max Contig: 1,200 SF Smallest Space: 600 SF Rent/SF/Yr: \$17.00 % Leased: 85.8%</p>
6		<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>
7		<p>6640 W Touhy Ave Niles, IL 60714 Cook County Near North Submarket</p>	<p>Building Type: Class B Office/Loft/Creative Space 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
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

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
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

9101 N Greenwood Ave
Golf Mill Shopping Center
Golf Mill Office Building
Niles, IL 60714

15,199 SF
Not For Sale

Expenses: **2020 Tax @ \$0.72/sf**
Parking: -
Utilities: -

36,217 SF
0.15 AC

Power: -
Rail Line: -

Landlord Rep: **Sterling Organization / Luke Sementa (855) 505-7239 / John P. DeWolfe (855) 465-4966 -- 15,199 SF (195-3,199 SF)**



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	243	Retail/Direct	Sterling Organization	475 N	475	Withheld	30 Days	Negotiable	-	-
P 2nd	201	Office/Direct	Sterling Organization	946 N	946	Withheld	Vacant	Negotiable	-	-
P 2nd	203	Office/Direct	Sterling Organization	3,182 N	3,182	Withheld	Vacant	Negotiable	-	-
P 3rd	309	Office/Direct	Sterling Organization	503 N	503	Withheld	Vacant	Negotiable	-	-
P 3rd	310	Office/Direct	Sterling Organization	195 N	195	Withheld	Vacant	Negotiable	-	-
P 3rd	324	Office/Direct	Sterling Organization	733 N	733	Withheld	Vacant	Negotiable	-	-
P 3rd	326	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 3rd	328	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 4th	401	Office/Direct	Sterling Organization	355 N	355	Withheld	Vacant	Negotiable	-	-
P 4th	403	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 4th	418	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 5th	511	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 5th	516	Office/Direct	Sterling Organization	1,118 N	1,118	Withheld	Vacant	Negotiable	-	-
P 6th	600	Office/Direct	Sterling Organization	3,199 N	3,199	Withheld	Vacant	Negotiable	-	-
P 6th	605	Office/Direct	Sterling Organization	1,245 N	1,245	Withheld	Vacant	Negotiable	-	-
P 7th	728	Office/Direct	Sterling Organization	668 N	668	Withheld	Vacant	Negotiable	-	-
P 8th	808	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 8th	812	Office/Direct	Sterling Organization	516 N	516	Withheld	Vacant	Negotiable	-	-

Building Notes

1.1 million square foot regional retail center with 9-story office tower
 Located in Niles, a Chicago suburb approximately 15 miles northwest of downtown
 Traffic counts over 87,000 cars per day, with close proximity to Interstate 294



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
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

6759-6777 N Milwaukee Ave
Parkview Manor
Niles, IL 60714

2,400 SF
Not For Sale

\$19.00-\$24.00/n
2

16,363 SF
3.08 AC

-
-

-
-

-
-



Expenses: 2020 Tax @ \$4.63/sf, 2010 Est Tax @ \$2.44/sf
Parking: 136 Surface Spaces are available; Ratio of 8.31/1,000 SF
Utilities: -

Power: -
Rail Line: -

Landlord Rep: Century 21 Affiliated / M.Mark M. Ahmad (847) 677-1200 -- 2,400 SF (1,000-1,400 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Century 21 Affiliated	1,400 N	1,400	\$24.00/n	30 Days	Negotiable	-	-
P 2nd		Office/Direct	Century 21 Affiliated	1,000 N	1,000	\$19.00/n	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
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

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	-	-



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
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

8100 W Oakton St
Niles, IL 60714

1,200 SF
Not For Sale

\$17.00/+elec
2

8,420 SF
0.13 AC

-
-

-
-

-
-



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

Power: -
Rail Line: -

Landlord Rep: **Flawless Homes / Afram Slephosh (847) 213-0789 -- 1,200 SF (600-1,200 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	600-1,200	1,200	\$17.00/+elec	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
-------------------------------	------------------------------	-----------------------	-------------	-----------------------------	---------------------	--------------------

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**
 Parking: **146 Surface Spaces are available; Ratio of 4.00/1,000 SF**
 Utilities: -

Power: -
Rail Line: -

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	-	-



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.

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
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

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	-	-



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.

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.