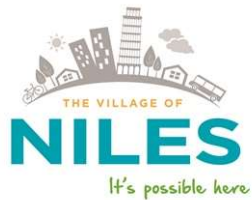


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# Office Space Availability Report

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PREPARED BY:

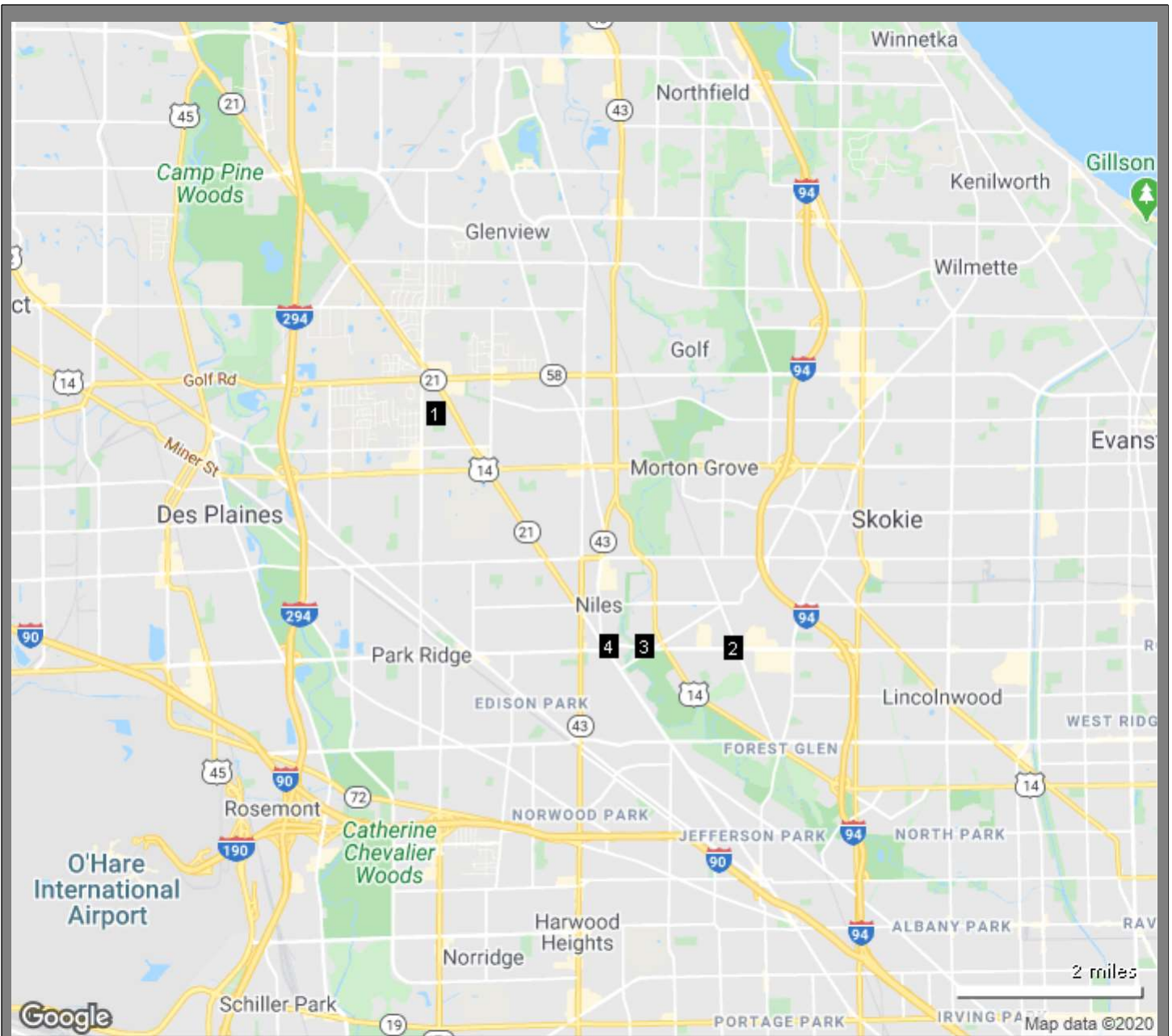


**Village of Niles**

1000 Civic Center Dr  
Niles, IL 60714

**John C. Melaniphy**

Director of Economic Development  
(847) 588-8074 (phone)  
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jcm@vniles.com



1



**9101 N Greenwood Ave**  
**Golf Mill Office Building**  
**Niles, IL 60714**  
**Cook County**  
**Near North Submarket**

Building Type: **Class C Office/Medical (Super Regional Mall)**  
 Status: **Existing**  
 Building Size: **36,217 SF**  
 Typical Floor Size: **4,022 SF**  
 Stories: **9**  
 Expenses: **2012 Tax @ \$4.63/sf**

Space Avail: **7,957 SF**  
 Max Contig: **3,096 SF**  
 Smallest Space: **344 SF**  
 Rent/SF/Yr: **Withheld**  
 % Leased: **79.0%**

2



**5940 W Touhy Ave**  
**Touhy Office Center**  
**Niles, IL 60714**  
**Cook County**  
**Near North Submarket**

Building Type: **Class B Office**  
Status: **Built 1960**  
Building Size: **36,605 SF**  
Typical Floor Size: **12,200 SF**  
Stories: **3**  
Expenses: **2017 Tax @ \$2.02/sf**

Space Avail: **11,678 SF**  
Max Contig: **4,726 SF**  
Smallest Space: **25 SF**  
Rent/SF/Yr: **\$17.00**  
% Leased: **68.1%**

3



**6640 W Touhy Ave**  
**Niles, IL 60714**  
**Cook County**  
**Near North Submarket**

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: **2017 Tax @ \$6.74/sf**

Space Avail: **31,000 SF**  
Max Contig: **31,000 SF**  
Smallest Space: **10,000 SF**  
Rent/SF/Yr: **\$12.00**  
% Leased: **0%**

4



**6954 W Touhy Ave**  
**Niles Professional Bldg**  
**Niles, IL 60714**  
**Cook County**  
**East of Milwaukee Ave**  
**Near North Submarket**

Building Type: **Class C Office**  
Status: **Built 1980**  
Building Size: **6,000 SF**  
Typical Floor Size: **3,000 SF**  
Stories: **2**  
Expenses: **2017 Tax @ \$2.88/sf, 2013 Est Tax @ \$3.04/sf; 2016 Ops @ \$6.67/sf, 2013 Est Ops @ \$1.33/sf**

Space Avail: **2,750 SF**  
Max Contig: **1,200 SF**  
Smallest Space: **700 SF**  
Rent/SF/Yr: **\$15.94-\$25.00**  
% Leased: **54.2%**

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

**7,957 SF**  
**Not For Sale**

-  
**9**

**36,217 SF**  
**0.15 AC**

-  
 -

-  
 -

-  
 -



Expenses: **2012 Tax @ \$4.63/sf**  
 Parking: -  
 Utilities: -

Power: -  
 Rail Line: -

Landlord Rep: **Sterling Organization John P. DeWolfe (855) 465-4966 Luke Sementa (630) 468-5041 -- 7,613 SF (344-3,096 SF)**

Sublet Contact: **Sterling Organization / John P. DeWolfe (855) 465-4966 -- 344 SF (344 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 3rd	309	Office/Direct	Sterling Organization	516 N	516	Withheld	Vacant	Negotiable	-	-
P 3rd	324	Office/Direct	Sterling Organization	733 N	733	Withheld	Vacant	Negotiable	-	-
P 3rd	328	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 3rd	326	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 4th	418	Office/Sublet	Sterling Organization	344 N	344	Withheld	TBD	Negotiable	-	-
P 5th	511	Office/Direct	Sterling Organization	344 N	344	Withheld	Vacant	Negotiable	-	-
P 6th	602	Office/Direct	Sterling Organization	516 N	516	Withheld	Vacant	Negotiable	-	-
P 6th	600	Office/Direct	Sterling Organization	3,096 N	3,096	Withheld	Vacant	Negotiable	-	-
P 6th	605	Office/Direct	Sterling Organization	1,204 N	1,204	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  
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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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**5940 W Touhy Ave**  
Touhy Office Center  
Niles, IL 60714

**11,678 SF**  
**Not For Sale**

**\$17.00/fs**  
**3**

**36,605 SF**  
**2.43 AC**

-  
-

-  
-

-  
-



Expenses: **2017 Tax @ \$2.02/sf** Power: -  
 Parking: **146 Surface Spaces are available; Ratio of 4.00/1,000 SF** Rail Line: -  
 Utilities: -

Landlord Rep: **Imperial Realty Company / Theron May (773) 736-6461 / Ryan Smith (773) 736-6593 -- 11,678 SF (25-1,927 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Flex/Direct	Imperial Realty Company	25 N	25	\$10.00/fs	Vacant	Negotiable	-	-
P 1st		Office/Direct	Imperial Realty Company	1,152 N	1,152	\$17.00/mg	Vacant	Negotiable	-	-
P 2nd		Office/Direct	Imperial Realty Company	865 N	865	\$17.00/mg	Vacant	Negotiable	-	-
P 2nd		Office/Direct	Imperial Realty Company	1,143 N	1,143	\$17.00/mg	Vacant	Negotiable	-	-
P 2nd		Office/Direct	Imperial Realty Company	1,801 N	1,801	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Imperial Realty Company	1,380 N	4,726	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Imperial Realty Company	1,419 N	4,726	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Imperial Realty Company	1,726 N	1,726	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Imperial Realty Company	1,927 N	4,726	\$17.00/mg	Vacant	Negotiable	-	-
P 3rd		Office/Direct	Imperial Realty Company	240 N	240	\$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



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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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**6640 W Touhy Ave**  
Niles, IL 60714

**31,000 SF**  
**For Sale at \$4,200,000**  
**(\$135.48/SF) - Active**

**\$12.00/nnn**  
**1**

**31,000 SF**  
**2.15 AC**

-  
-

-  
-

-  
-



Expenses: **2017 Tax @ \$6.74/sf** Power: -  
 Parking: **116 Surface Spaces are available; Ratio of 3.70/1,000 SF** Rail Line: -  
 Utilities: -

Landlord Rep: **Vandon Forbes LLC / Aaron Kaplan (847) 673-7000 / Leibel Moscovitz (312) 498-0319 -- 24,000 SF (10,000-24,000 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	10,000-24,000	24,000	\$12.00/nnn	Vacant	Negotiable	-	-

**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



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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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**6954 W Touhy Ave**  
Niles Professional Bldg  
Niles, IL 60714

**2,750 SF**  
**Not For Sale**

Expenses: **2017 Tax @ \$2.88/sf, 2013 Est Tax @ \$3.04/sf; 2016 Ops @ \$6.67/sf, 2013 Est Ops @ \$1.33/sf**

Parking: **15 Surface Spaces are available; Ratio of 2.50/1,000 SF**

Utilities: -

**6,000 SF**  
**0.30 AC**

-  
-

-  
-

Power: -  
Rail Line: -



Landlord Rep: **MBW Incorporated / Mark Weberman (847) 609-0505 -- 2,750 SF (700-1,200 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	104	Office/Direct	MBW Incorporated	700 N	700	\$15.94/mg	Vacant	Negotiable	-	-
P 1st	101	Office/Direct	MBW Incorporated	850 N	850	\$16.24/mg	Vacant	3-5 yrs	-	-
P 2nd	201	Off/Med/Direct	MBW Incorporated	1,200 N	1,200	\$25.00/mg	Vacant	3-5 yrs	-	-



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