

SOLD

The Property

Property consists of a 14,145 sq.ft. two-story and lower level, professional office building on a 40,000 sq.ft. corner lot at southwest corner of Lake Street (U.S. Rt. 20) and Arlington Drive East in Hanover Park, Illinois.

Built in 1988, the building is well-designed with an open lobby area with two reception desks and fireplace, ±25 private window-office spaces (approx. 12' x 15'), two large executive offices (one with fireplace), conference room, men's and women's washrooms on each floor, a central elevator, vaulted ceilings, dormer windows, unfinished storage on lower level, open wood staircase to all levels, ceiling fans and chair rails in many offices, tastefully decorated throughout.

The exterior of the building is attractively constructed of painted cedar siding and brick and is accented with shutters and dormer windows. There is on-site parking for 49 vehicles.

Currently, 1,200 sq.ft. of the building is leased by an attorney, on a month-to-month basis. This space has a separate exterior entrance as well as access from the interior of the building.

The property is zoned B-2 Local Business District.

Surrounding businesses/properties include McDonald's (directly east across Arlington Drive), Extended Stay America (directly north across Lake Street), First Eagle National Bank (east along south side of Lake Street), Greenbrook Plaza (west along south side of Lake Street), Turnberry Lake International Business Center (east along north side of Lake Street). Alexian Field (home of the Schaumburg Flyers minor-league baseball team) is located less than four miles east at the Irving Park/Springinguth Road exit of the Elgin-O'Hare Expressway.

The property is ¼ mile east of the terminus of the Elgin-O'Hare Expressway at Lake Street providing a direct route to I-290, I-355 and the Tri-state tollway system and is located just 1.5 miles from the Hanover Park stop of the Metra/Milwaukee District West Line (out of Union Station).

Property Inspections

Wednesday, February 7, 2001 from 10AM to Noon
Wednesday, February 14, 2001 from 1PM to 3PM
Wednesday, February 21, 2001 from 10am to Noon

Location: Subject property is located ¼ mile east of the Elgin-O'Hare Expressway terminus at Lake Street at the southwest corner of Lake Street (U.S. Rt. 20) and Arlington Drive East in Hanover Park.

Sealed Bid Deadline

Tuesday, February 27, 2001 at Noon

To be delivered to:
Mr. Paul G. Demik
DK Realty Partners
5105 Tollview Drive, Suite 107
Rolling Meadows, IL 60008

Bidder's Information Package

Bidder's Information Packages are available by calling Paul Demik of DK Realty Partners at 847/797-8900 x17.

They include the following information:
Bidding Procedures, Environmental Summary, Plat of Survey, Real Estate Sale Contract, Real Estate Tax Bill, Realtor® Participation Guidelines, Title Summary, Zoning Information

Thinking of selling your real estate?

Call Paul G. Demik at 847/797-8900 ext. 17.



DK REALTY PARTNERS, LLC

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For further information
please contact:

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Principal

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Monday-Friday 9AM-5PM