

LISTING INFO

Date:	August 1, 2010
Agent(s) Responsible	Rick Loarie 312-575-0450 X 13 Rick@kudangroup.com
Is this Confidential?	NO
Transaction Type:	Office / Retail
Type of Property:	Two separate spaces available! Space 1. Office/Retail Space 2. Corner Building, Office/Retail
Sale or Lease	Lease
Real Estate included in price? Value?	No
Property Data	
Address	Space 1. 3841 Oakton Space 2. 3855 Oakton
City, Zip Code	Skokie, IL 60076
Area	Skokie
County	Cook
Rental Rate	Space 1. \$12 gross PSF - Space 2. \$15.25 gross PSF
Lease Type	Gross
Lease Term	1 year minimum
CAM & Insurance	Included
Security Deposit	Review tenant's financials
Taxes	Included
Building Type and Year Built	Space 1. One story building Space 2. One story corner building
Stories	1
Parking	On Site parking available in large lot
Zoning	Commercial
A/C & Heat	Private package unit
Electric (amps)	200
Type of Roof & Age	Metal - newer
Type of Basement	None
Ceiling Heights	Space 1. 10ft Space 2. 12ft
Nearby Businesses	Shred Shop Skateboards, 7-11 convenience store, Cagan Realty Management, Home Depot, Pet Smart, Dunkin Donuts
Property Description	Space 1. -2,200 SQ. FT. ONE STORY STOREFRONT / OFFICE SPACE ON OAKTON STREET ONE BLOCK

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

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	<p>EAST OF CRAWFORD. HIGH TRAFFIC, GREAT STREET EXPOSURE SPACE. LARGE STOREFRONT WINDOWS. INCLUDES 3 RESERVED PARKING SPACES IN LOT. IDEAL FOR ANY COMMERCIAL RETAIL STORE OR OFFICE TYPE USE. HEAVY LOADING AND UNLOADING ABILITY THROUGH BACK DOOR DIRECTLY INTO SPACE.</p> <p>Space 2. -5,600 SQ. FT. STAND ALONE CORNER BUILDING. ONE STORY OFFICE/RETAIL. CURRENTLY OCCUPIED BY ACCOUNTING FIRM. BUILDOUT INCLUDES 7 PRIVATE OFFICES, LARGE CONFERENCE ROOM, RECEPTION AREA, STORAGE ROOM, KITCHEN AND INTERIOR GARAGE FOR ONE CAR. LARGE EXTERIOR PYLON SIGNAGE. IDEAL FOR ACCOUNTING FIRM, MEDICAL OFFICES, GENERAL OFFICE USE OR RETAIL BUSINESS.</p>
Location Description	Northern suburb of Chicago, Illinois
Cross Streets	Oakton St. and Crawford, Skokie, Illinois