

LISTING INFO

Date:	March 1, 2011
Agent(s) Responsible	Rick Loarie Cell phone: 312-735-0692 Office: 312-575-0450 ext. 16 Email: Rick@kudangroup.com
Is this Confidential?	NO
Sale or Lease	LEASE
Listing Expiration	September 1, 2011
Property Data	
Address	3855 Oakton, Skokie
City, Zip Code	Skokie, IL 60076
Area	Skokie
County	Cook
Size	5,600 S.F. (Non-Divisible)
Rental Rate	\$5,500/Mo. (Gross)
Property Description	<p>New listing offered Exclusively by Kudan Group Inc. Office/Retail/Medical space for lease! Could work well for a variety of different uses including medical. 3855 Oakton, in Skokie is a ground level, one story building formerly occupied by a large accounting firm. Floor plan includes 9 private offices with full height walls, large conference room and large sit in kitchen.</p> <p>Pull in garage door for one car interior parking or maximize use for interior loading dock. Space is in excellent condition. Includes exclusive use of 11 parking spaces in parking lot adjacent to building.</p>
CAM & Insurance	Included in base rent
Security Deposit	Minimum of one month rent
Taxes	Included in base rent.
Stories	1
Parking Lot	11 exclusive spaces in lot.
Zoning	B-2
A/C & Heat	Tenant pays. Separate roof units
Electric (amps)	Tenant pays. 200amps
Type of Roof & Age	Metal - newer
Type of Basement	None

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

LISTING INFO

Photos	Photos of property are available at www.loopnet.com & www.kudangroup.com
Nearby Businesses	Home Depot, The Shred Shop Skateboards, 7-11 Convenience, Cagan Realty Management, Pet Smart, Dunkin Donuts,
Location Description	Great location in the Northern Suburb of Skokie, Illinois. Located on Oakton street, between McCormick boulevard and Crawford ave. Only 2 miles from 90/94 highway. Affluent neighboring towns include Wilmette, Evanston, Niles and Glenview. High visibility, corner exposure location on busy Oakton.
Cross Streets	Oakton and Crawford

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