

# Northbrook, IL - Chicago North Shore OFFICE/LABORATORIES WITH GROSS LEASE RATES

1818 Skokie Blvd. Northbrook, IL 60062



## Northbrook, IL

Northbrook is a suburb of Chicago, located at the northern edge of Cook County, Illinois. It is approximately 20 miles northwest of Chicago's Loop. The corporate headquarters of Underwriters Laboratories and Crate & Barrel are located in Northbrook, as are the North American headquarters of Astellas and Bell Flavors & Fragrances. Northbrook is connected to downtown Chicago by Metra's Milwaukee District/North Line which has two stations: one at Shermer Rd and another at Lake Cook Road. Source: wikipedia.org

## 1818 Skokie Blvd. Northbrook, IL 60062

Size Approx. 40,000 SF

Rental Rate Office \$18 PSF

Laboratory \$28 PSF

Rental Type Gross

For additional information or to schedule a showing contact:

Bob Borchardt

(312) 502-0884

bob@kudangroup.com



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

## Demographics

|                              | Total     |
|------------------------------|-----------|
| <b>Population</b>            |           |
| 2010 Total Population        | 33,170    |
| 2015 Total Families          | 9,522     |
| 2010 Total Households        | 12,642    |
| <b>Housing</b>               |           |
| 2010 Total Housing Units     | 13,434    |
| <b>Income</b>                |           |
| 2015 Median Household Income | \$103,053 |
| 2015 Per Capita Income       | \$51,719  |

## Nearby Businesses

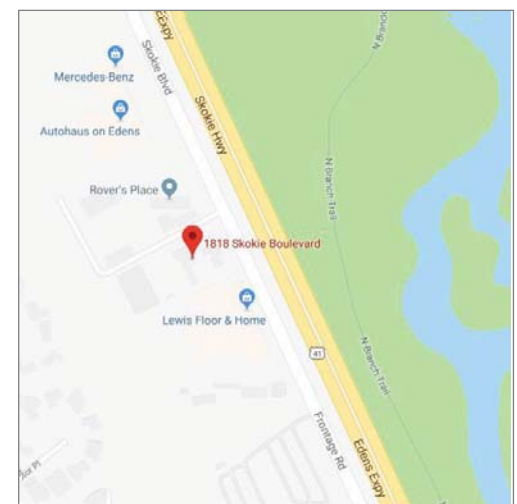
Rover's Place  
Autohaus on Edens  
Lewis Floor & Home  
Lifetime Fitness

## Property Description

Accessible freestanding building in the Edens Corridor. Rare North Shore laboratory and/or office space for lease. Many wet lab components in place and landlord will work with tenants on lab updates or office tenant improvement. Ample parking. Accommodating tenants up to 35,000 SF. Three year minimum term with options available.

## Map

Skokie Blvd. & Tower Rd.



## LISTING INFO

|                              |  |
|------------------------------|--|
| Agent(s) Responsible         | Bob Borchardt<br>(312) 502-0884<br>bob@kudangroup.com  |
| Transaction Type             | Office and/or Laboratory for Lease   |
| <b>Property Data</b>         |  |
| Property Name                | Edens Tower  |
| Address                      | 1818 Skokie Blvd.  |
| City, Zip Code               | Northbrook, Il. 60062  |
| Area                         | North Suburbs  |
| County                       | Cook   |
| Rental Rate                  | Office \$18.00 PSF<br>Laboratory \$28.00 PSF   |
| Lease Type                   | Gross  |
| Lease Term                   | Three years minimum  |
| Options                      | Yes  |
| Yearly Adjustment            | 3%   |
| Security Deposit             | One month  |
| Taxes                        | Included   |
| Building Type and Year Built | Concrete 1965  |
| Stories                      | Three  |
| Size                         | Approx. 40,000 SF  |
| Parking                      | Yes  |
| Zoning                       | I-1  |
| A/C & Heat                   | Gas 4M BTU   |
| Electric (amps)              | 1,200  |
| Type of Roof & Age           | Flat modified/5 years  |
| Ceiling Heights              | 13'  |
| Ward                         | Village of Northbrook  |
| Nearby Businesses            | Offices, Car Dealers, Animal Services  |
| Property Description         | GROSS LEASES!<br>Accessible freestanding building in the Edens Corridor. Rare North Shore laboratory and/or office space for lease. Many wet lab components in place and landlord will work with tenants on lab updates or office tenant improvement. Ample parking. Accommodating tenants up to 35,000 SF. Three year minimum term with options available. Contact agent to schedule a showing. |
| Cross Streets                | Skokie Blvd. & Tower Rd.   |