



**Office/Tech**  
 Status: **ACTV**  
 Area: **68**  
 Address: **111 S Washington Ave Unit 100, Park Ridge, Illinois 60068**  
 Directions: **Between NW Highway & Touhy adjacent to Whole Foods.**

MLS #: **09308042**  
 List Date: **08/05/2016**  
 List Dt Rec: **08/05/2016**  
 List Price: **\$0**  
 Orig List Price:  
 Sold Price:  
 Lease SF/Y: **\$13.90**  
 Rented Price:  
 Mthly. Rnt. Price:

Closed:  
 Off Mkt:  
 CTGF:  
 County: **Cook**  
 Coordinates: **S:111**  
 Year Built: **1961**  
 Subtype: **Medical, Office**

Contract:  
 Points:  
 List. Mkt Time: **169**  
 Township: **Maine**  
 PIN #: **(Map)**  
 Blt Before 78: **Yes**  
 # Stories: **2**

Zoning Type: **Office**  
 Actual Zoning: **B**

# Units: **8**  
 # Tenants: **8**

Subdivision:  
 Multiple PINs:  
 Min Rent. SF: **300**  
 Max Rent. SF: **2500**

Lot Dimensions:  
 Acreage: **1**  
 Land Sq Ft:

Approx Total Bldg SF:  
 Gross Rentable Area:  
 Net Rentable Area:

Estimated Cam/Sf: **\$2.91**  
 Est Tax per SF/Y: **\$4.43**  
 Lease Type: **Net**

Remarks: **Multi-story, steel-frame const., masonry walls & concrete floors + brand-new glass curtain façade & Panoramic elevator in a phenomenal location! This professional office building built in 1961 and completely remodeled in 2016 sits on 1 acre of land in the heart of Down Town Park Ridge located immediately east of the main shopping district between Touhy Avenue and Northwest Highway. Walk dist. to Wholefoods, Starbucks, Panera Bread, Chipotle, Houlihan's Rest, Chase Bank, Pickwick Theater, Park Ridge Public Library, Metra Station and much more. Recent remodeling inc. int. & ext. work not limited to completely remodeled hallways, shared baths on ea. floor, new roof, new parking lot and driveway in addition to complete landscape design. Building features shared and private bathrooms on each floor, central gas forced air with ind. thermostat controls & stylish lobby. From 300 to 2500 sf starting at \$14/SF. Options inc. 3 fully built dentist/oral surgeon/medical offices & executive suites.**

Approximate Age: **36-50 Years**  
 Type Ownership: **Corporation**  
 Frontage Acc: **City Street**  
 Docks/Delivery:  
 # Drive in Doors: **1**  
 # Trailer Docks: **0**  
 Geographic Locale: **Northwest Suburban, North Suburban**  
 Location: **Central Business District, Public Transport Avail**  
 Construction: **Brick, Concrete**  
 Building Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Flat**  
 Roof Coverings: **Membrane**  
 Air Conditioning: **Central Air, Zoned**  
 Heat/Ventilation: **Central Bldg Heat, Forced Air, Gas**  
 Electrical Svcs: **201-600 Amps**  
 Fire Protection: **Other**  
 Current Use:  
 Potential Use: **Commercial, Office and Research, Other, Elderly Housing**  
 Client Needs:  
 Client Will: **Tenant Improvement Allowance, Other Rental Incentive**

Misc. Outside:  
 # Parking Spaces:  
 Indoor Parking:  
 Outdoor Parking:  
 Misc. Inside: **Elevator(s) Passenger, Handicapped Access, Inside Corridor(s), Janitorial Service, Private Restroom(s), Public Restroom(s)**  
 Floor Finish:  
 Extra Storage Space Available: **No**  
 Water Drainage: **Other**  
 Utilities To Site: **Electric to Site, Gas to Site, Sewer-Storm Available, Water-Municipal**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Known Encumbrances:  
 Backup Info: **Aerial Map, Floor Plans and Specs, Backup Package**  
 Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs and Maintenance, Roof, Scavenger, Water/Sewer, Other, Varies by Tenant**  
 Possession:  
 Sale Terms:  
 Investment:  
 Users:

**Financial Information**

Gross Rental Income/Month:  
 Total Income/Month:  
 Total Income/Annual:  
 Annual Net Operating Income:  
 Net Operating Income Year:  
 Cap Rate:

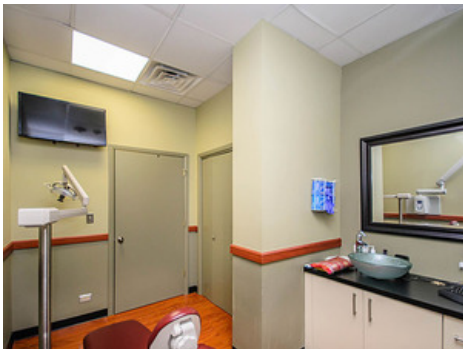
Real Estate Taxes:  
 Tax Year:  
 Total Annual Expenses:  
 Expense Year:  
 Expense Source:  
 Loss Factor:

Broker: **@properties**  
 List Agent: **Valdir Barion**  
 Co-lister:

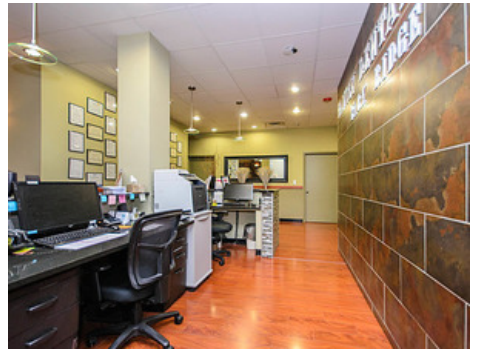
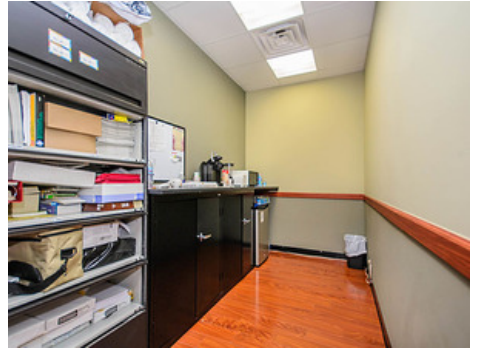
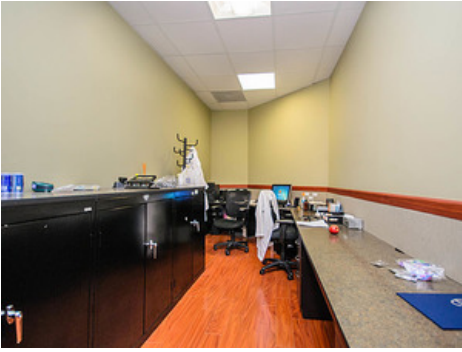
Ph #: **(773) 432-0200**  
 Ph #: **(312) 446-5000**  
 Ph #:

Team:  
 Email: **VBCHICAGO1@GMAIL.COM; vbchicago1@gmail.com**  
 More Agent Contact Info: **Valdir (312)446-5000**

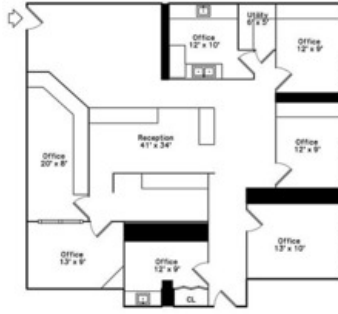
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 Closed:  
 Off Mkt:  
 CTGF:  
 County: **Cook**  
 Coordinates: **S:111**  
 Year Built: **1961**  
 Subtype: **Medical, Office**  
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 List Date: **08/05/2016**  
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