

**915 Lee Street,
Des Plaines**



FOR SALE
ASKING PRICE \$2,500,000

**FOR MORE
INFORMATION
CONTACT:**

ROB GRAHAM
+1 847 706 4034
rob.graham@cbre.com

GREGG WITT, SIOR
+1 312 935 1426
gregg.witt@cbre.com

CBRE

LOBBY





BOARDROOM

PROPERTY OVERVIEW

ORIGINAL CONSTRUCTION

1964

FULLY RENOVATED

1999

SIZE

Floors 1 & 2

23,800 SF

Lower Level

13,700 SF

ZONING

C-3 (General Commercial)

HVAC

Pre-1999

(1) Carrier 2 ton Split System AHU

1999

(4) TRANE Voyager - 10 ton RTU's - Elec/Gas - VariTrac controls

(1) TRANE Voyager - 8 ton Split System AHU - Elec/Elec VariTrac controls

2008

(1) LG Wall-Mounted Ductless System - Server Room

2015

(1) Payne/Carrier - 4 ton 12 SEER Split System AHU - Elec/Elec

ROOF TYPE

EPDM

ROOF AGE

1999

ELECTRICAL

3PH 120v/208v

1200 amp

PARKING LOT TYPE

Asphalt

ELEVATOR

Hydraulic – Dover/DMC
– 4000 lbs. - 1999

PROPERTY OVERVIEW

PARKING LOT AGE

1999

PARKING

Total # 91 Spaces
= 87 standard + 4
ADA accessible

PROPERTY FEATURES

- 5 minute walk to Des Plaines Metra station
- Attractive user building
- Classic architectural design
- Dramatic 2-story atrium
- Private outdoor patio with canopy
- Lower level conferencing facility, lunch room, and storage
- Truck level exterior dock
- Attractive entrance canopy

LIFE SAFETY

- Fully Wet Sprinkler System
- Siemens Cerebrus Pro FC922 Fire Panel System

FIBER

Comcast

CABLE

Comcast

IMPROVEMENTS

2012

- Accu-Lite LED Walkway Bollard Lights
- HVAC - TRU - (4) New Heat Exchangers

2013

- Accu-Lite LED Parking Lot Fixtures
- Flag Pole
- Fire Sprinkler System Backflow Prevention Device - Apollo 4AN200 with new OS&Y gate valves

2014

- Halsey/Taylor Water Fountain Retro-Fit Bottle Fill Kits

2015

- Payne/Carrier - 4 ton 13 SEER Split System AHU - Lunchroom
- Dyson Wave Hand Dryers

2016

- Siemens Cerebrus Pro FC922 Fire Control Panel and sensory components
- Exterior Facade Sealent Replacement - S/N/E elevations

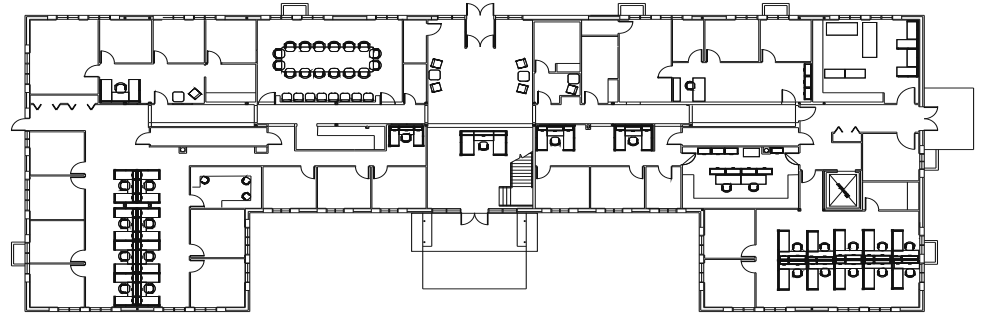
2017

- Electric Water Heaters - 50 gal. and 6 gal.

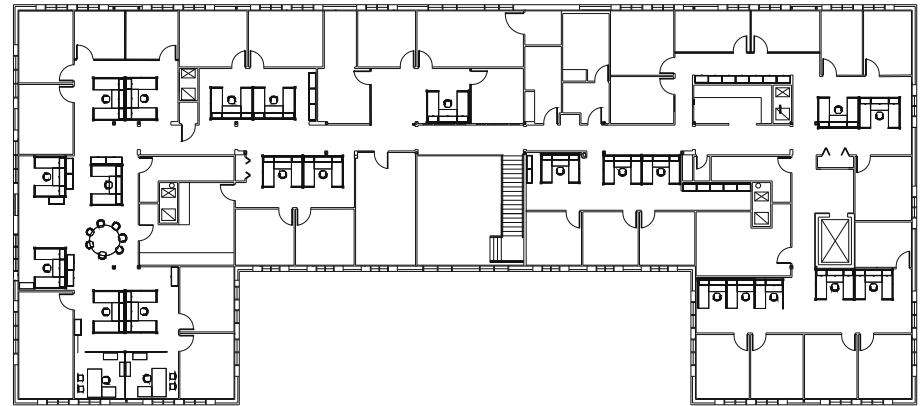
EXECUTIVE OFFICE



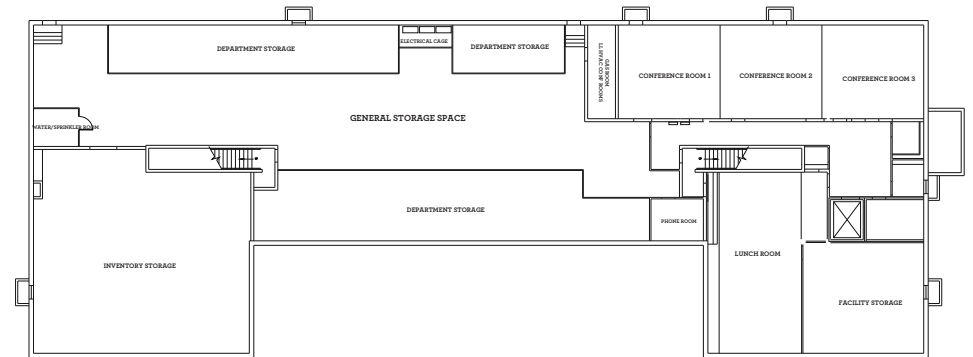
**CURRENT
FLOOR
PLANS**



FIRST FLOOR

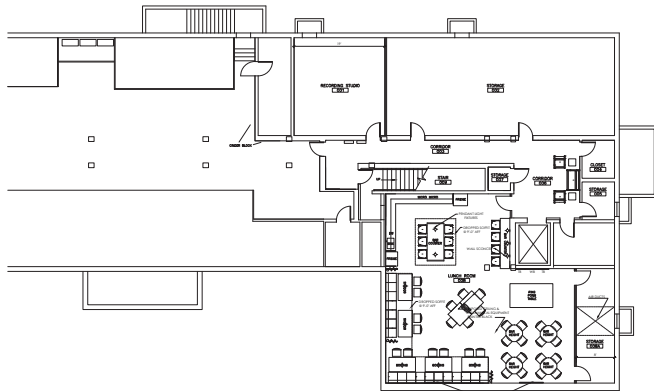
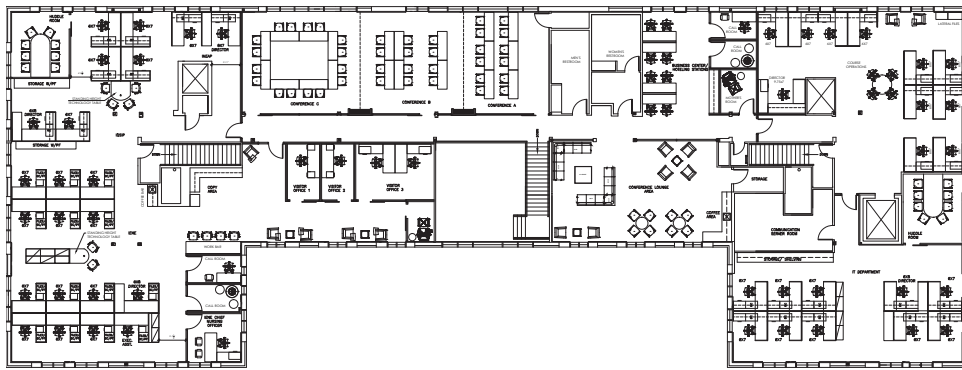
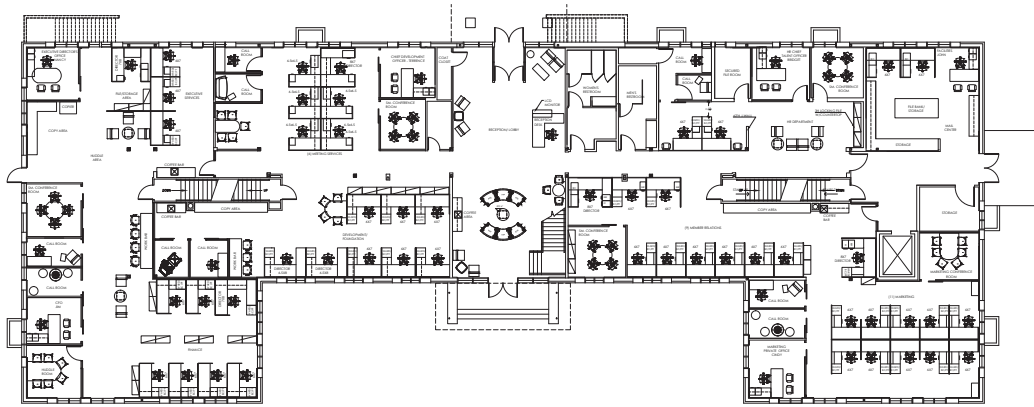


SECOND FLOOR

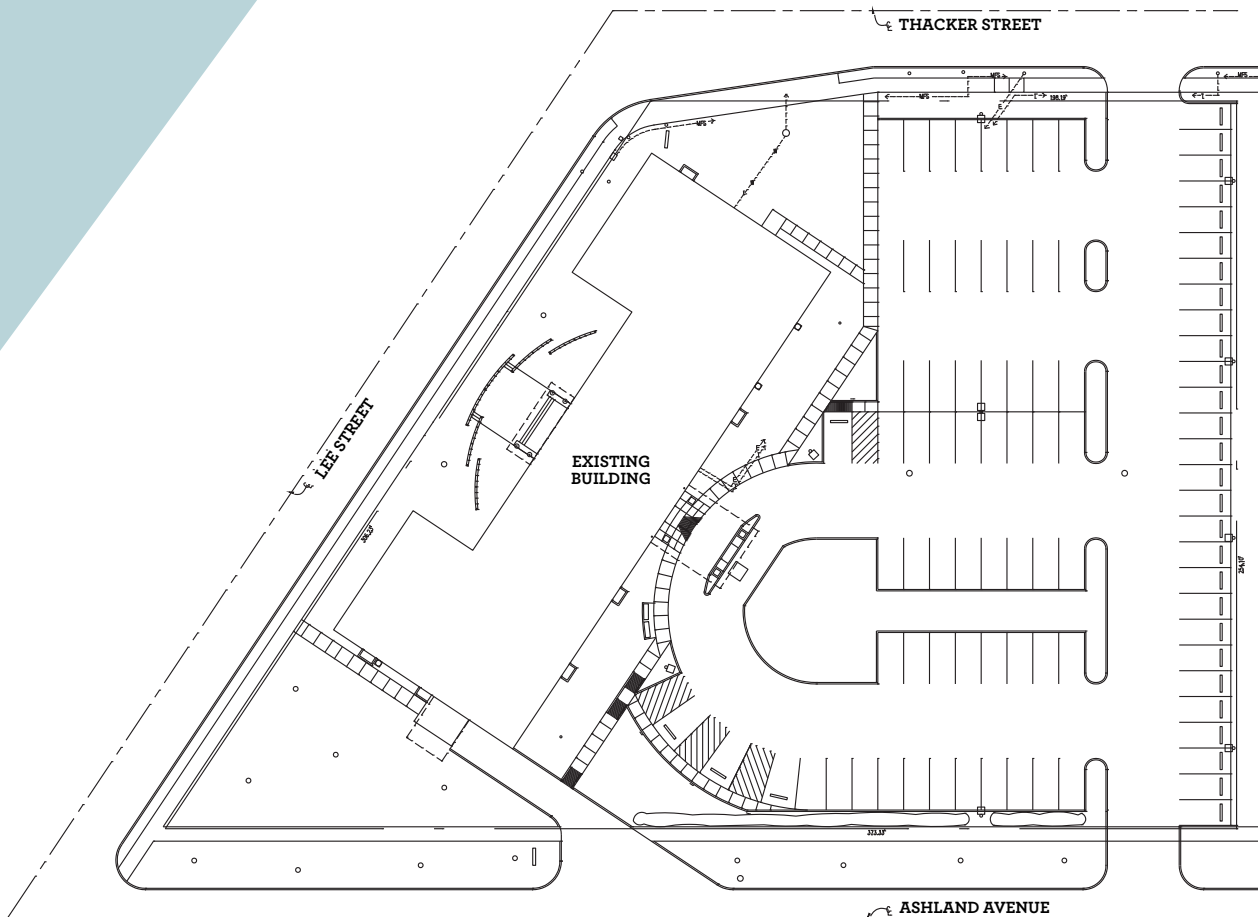


LOWER LEVEL

CONCEPTUAL OPEN CONCEPT FLOOR PLANS

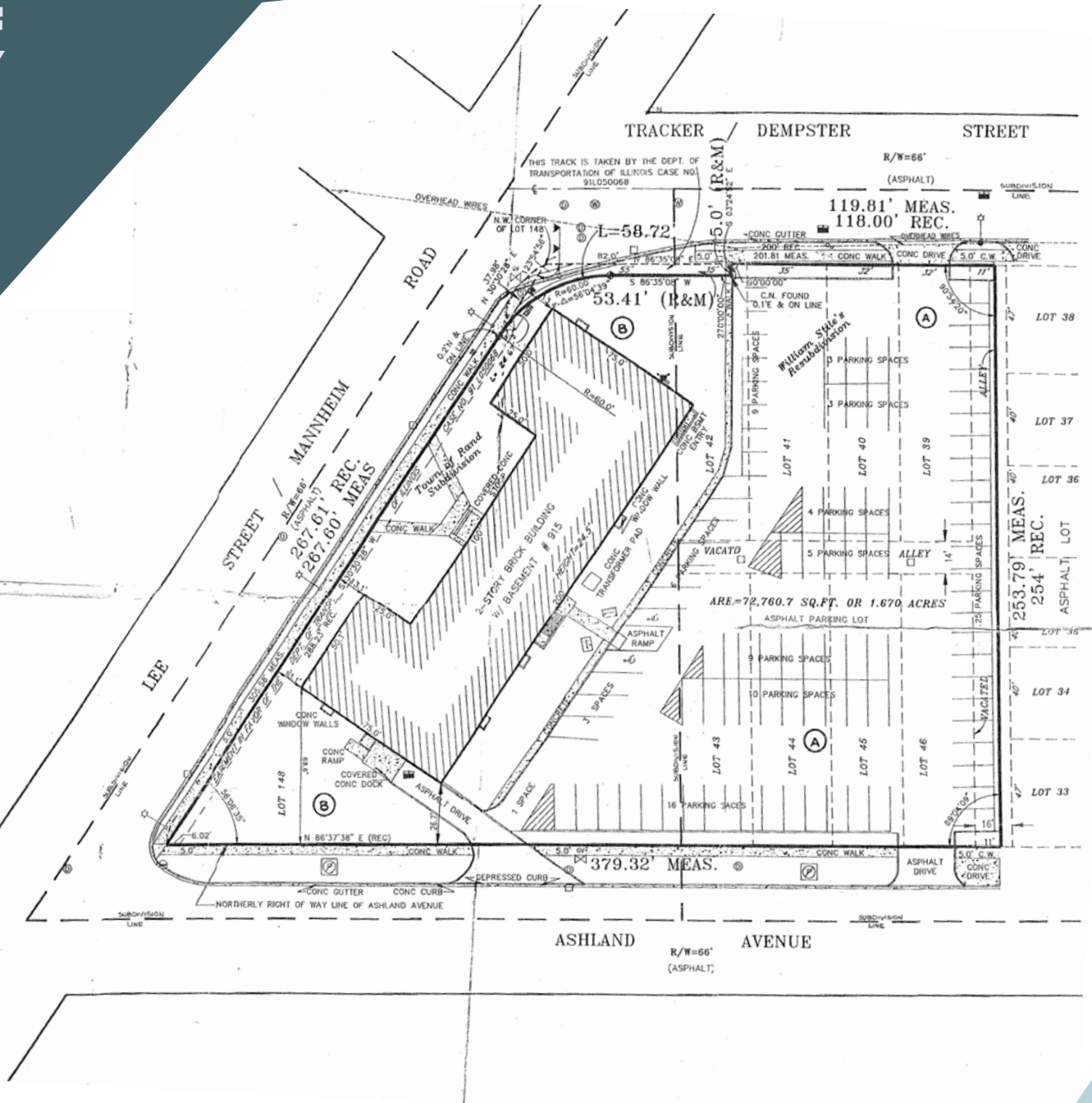


EXECUTIVE OFFICE

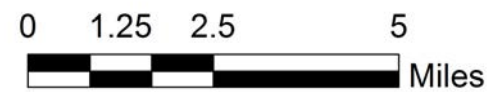
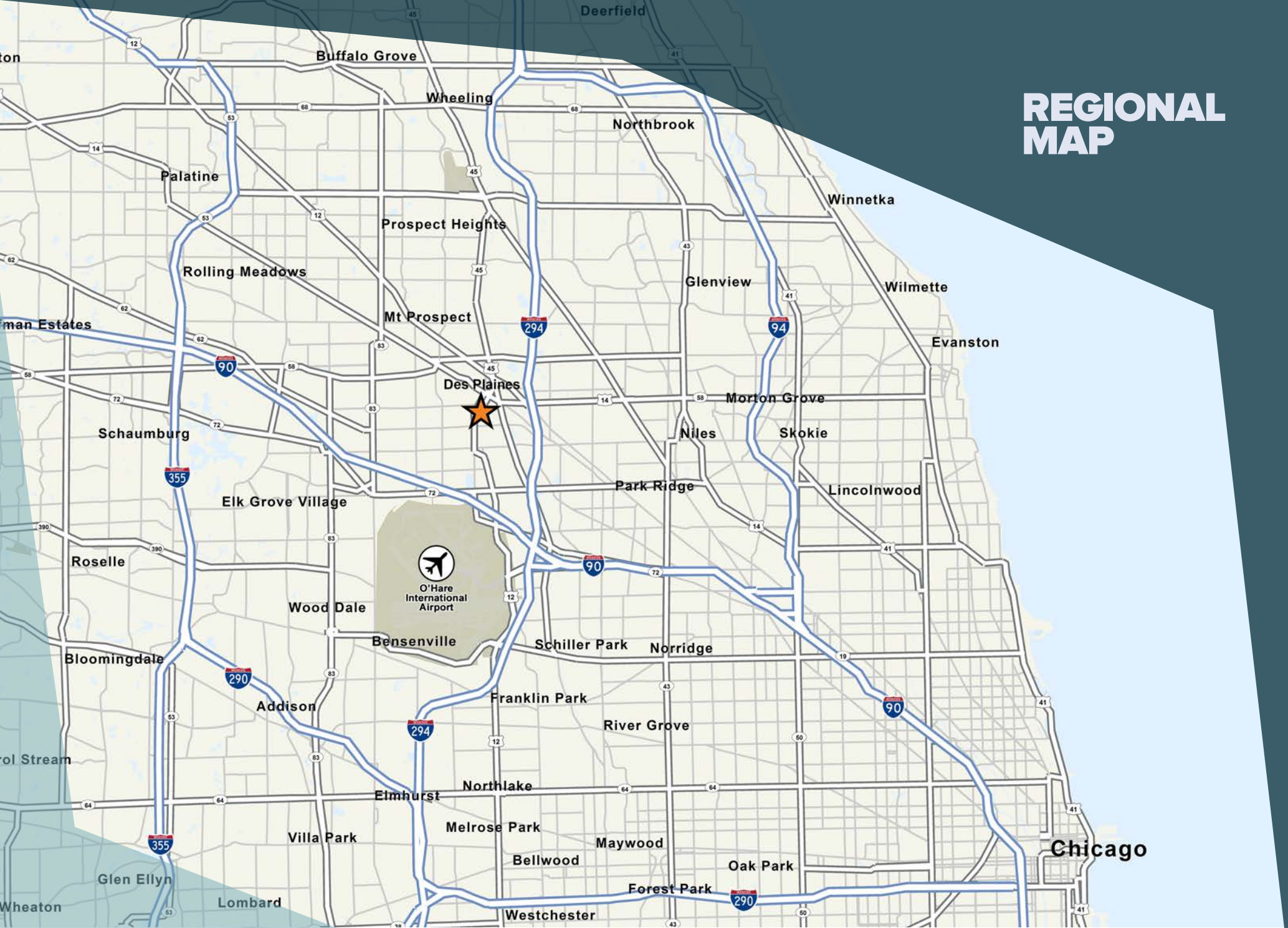


**SITE
PLAN**

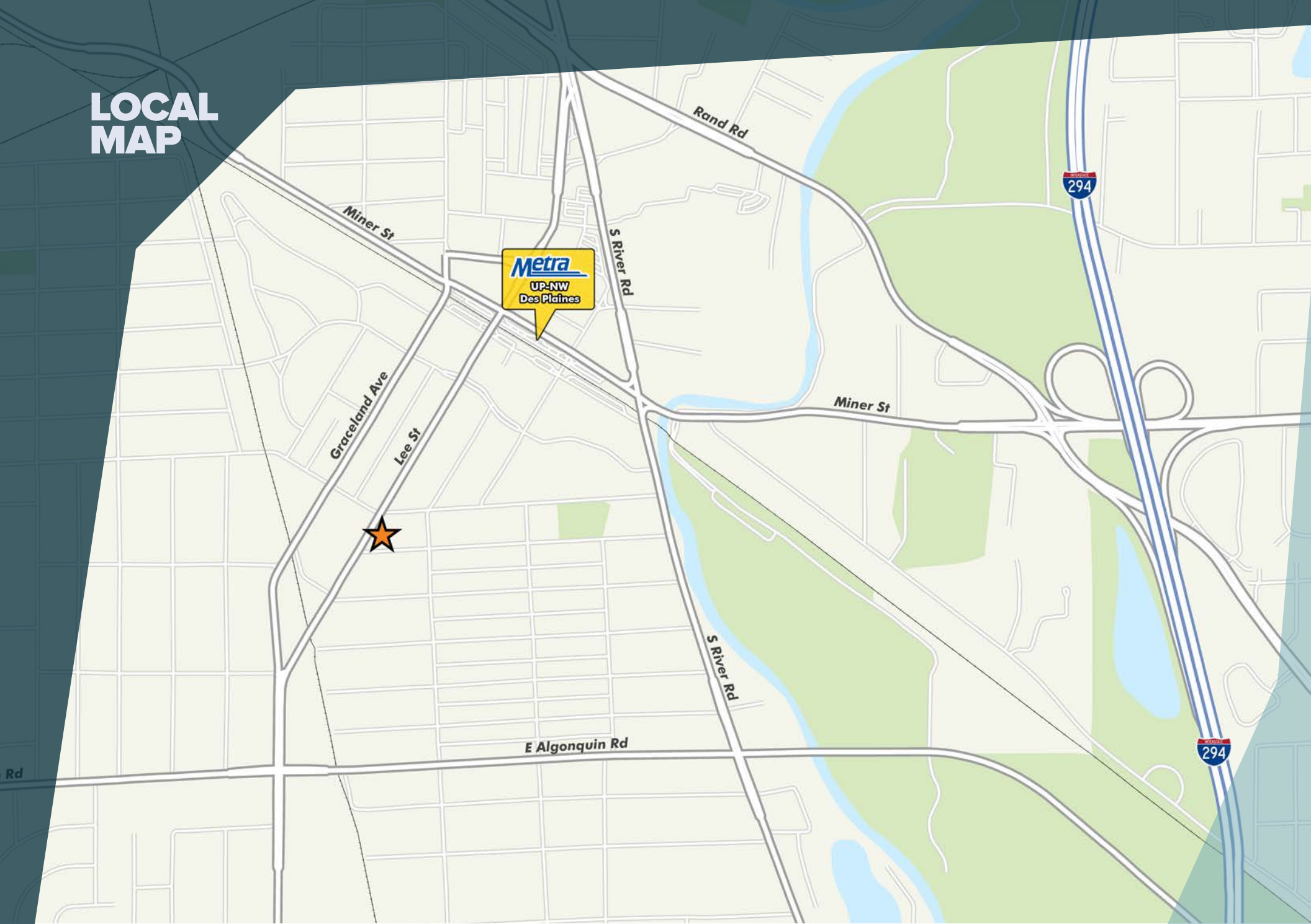
PLAT OF SURVEY



REGIONAL MAP



LOCAL MAP



LOCAL AMENITIES

MCDONALD'S

DON'S DOCK SEAFOOD

PORTERS GRILLE & FOUNTAIN

THE CHOO CHOO

TAP HOUSE GRILL

FOREVER YOGURT
GIORDANO'S
PANERA BREAD
POTBELLY SANDWICH WORKS

DUNG GIA

MINER STREET TAVERN
THAI SQUARE
SUGAR BOWL

LEONA'S

DOTOMBORI

WING STOP

MEXICO RESTAURANT

VIA ROMA

Metra
UP-NW
Des Plaines

DES PLAINES PANCAKE HOUSE

915 Lee St.

MINER STREET

LEE STREET

DES PLAINES RIVER ROAD

14

14



Metra
UP-NW
Des Plaines

1/2 mile

915 Lee St.

**CONVENIENT
METRA ACCESS**

**AERIAL
SITE
VIEW**



MAIN ENTRANCE



LUNCH ROOM



LOWER LEVEL STORAGE



BUILDING EXTERIOR



FOR MORE INFORMATION CONTACT:

ROB GRAHAM

+1 847 706 4034
rob.graham@cbre.com

GREGG WITT, SIOR

+1 312 935 1426
gregg.witt@cbre.com

© 2018 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. PM studio_March2018

CBRE