

OFFICE SPACE FOR LEASE
16325, 16335, 16345 HARLEM AVE.
 TINLEY PARK, IL 60477

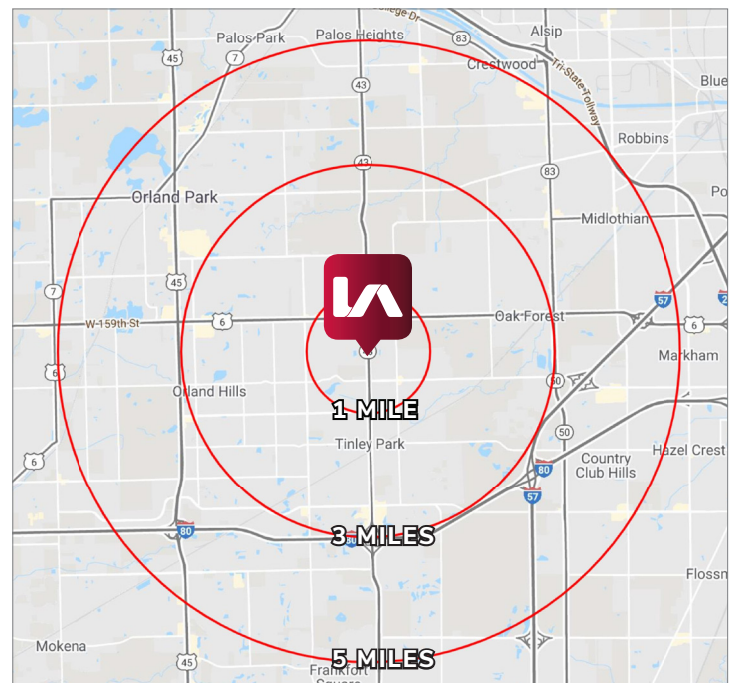


BUILDING SPECIFICATIONS:

| | |
|------------------------|---|
| BUILDING SIZES: | 16325 Harlem: 20,405 SF 16335 Harlem: 27,855 SF 16345 Harlem: 27,739 SF |
| SUITE SIZES: | 1,134-3,441 SF |
| SITE SIZE: | 4.43 acres |
| UTILITIES: | Gas / Electric: Separately metered, tenants responsibility |
| LEASE RATE: | \$22.50 PSF Modified Gross |
| HIGHLIGHTS: | <ul style="list-style-type: none"> › 3-building office complex › Well-positioned at signalized intersection › Single executive office suites › Close proximity to I-80 & I-57 › Near Tinley Park METRA station › Restaurants and shopping within walking distance |

TRAFFIC COUNTS:

- Harlem Avenue: 31,600 VPD
- 167TH Street: 19,500 VPD



| | 1 MILE | 3 MILES | 5 MILES |
|------------------------|----------|----------|----------|
| Estimated Population | 10,754 | 86,719 | 207,861 |
| Number of Households | 4,628 | 35,120 | 81,297 |
| Household Income (AVG) | \$77,556 | \$96,429 | \$98,389 |
| Daytime Population | 8,185 | 49,057 | 144,236 |

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RETAIL AERIAL



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