



## OFFICE SPACE & RETAIL SPACE AVAILABLE

ALL NEW LOBBY, COMMON AREAS AND SYSTEMS! COME SEE WHY 1140 LAKE IS OAK PARK'S COOLEST NEW OFFICE SPACE!

1140 LAKE STREET, OAK PARK, IL 60301

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GREAT OFFICE SPACE IN THE HEART OF DOWNTOWN OAK PARK!  
 1140 LAKE STREET, OAK PARK, IL 60301



Available Spaces

**Lease Rate:** \$20.00 - 30.00 SF/YR (MG; NNN)      **Total Space** 1 - 3,200 SF  
**Lease Type:** MG; NNN      **Lease Term:**

| SPACE     | SPACE USE       | LEASE RATE    | LEASE TYPE     | SIZE (SF)    | TERM       | COMMENTS  |
|-----------|-----------------|---------------|----------------|--------------|------------|---|
| Suite 204 | Office Building | \$24.00 SF/YR | Modified Gross | 2 SF         | Negotiable | Heavily demised space perfect for office or medical.  |
| Suite 300 | Office Building | \$22.00 SF/YR | Modified Gross | 1,299 SF     | Flexible   | Open area, interior office/conference room and large window office.   |
| Suite 306 | Office Building | \$22.00 SF/YR | Modified Gross | 1,223 SF     | Flexible   | Very efficient small office space, with small waiting/reception area and three offices. Corner unit!  |
| Suite 400 | Office Building | \$23.00 SF/YR | Modified Gross | 2,180 SF     | Flexible   | Spec suite with raised dry-wall ceiling, five offices with floor to ceiling glass walls & open area.Space has original stone floors!!!  |
| Suite 402 | Office Building | \$22.00 SF/YR | Modified Gross | 1 - 1,641 SF | Flexible   | Spec suite with raised dry-wall ceiling, six offices with floor to ceiling glass walls, open area and kitchenette. Really cool/creative space!!Space has original stone floors!!! |

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|-------------------------|-----------------|---------------|----------------|-----------|------------|--|
| Suite 501               | Office Building | \$20.00 SF/YR | Modified Gross | 1,830 SF  | Flexible   | Built in reception area, three small internal rooms, server room, kitchenette, one windowed office, one interior office, and open space. Great as a doctor/dentist office or landlord will retrofit to a new office space! |
| Suite 504               | Office Building | \$24.00 SF/YR | Modified Gross | 825 SF    | Negotiable | Great opportunity to lease rarely available space on Lake Street in downtown Oak Park! Steps from parking, train and bus stops, this space is near the intersection of Lake and Harlem!                                    |
| 1142 Lake Street Retail | Street Retail   | \$30.00 SF/YR | NNN            | 3,200 SF  | Negotiable |  |

Executive Summary



**OFFERING SUMMARY**

**Available SF:** 1 - 3,200 SF

**Lease Rate:** \$20.00 - 30.00 SF/  
yr (MG; NNN)

**Year Built:** 1929

**Building Size:** 64,590 SF

**Renovated:** 2017

**PROPERTY OVERVIEW**

Small to medium size suites still available; some spec suites, with stone floors, dry-walled ceilings and floor to ceiling glass offices. Landlord will turn-key suites and build to suit!

**LOCATION OVERVIEW**

In the heart of downtown Oak Park, 1140 Lake Street is just steps from Metra, CTA and Green Line El stops. Walk to everything Oak Park has to offer! Building is connected to a public parking garage via a covered walkway!

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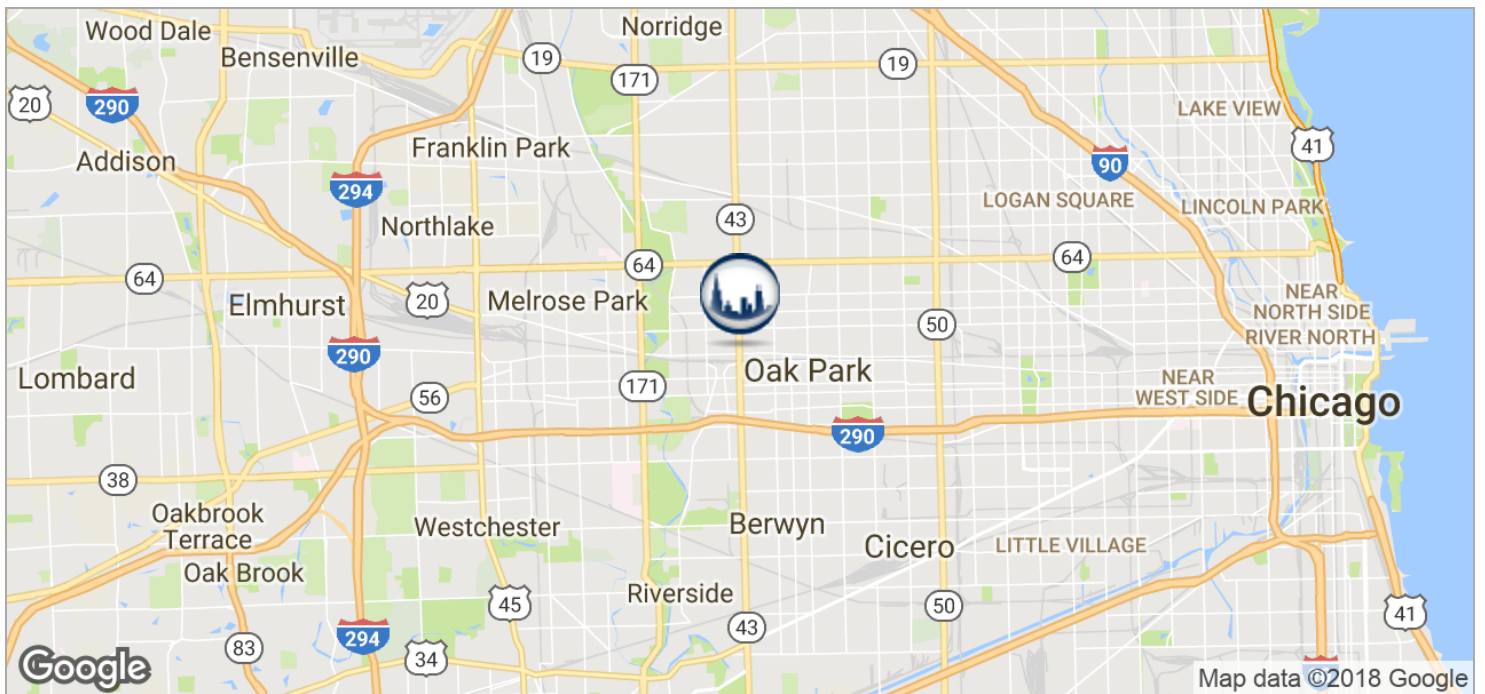
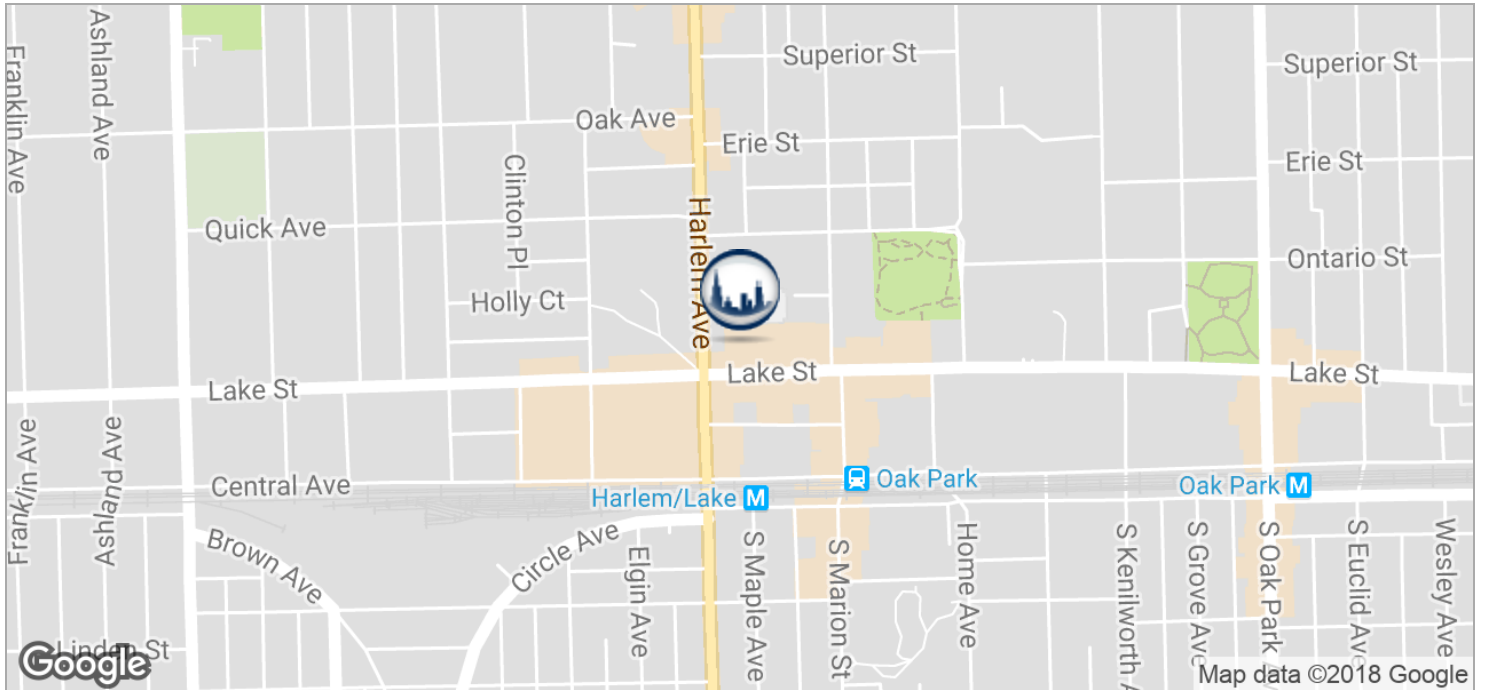
Additional Photos



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Location Maps



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Retailer Map

