

4,615 SF LOFT SPACE

36 HINSDALE AVE, HINSDALE, IL 60521

LM
Lagestee-Mulder
Commercial Real Estate

FOR LEASE



PROPERTY HIGHLIGHTS

- 4,615 SF on the second floor in the heart of Downtown Hinsdale
- Creative space with natural lighting
- Commuter friendly - directly across the street from BNSF Metra train station
- Lunch options within immediate area - Corner Bakery next door
- Superior visibility and access to both local and commuter traffic
- Potential co-working space
- Front entrance with stairway to second floor as well as back elevator currently under construction
- Building to be fully sprinkled

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,478	31,944	90,982
Total Population	11,001	86,918	236,789
Average HH Income	\$256,748	\$164,896	\$123,102

LEASE RATE

\$17.00/SF NNN

OFFERING SUMMARY

Building Size: 10,000 SF

Available SF: 4,615 SF

Lot Size: 0.13 Acres

Year Built: 1922

County: DuPage

CHARLIE BERBERICH

Commercial Broker
630.310.9874
CHARLIE@LMTEAM.COM

Office Address: 361 S. Frontage Rd,
Suite 126
Burr Ridge, IL 60527
630.325.8338
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Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Charlie Berberich represent(s) the Landlord only, and not the Tenant.

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