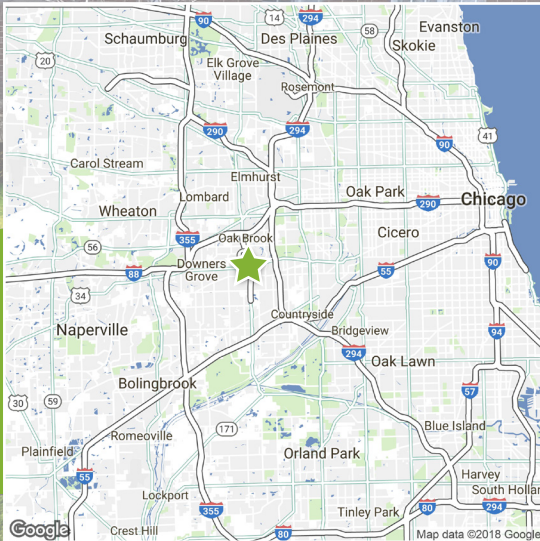


FOR SALE

PREMIER  
OFFICE SPACE  
IN CLARENDON HILLS

59 OGDEN AVENUE  
CLARENDON HILLS, IL 60514



**CONVENIENTLY LOCATED**  
ALONG OGDEN AVENUE, ADJACENT  
TO THE OGDEN AVENUE AND ROUTE 83  
INTERCHANGE, AND CLOSE PROXIMITY TO  
BOTH I-294 AND I-88 TOLLWAYS

**CBRE**

[WWW.CBRE.US/59OGDENAVE](http://WWW.CBRE.US/59OGDENAVE)



# PROPERTY HIGHLIGHTS

- » **BUILDING SIZE:** ±4,500 SF  
1ST FLOOR: ±3,000 SF  
2ND FLOOR: ±1,500 SF
- » **SPACE INCLUDES:**  
WAITING AREA  
±1 CONFERENCE ROOM  
±1 KITCHEN  
±2 PRIVATE OFFICES  
±5 PRIVATE RESTROOMS  
FULLY FINISHED SECOND FLOOR
- » **IMPECCABLY MAINTAINED OFFICE** WITH AN ABUNDANCE OF WINDOWS AND NATURAL LIGHT THROUGHOUT
- » **PARKING:** ±11 SURFACE SPACES (INCLUDING ±1 HANDICAP) & GARAGE WITH 2 COVERED SPACES AVAILABLE
- » **WALKING DISTANCE TO** ST. JAMES CROSSING SHOPPING CENTER, OFFERING A NUMBER OF RESTAURANT OPTIONS, INCLUDING MIKE DITKA'S GRILL 89 RESTAURANT
- » **THOUGHTFULLY LOCATED TO** RECEIVE INCREDIBLE EXPOSURE TO OVER 30,300 CARS PER DAY TRAVELING ALONG OGDEN AVENUE

## POPULATION

**1 MILE:** 9,698 **3 MILES:** 84,077 **5 MILES:** 262,531

## ESTIMATED HOUSEHOLDS

**1 MILE:** 3,174 **3 MILES:** 31,963 **5 MILES:** 103,521

## AVERAGE HH INCOMES

**1 MILE:** \$202,807 **3 MILES:** \$156,999 **5 MILES:** \$124,399

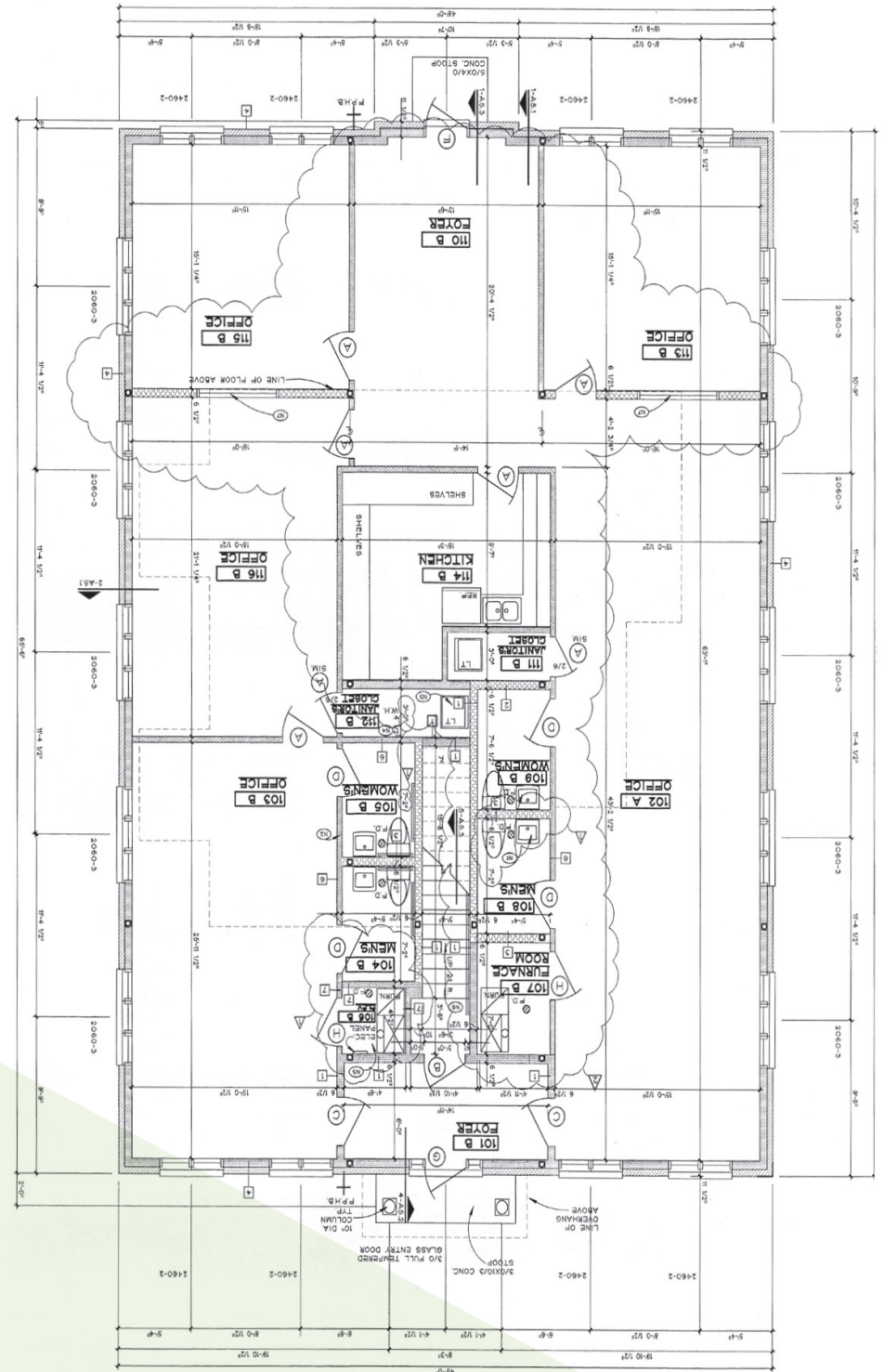
## DAYTIME POPULATION

**1 MILE:** 12,723 **3 MILES:** 112,559 **5 MILES:** 337,283

## DEMOGRAPHICS



The site plan for Block 6, Lot 1, is bounded by Ogden Ave. to the north and Coe Road to the west. The lot is 79.00' wide and 200.00' deep. The plan shows a 2-story brick frame office building (60.00' x 42.88') with a brick and wood sign. To the west of the building is a 1 H.C. & 4 parking spaces area. To the east is a 6 parking spaces area. A frame garage (23.82' x 19.40') is located south of the parking areas. The lot is surrounded by a wood fence. The plan also shows a 1.87' north and 1.80' north offset from the lot lines. The lot is labeled 'LOT 1' and 'BLOCK 6'.







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