

# NORTH GROVE 1

CORPORATE PARK

8120-8140 LEHIGH AVENUE | MORTON GROVE, IL

# THE BEST OF BOTH WORLDS



**72,058 TOTAL SQUARE FEET**  
with an extensive perimeter window line

**CONVENIENT & CREATIVE**  
office environments

**FLEXIBLE & FUNCTIONAL**  
warehouse components

**NORTH GROVE 1** is a unique, single-story building with an extensive perimeter window line offering efficient office spaces with the flexibility to utilize smaller warehouse components including truck docks and drive-in door access.

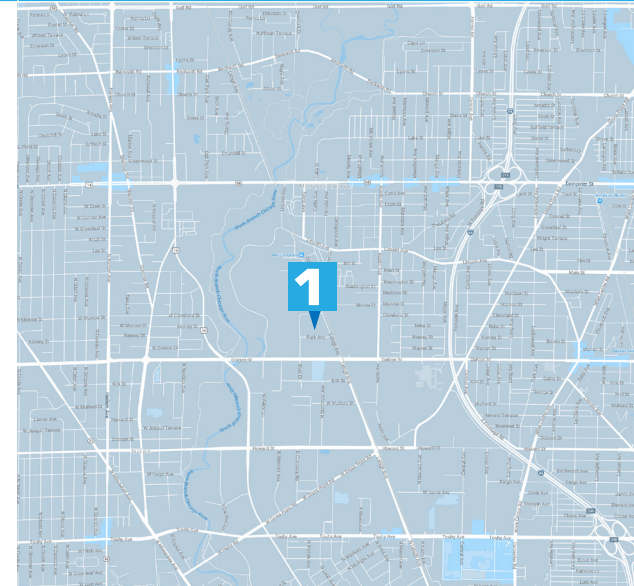
A five-minute drive from I-94 and steps away from the Metra train station, the easily accessible location makes the property an ideal opportunity to attract and retain a high-quality employee base from the surrounding labor pools of Chicago and the north suburbs.

## AVAILABLE SPACE

**8140 (Suite 100):** 3,015 SF

## PROPERTY DETAILS

<b>Parking:</b>	3/1000
<b>Heat:</b>	Gas forced air
<b>HVAC:</b>	Separately metered
<b>Ceiling Height:</b>	14' to the deck 12' to the ceiling
<b>Lease Rate:</b>	Negotiable
<b>Real Estate Tax:</b>	\$4.40/SF
<b>CAM:</b>	\$2.01/SF



For more information or to schedule a tour, please contact:

**STEVE KLING**  
847 698 8256  
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**JONATHON CONNOR**  
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**COLLIERS INTERNATIONAL**  
6250 N. River Rd Suite 11-100  
Rosemont, IL 60018

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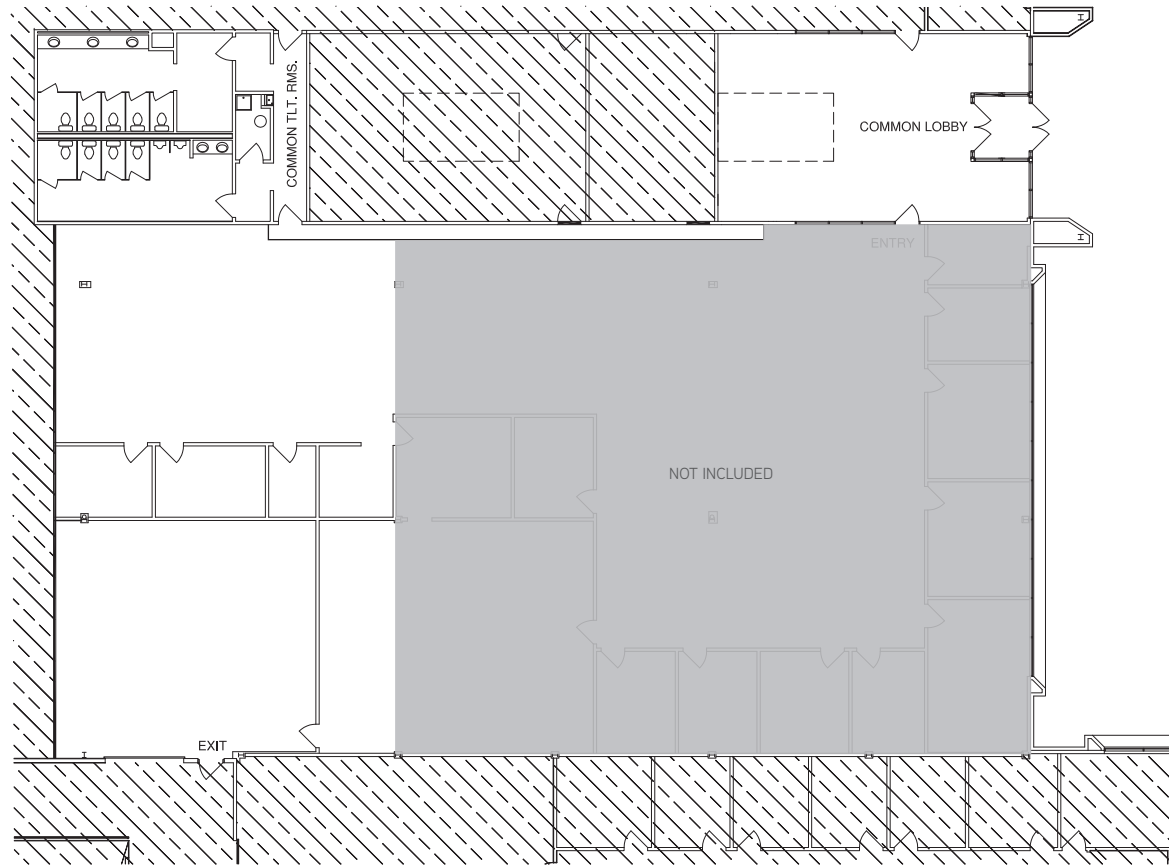
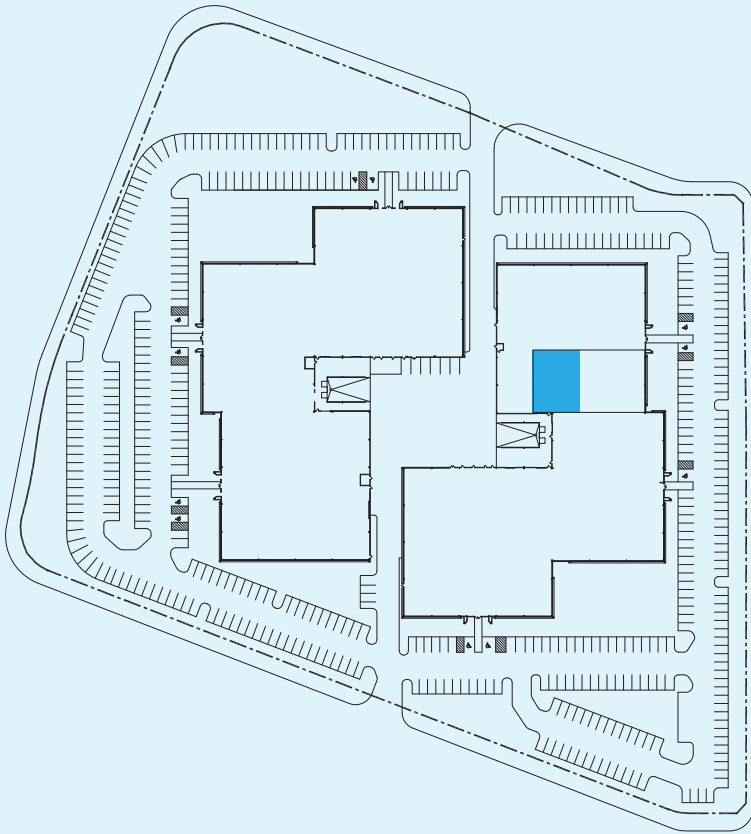
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AVAILABLE SPACE: 8140 (SUITE 100): 3,015 SF



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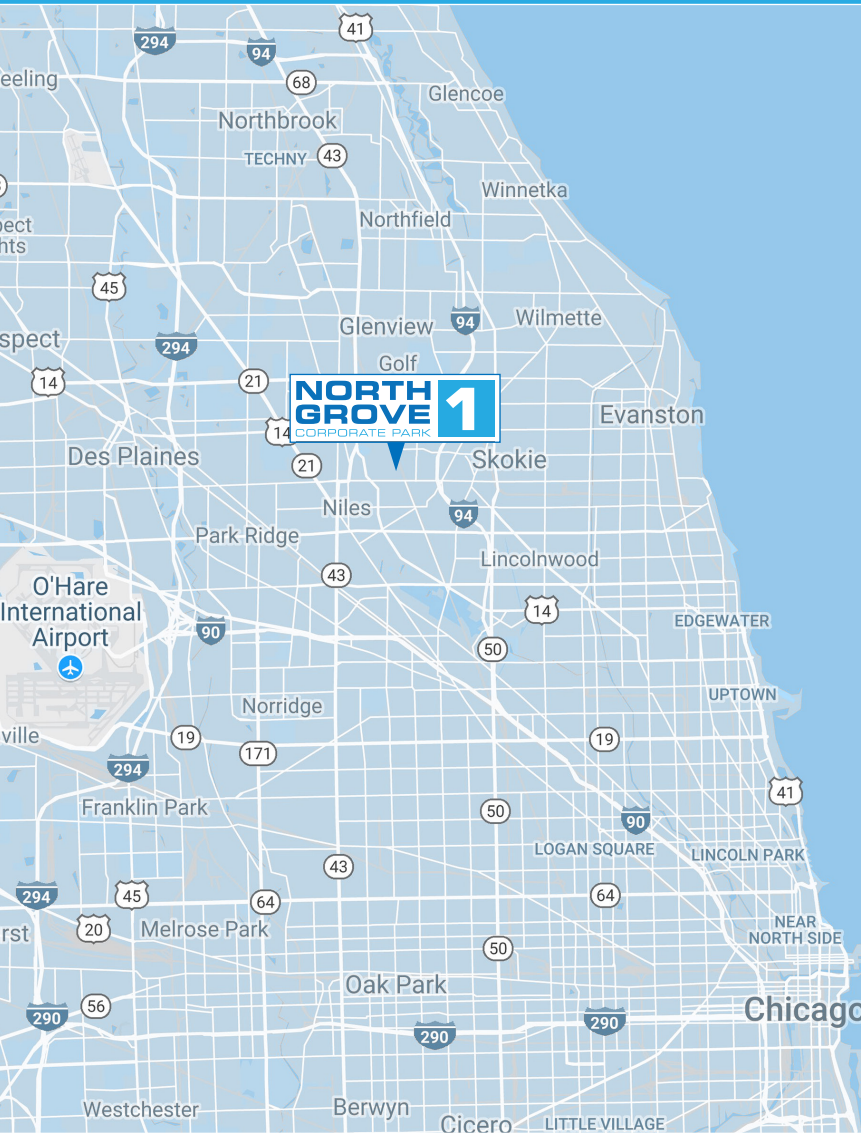
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8120-8140 LEHIGH AVENUE | MORTON GROVE, IL

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## LOCATION



North Grove 1 is ideally located across the street from the Morton Grove Metra station and is a five minute drive the Edens Expressway, eight miles from O'Hare international Airport and 15 miles from the Chicago CBD. Arriving by car, train or plane, North Grove 1 is easily accessible from every direction and is surrounded by abundant retail and amenities.

## AREA AMENITIES

### AIRPORTS

O'Hare International

### RESTAURANTS

Bennigan's Grill & Tavern  
Outback Steakhouse  
Chipotle Mexican Grill  
Duffy's Cocktail Lounge  
Tub Tim Thai Restaurant

### HOTELS

Holiday Inn Northshore  
Chicago Marriott O'Hare  
Hampton Inn-North Shore  
Hilton Garden Inn

### BANKS

Chase  
Fifth Third  
Washington Mutual  
Northern Trust  
La Salle

### FITNESS CENTERS

Bally Total Fitness  
YMCA  
Maximum Fitness Center

### CAR RENTAL

Enterprise Rent A Car  
Avis Rent A Car  
Budget Rent A Car

### CLEANERS

Cleaners Depot  
Garden Cleaners  
Village Cleaners

### GOLF COURSES

Tam Golf Course  
Evanston Golf Club  
Billy Caldwell Golf Course

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# NORTH GROVE 2

CORPORATE PARK

8125-8145 RIVER DRIVE | MORTON GROVE, IL

THE BEST  
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WORLDS



**73,897 TOTAL SQUARE FEET**  
with an extensive perimeter window line

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**FLEXIBLE & FUNCTIONAL**  
warehouse components

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## AVAILABLE SPACE

**8145 (Suite 100):** 4,691 SF

**8145 (Suite 102):** 1,596 SF

**8145 (Suite 103):** 1,304 SF

**8145 (Suite 106):** 7,910 SF

## PROPERTY DETAILS

**Parking:** 3/1000

**Heat:** Gas forced air

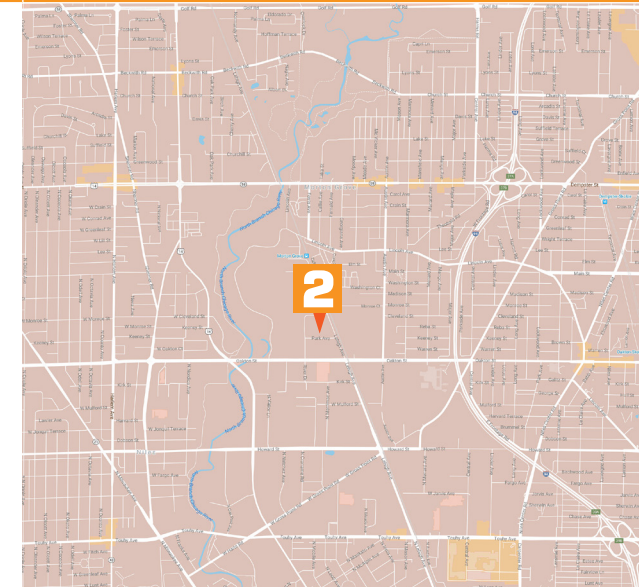
**HVAC:** Separately metered

**Ceiling Height:** 14' to the deck  
12' to the ceiling

**Lease Rate:** Negotiable

**Real Estate Tax:** \$5.09/SF

**CAM:** \$2.22/SF



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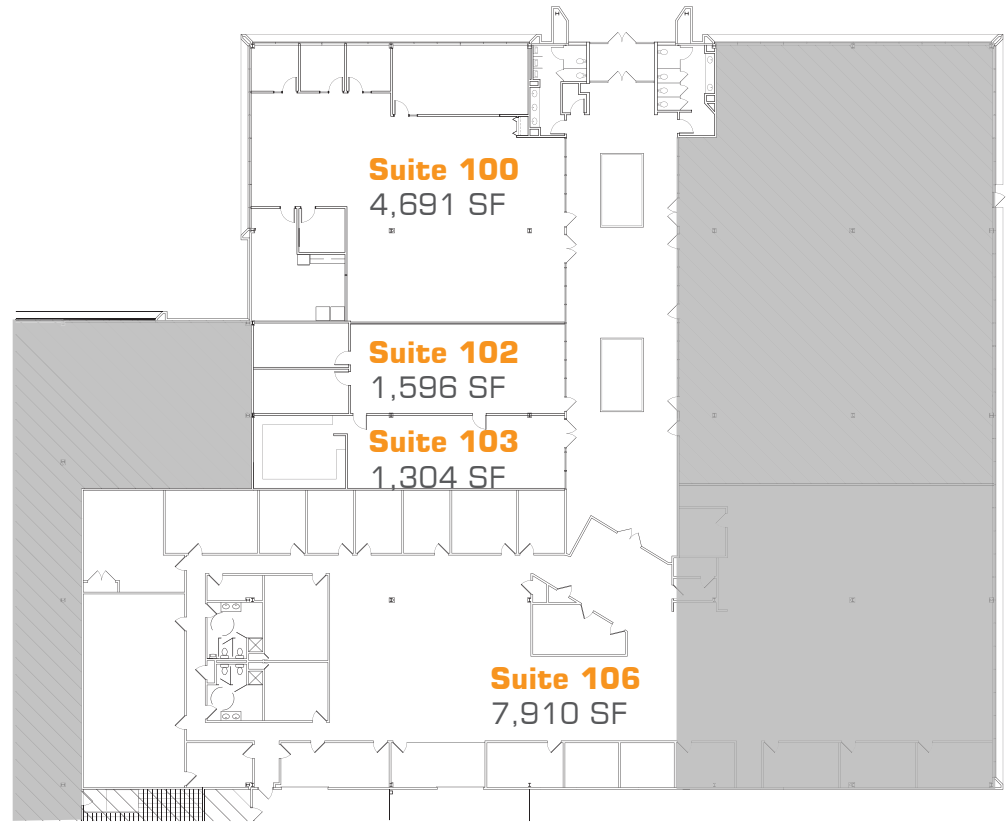
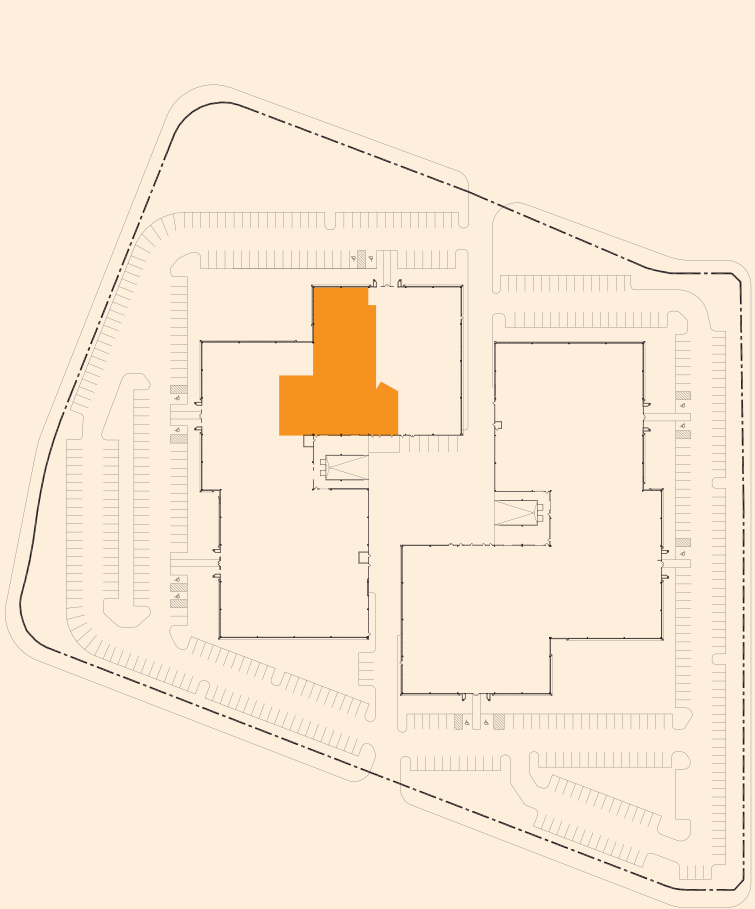
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AVAILABLE SPACE: 8145 (SUITE 100, 102, 103, 106): 15,501 TOTAL SF



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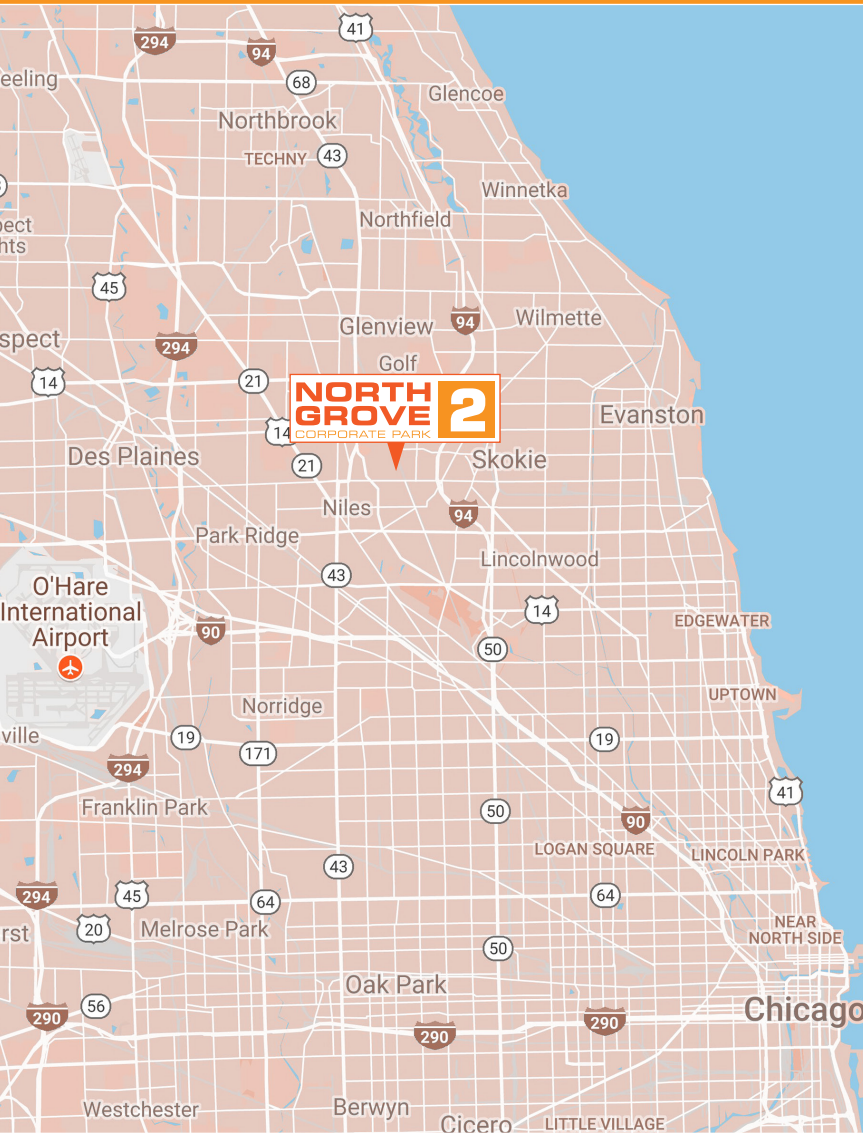
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