



## Furnished Executive Office Suite w Private bathroom

1018 Busse Highway, Park Ridge, IL 60068



### OFFERING SUMMARY

Available SF:	800 SF
Lease Rate:	\$1,200 per month (Full Service)
Building Size:	6,040 SF
Zoning:	B-3
Layout:	Two offices with private bathroom
Furnishings:	Included in price

### PROPERTY OVERVIEW

Amazing opportunity to be first time renter! Completely remodeled 800 square feet of office space with furnishings optional. Lower level space with receptionist upon entrance. Completely brand new finishes: LED lighting, NEST thermostats, brand new glass, flooring, paint & trim. Security system & furnishings included in full-service gross rental rate. Price includes a utility estimate (heating, lighting, garbage/scavenger, water, security) of \$270 per month, which will be included in the rent for a full-service rental rate of \$1200 per month.

### PROPERTY HIGHLIGHTS

- New expertly done finishes: brand new everything!
- Private bathroom
- 1st time rental: includes furnishings, if desired
- All new HVAC with NEST thermostat & LED lighting throughout
- \$930 + utilities (\$270) = \$1200 FULL SERVICE GROSS

#### JIM CONRAD, CCIM

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.





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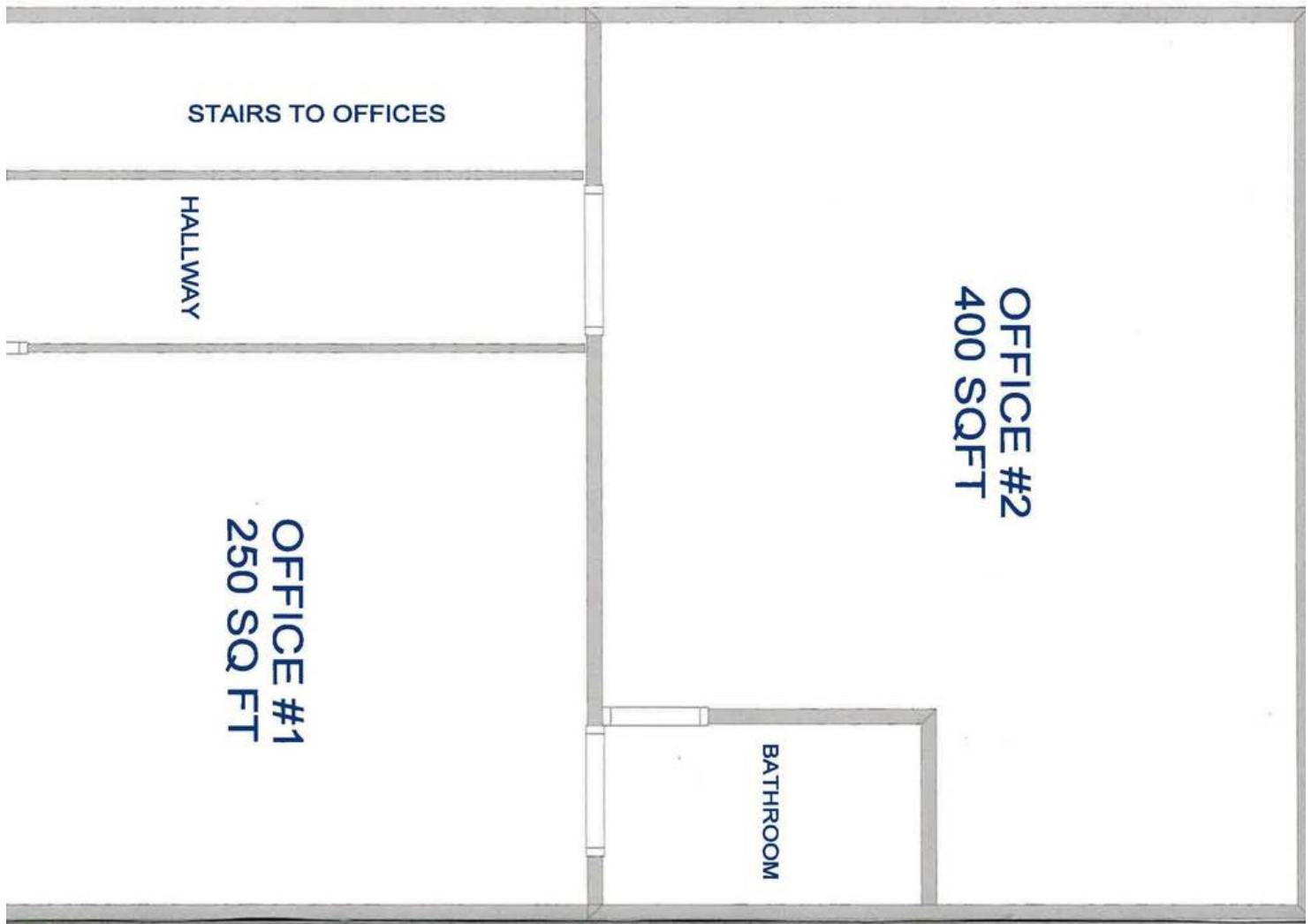
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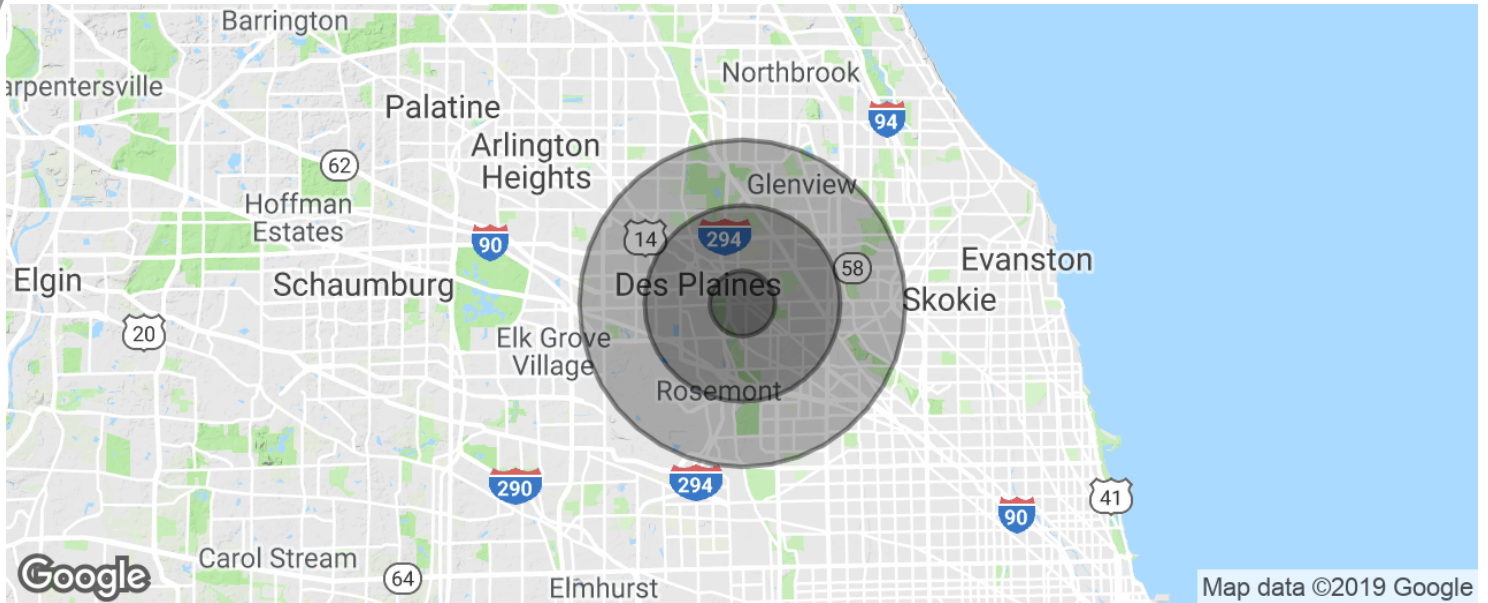
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,600	145,698	335,757
Median age	45.8	41.4	42.0
Median age (Male)	44.1	39.2	40.1
Median age (Female)	47.1	43.0	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,102	56,114	128,935
# of persons per HH	2.7	2.6	2.6
Average HH income	\$104,076	\$81,585	\$83,410
Average house value	\$409,974	\$390,526	\$370,015

\* Demographic data derived from 2010 US Census

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