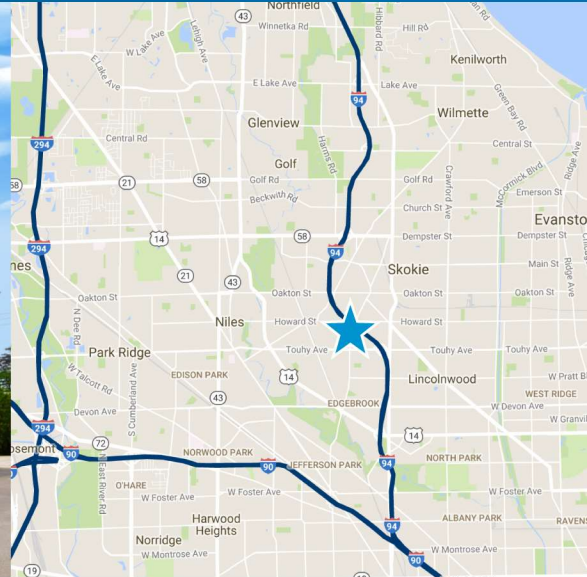


AVAILABLE OFFICE SPACE

7444 Long Avenue

SKOKIE, IL



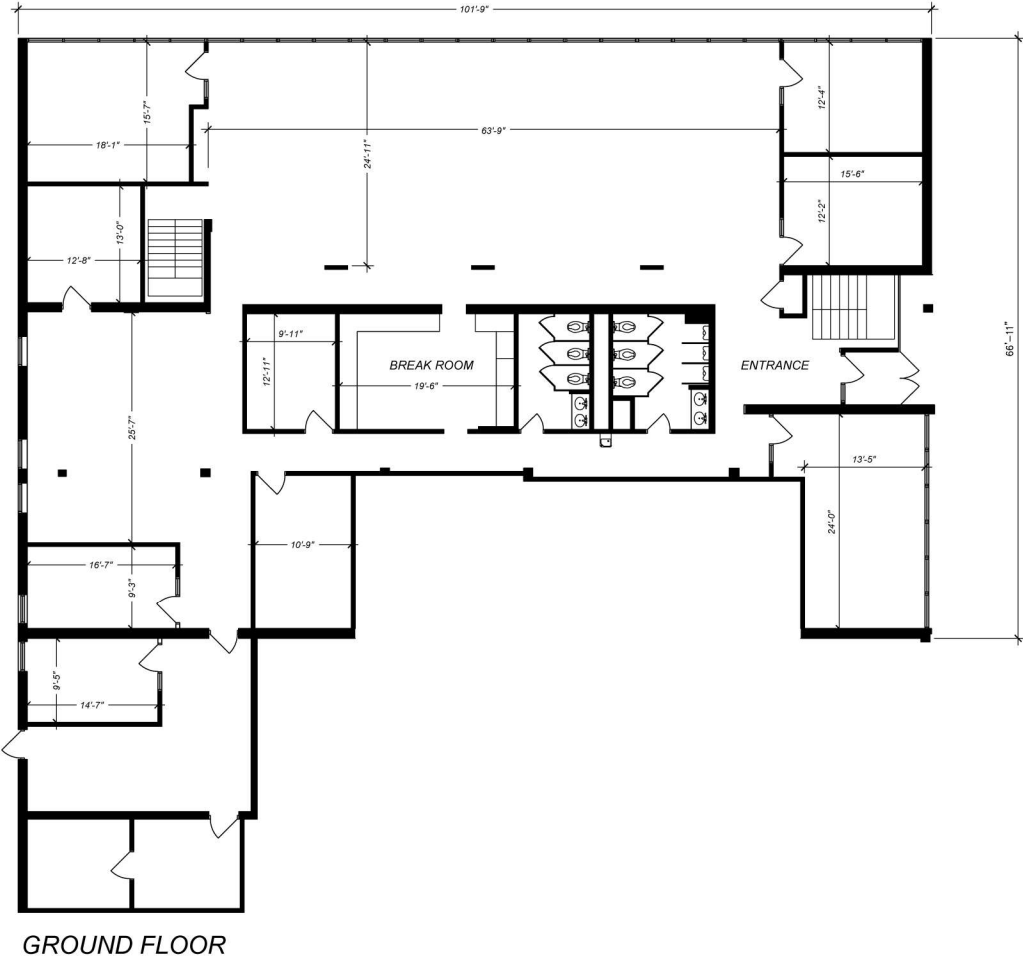
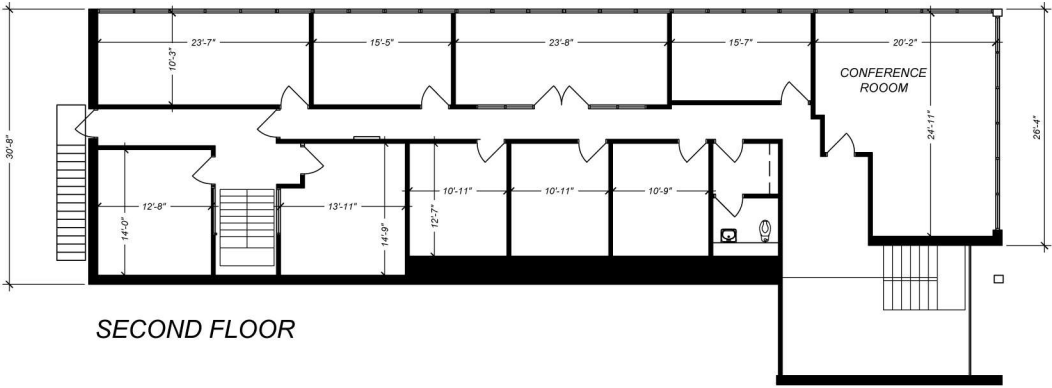
About This Property

- › Total Building Size: 28,512 SF
- › Available Size: 9,986 SF (± 2,626 SF on Second Floor)
- › Two Story
- › Year Completed: 1986. Renovated 2000's
- › Masonry & Metal Panel
- › Parking: 4/1000
- › Heat: Rooftop HVAC & Boiler Systems
- › HVAC: Separately controlled
- › Ceiling Height: 8' 6"
- › Lease Rate: \$10.00/SF Modified Gross
- › Real Estate Tax: \$2.68/SF (2017)
- › CAM: \$1.70 (2019 Est.)
- › Corporate office space with multiple private offices on extensive perimeter window line; the space has the feel of a single user building; and provides an open workspace with ample natural lighting. The property is minutes away from restaurants and retail on Touhy Avenue with close proximity to Morton Grove Metra Station and I-94.

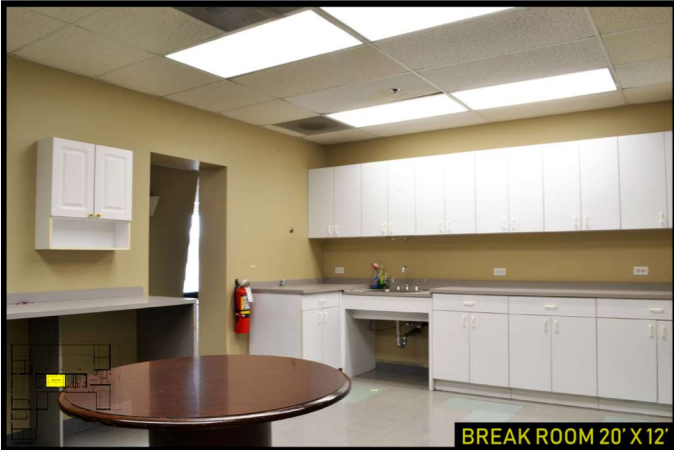
Contact Us

Mubashir Shethwala
773-443-6682
mshethwala@gmail.com

7440 Long Avenue > Floorplan



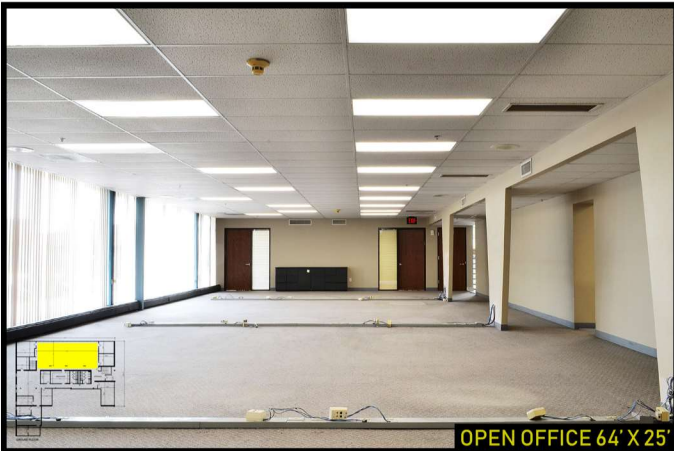
7440 Long Avenue > Photos



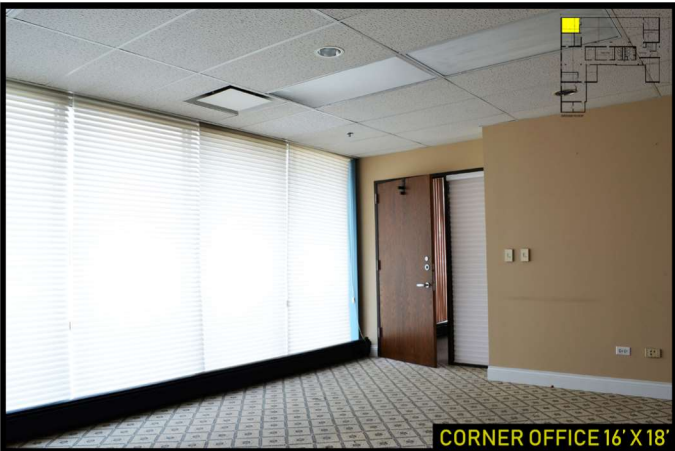
BREAK ROOM 20' X 12'



CONFERENCE ROOM 24' X 20'



OPEN OFFICE 64' X 25'



CORNER OFFICE 16' X 18'



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mshethwala@gmail.com

7440 Long Avenue > Area Amenities

Airports

Chicago O'Hare International Airport
10000 Bessie Coleman Dr., Chicago
773-686-2200

Chicago Midway Airport
5600 S. Cicero Ave., Chicago
773-838-0600

Banks

Chase
5550 Touhy Ave, Skokie
(847) 673-5619

Fifth Third Bank
5950 W Touhy Ave, Niles
(847) 647-8555

Washington Mutual
7145 Central Ave, Skokie
(847) 679-2326

Northern Trust Bank
959 S. Waukegan Rd., Lake Forest
847-615-4183

La Salle Bank
7080 Carpenter Rd, Skokie
(847) 677-1250

Car Rental

Enterprise Rent A Car
5757 W Touhy Ave, Niles
(847) 647-2277

Avis Rent A Car
7004 Carpenter Rd, Skokie
(847) 329-0699

Budget Rent A Car
5151 Dempster St, Skokie
(847) 673-0950

Cleaners

Cleaners Depot
5946 W Touhy Ave, Niles
(847) 647-7050

Garden Cleaners
7238 Niles Center Rd, Skokie
(847) 982-0899

Village Cleaners
7010 Carpenter Rd, Skokie
(847) 329-0829

Fitness Centers

YMCA
6300 W Touhy Ave, Niles
(847) 674-8222

Maximum Fitness Center
7234 N Harlem Ave, Chicago
(773) 792-9692

Bally Total Fitness
6821 Dempster St, Morton Grove
(847) 967-5800

Golf Courses

Tam Golf Course
6700 W Howard St, Niles
(847) 965-2344

Evanston Golf Club
8525 Kenton Ave, Skokie
(847) 673-7156

Billy Caldwell Golf Course
6200 N Caldwell Ave, Chicago
(773) 792-1930

Hotels

Holiday Inn Northshore
5300 Touhy Ave, Skokie
(847) 867-9900

Chicago Marriott O'Hare
8535 W Higgins Rd, Chicago
(773) 693-4444

Hampton Inn-North Shore
5201 Old Orchard Rd, Skokie
(847) 583-1111

Hilton Garden Inn
1818 Maple Ave, Evanston
(847) 475-6400

Restaurants

Bennigan's Grill & Tavern
5650 W Touhy Ave, Niles
(847) 588-2763

Outback Steakhouse
5535 Touhy Ave, Skokie
(847) 674-7411

Chipotle Mexican Grill
5373 Touhy Ave, Skokie
(847) 763-1580

Duffy's Cocktail Lounge
8014 Lincoln Ave, Skokie
(847) 677-6604

Tub Tim Thai Restaurant
4927 Oakton St, Skokie
(847) 675-8424

Taxi & Limo Service

Americana Express Taxi
5148 Main St, Skokie
(847) 982-9922

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