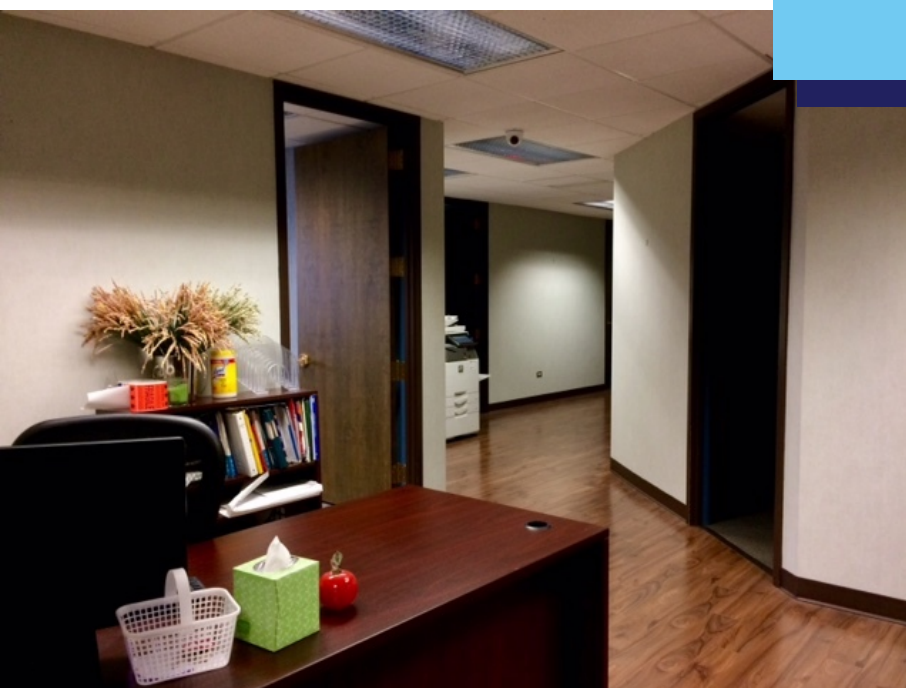




**FOR LEASE**  
**DES PLAINES GROUND**  
**FLOOR OFFICE SUITE**  
1400 E Touhy Avenue, Suite 120  
Des Plaines, IL 60018



## **HIGHLIGHTS**

**Property Type:** Office  
**Lease Type:** Modified Gross  
**Size:** 3,036 Sq Ft  
**Parking:** 1 Dedicated Space  
**Parking Type:** Surface Lot

## SNAPSHOT



- Recently updated 3,036 Sq Ft move-in ready office suite on ground floor of Touhy Office Plaza at O'Hare
- Layout consists of 10 private offices, including 7 exterior with windows / 3 interior (currently for storage)
- Features spacious reception area with full closet, laminate wood flooring / newer carpeting throughout, newer paint / wall coverings and upgraded kitchenette with granite countertops & custom cherry cabinetry
- Corner conference room boasts wraparound windows & granite windowsills
- Furniture / appliances / electronics / equipment negotiable
- Newly-renovated building features upgraded lobby, beautifully-appointed bathrooms, employee cafeteria with flat screen TV / vending machines / microwaves / ATM, on-site U.S. post office drop box, exterior atrium with glass seating enclosure and free airport shuttle bus available to tenants
- Electricity is paid by tenant (billed back to Tenant by building)

## TRANSIT



Steps to #221 &  
#250 Pace Bus  
routes



2.7 miles to Des  
Plaines Metra  
Station



3.9 miles to O'Hare  
International Airport

**DEMOGRAPHICS**



**Population**

1 Mile 13,108



**Households**

1 Mile 4,232



**Avg Household Income**

1 Mile \$82,412



**Consumer Spending (000s)**

1 Mile \$116,555

**AREA MAP**



**TRAFFIC COUNT**

E Touhy Ave

26,800

## FLOOR PLAN

