



# City of Highland Park

## Available Properties - December 9, 2019

### BRAESIDE DISTRICT

Located north of the intersection at Lake Cook Road and St. Johns Avenue, and just across from the Braeside Metra train station, the businesses in the Braeside Business District serve the needs of their highly populated residential neighborhood. For more information concerning available properties in Highland Park, please contact the Office of Business Development at 847.926.1027.

CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
Retail/Office/Service	55 St. Johns Avenue	Peter Bianchi - McLennan Commercial Properties	847.655.3361	B1		3,250 SF \$4,740.00 month mod/gross

### BRIERGATE BUSINESS DISTRICT

Briergate Business District is located just west of Highway 41, along Deerfield Road, Old Deerfield Road, and Old Skokie Road, between Highland Park's Central Business District and the Village of Deerfield, and is in close proximity to Garrity Square Shopping Center. It is primarily home to the service core and storage facilities but also includes home-improvement, furniture, pet supply and communications retailers, as well as a nationally-known grocer, and a popular local restaurant. For more information concerning available properties in Highland Park, please contact the Office of Business Development at 847.926.1027.

CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
Retail/Service	1620 - 1634 Deerfield Road	Anthony Campagni or Matt Cavanagh - ARC Realty	630.908.5695	B3	Anchor Stores:Jewel/Osco	1,325 SF - 10,500 SF
	1292 Old Skokie Road	Mary Ann Pedersen	847.721.5494	B3 - I		1,100 SF First Floor workshop or storage, 700 SF second Floor Office Space
	1350 Old Skokie Road	Lynn Scharaga - Coldwell Banker Commercial	847.313.4632	B3 - I	2nd Floor walk-up	1,100 SF \$700 month mod/gross
	1360 Old Skokie Road	Lynn Scharaga - Coldwell Banker Commercial	847.313.4632	B3 - I	2nd Floor walk-up	1,800 SF \$1,500 month mod/gross
	1360 Old Skokie Road	Linda Alpert	847.831.9891	B3 - I		225 SF Office \$395/month includes Utilities & Cleaning
	1660 Old Skokie Road	Steven Goldstein	312.840.9002	B3 - I		3,300 - 10,340 RSF available for sublease
Retail/Office/Service/ Light Industrial	1448 Old Skokie Road	Mary Ann Pedersen	847.721.5494	I	Newly renovated bathroom and kitche area	1,500 SF rate negotiable
	1580 Old Skokie Road	Brian Berish	312.953.5979 brianberish@3vodka.com	I	Groud Floor Office/Warehouse	15,481 SF (Divisible to 12,276 SF / 3,205 SF) \$14 PSF
	1480 - 1510 Old Deerfield Road	Shari Vass Joe Venturi	312.307.5040 847.361.9251	I		600 SF - 2,950 SF (Office/Warehouse)
	1630 Old Deerfield Road	Joe Sciarrone - Premier Investment Properties, LLC	847.433.7377	I		Two warehouse spaces available. Both approx 1,200 SF \$750/month

CENTRAL BUSINESS DISTRICT						
The vibrant downtown shopping district is an upscale urban outdoor shopping center filled with one-of-kind boutiques, jewelry stores, national retailers, home furnishings specialty shops, unique restaurants, businesses catering to beauty and personal care, and home to the office core. The Central Business District is also host to the Highland Park Hospital complex, the seat of local government, and the City's growing multifamily residential areas. It has always been and continues to be a very special place in Highland Park. For many, it defines the City in a physical sense, and confers a shared sense of community for all Highland Park residents. The Central Business District is approximately 106 acres, home to about 450 businesses, and has a daytime population of close to 9,000. Within a 1.5 mile radius of the downtown the consumer population is 22,155, within a 4 mile radius it increases to 71,084, within a 7.5 mile radius it increases to 216,737, and within a 10 mile radius the consumer population increases to 519,900. For more information concerning available properties in Highland Park, please contact the Office of Business Development at 847.926.1027.						
CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
	462 Central Avenue	Dino Dimitriou - Triou LLC	847.307.9535	B5 POSO		1,200 SF
	469 Central Avenue	Lynn Scharaga - Coldwell Banker Commercial	847-630-1037	B5 POSO		1,124 SF
	479 Central Avenue	Lynn Scharaga - Coldwell Banker Commercial	847-630-1037	B5 POSO		1,268 SF
	478 Central Avenue	Rich Kahan - KB Real Estate Inc	847.441.4425	B5 POSO	Existing Restaurant	2,500 SF
	474 Central Avenue	Julia Klairmont - Imperial Realty	Julia Klairmont - Imperial Realty	B5 POSO	Existing Restaurant -Occupied	7,000 SF
	482 Central Avenue	Rich Kahan - KB Real Estate Inc	847.441.4425	B5 POSO		1,800 SF \$1,500 month mod/gross
	492 Central Avenue	Julia Klairmont - Imperial Realty	773.736.6580	B5 POSO		3,071 SF + 1,295 SF of Basement, 20 Car Parking In Rear
	500 Central Avenue	Julia Klairmont - Imperial Realty	773.736.6580	B5 POSO		952 SF + basement
	504 Central Avenue	Julia Klairmont - Imperial Realty	773.736.6580	B5 POSO		952 SF
	579 Central Avenue	Beth Loeb	773.404.8345	B5 POSO		4,931 SF
	600 Central Avenue	Steve Schwartz - Jones Lang LaSalle	312.228.2157	B5 POSO		Ste. 123: 2,624 - 4,196 SF, Ste. 115: 1,572 SF, Ste. 160: 1,297 SF, Ste. 111: 1,310 SF
	643 Central Avenue			B5 POSO		2700 SF
	659 Central Avenue	Rich Kahan - KB Real Estate Inc	847.441.4425	B5 POSO		2,500 SF
	661 Central Avenue	Rich Kahan - KB Real Estate Inc	847.441.4425	B5 POSO		5,200 SF
	600 Elm Place	Brent Burden - Jameson Commercial Real Estate	312.929.1597	B5 POSO	Existing Restaurant	3,200 SF Divisible
	1788 Second Street	Julia Klairmont - Imperial Realty	773.736.6580	B5 POSO	Commercial kitchen space with a small storefront	3,403 SF
	1822 Second Street	Dino Dimitriou - Triou LLC	847.307.9535	B5 POSO		1,300 SF
	1833 Second Street	Hannah Perlmutter	847.220.2066	B5 POSO		2,329 SF + Basement 3,988 SF
	1850 Second Street	Abbas Kanjii - Tabani Group	469.826.7860	B5 POSO		Ste. 100A 4,847 SF
	1883 Second Street	Dale Strauss, Howard Gould - Strauss Realty	773.736.3600; dale@straussrealty.com 847.833.3351; gould@straussrealty.com	B5 POSO		7,500 SF
	1811 St. Johns	Julia Klairmont - Imperial Realty	773.736.6580	B5 POSO		2,168 SF
	1815 St. Johns Avenue	Julia Klairmont - Imperial Realty	773.736.6580	B5 POSO		928 SF
	1819 St. Johns Avenue	Julia Klairmont - Imperial Realty	773.736.6580	B5 POSO		1,702 SF
	600 Central Avenue	Steve Schwartz - Jones Lang LaSalle	312.228.2157	B5		Ste. 173: 1,142 - 2,285 SF
	600 Central Avenue	Cindy Dixon - Dixon Group, Inc	847.504.8063	B5		Ste. 385: 542 SF Office, Ste. 311 1,351 SF
	1729 Green Bay Road	Nicholas Kryiazes - 360 Real Estate Services	630.620.3600, nkyriazes@360reservices.com	B5	Former Medical Office	First Floor Ste. 1788: 2980 SF
	1849 Green Bay Road	Abbas Kanjii - Tabani Group	469.826.7860	B5		48,000 SF, Ste. 208 - 900 SF, Ste. 107 - 2,900 SF
	1770 First Street	Richard Wolk, Lynn Sharage - Coldwell Banker	847.313.4666, 847.630.1037	B5		3,049 SF
	1876 First Street	Beth Loeb	773.404.8345	B5		7,000 SF
	1920 First Street	Julia Klairmont - Imperial Realty	773.736.6580	B5		1,600 SF
	1946 First Street	Julia Klairmont - Imperial Realty	773.736.6580	B5		1,961 SF

1960 First Street	Julia Klairmont - Imperial Realty	773.736.6580	B5		1,222 SF
1950 Sheridan Road	Brian Buckingham/Michael Whisler - CBRE	630.573.7021 / 847.572.1441	B5		9,966 SF building for sale
426 Park Avenue East	Neil Dahlmann	847.432.1500	Office - B5		Individual Executive Offices
430 Park Avenue, 3B	Ed Schwartz / Don Johansson	847.570.0668 / 847.791.5721	Office - B5		1,831 SF \$30 PSF Modified Gross
430 Park Avenue	Steven Goldstein	312.840.9002	Office - B5		2,889 SF Sublease
440 Central Avenue	Hal Emailfarb	224.622.7598	Office - B5		2,500 SF Loft space, 7,500 SF (22 foot ceilings)
450 Central Avenue	Dino Dimitriou - Triou LLC	847.307.9535	Office - B5		1,200 SF / 700 SF - 2nd Floor
474 Central Avenue, 2nd FL	Julia Klairmont - Imperial Realty	773.736.6580	Office - B5		978 SF, 439 SF, 997 SF (divisible), 917 SF, 625 SF, 775 SF, 450 SF, 1,269 SF (divisible), 1,000 SF
484 Central Avenue, 2nd Fl	Rich Kahan - KB Real Estate Inc	847.441.4425	Office - B5		900 SF, 650 SF, 600 SF
513 Central Avenue	Julia Klairmont - Imperial Realty	773.736.6580	Office - B5		11,257 SF Divisible
607 Central Avenue, 2nd Fl	Pat McGuire 847-867-1015 / Donna Agnew 847-644-3413	847.867.1015 / 847.644.3413	Office - B5		1,532 SF, new construction
581 - 607 Elm Place	Rick Scardino - Lee & Associates	773.355.3040	Office - B5		1,660 SF
660 LaSalle Place	Hal Emailfarb	224.622.7598	Office - B5	Lofts, High Ceilings, very open	2,500 SF
1787 St. Johns	Peter Bianchi- McLennan Commercial Properties	847.655.3361	Office - B5		Ste 1,180 SF \$420/month; Ste 2, 632 SF \$1200/month
1811 St. Johns	Julia Klairmont - Imperial Realty	773.736.6580	Office - B5		1st Floor - 2,168 SF, 2nd Floor - 1,073 SF
1866 Sheridan Road	Julia Klairmont - Imperial Realty	773.736.6580	Office - B5		691 SF, 725 SF, 362 SF, 474 SF, 300 SF, 539 SF, 171 SF, 240 SF
1893 Sheridan Road, 2nd Fl	Michael Sahli - Highland park Professional Center, LTD	630.205.2600	Office - B5		Ste 200 - 500-5,000 SF
1913 Sheridan Road, 2nd Fl	Richard Wolk - Coldwell Banker	847.313.4666	Office - B5		4,300 SF
1770 First Street	Richard Wolk, Lynn Sharage - Coldwell Banker	847.313.4666, 847.630.1037	Office - B5	Underground Parking	Office:4,953 SF, 3,458 SF, 1,495 SF Medical: 1,302 SF, 1,776 SF
1910 First Street	Julia Klairmont - Imperial Realty	773.736.6580	Office - B5		3118 SF, 816SF, 663 SF
1700 Green Bay Road	Wayne Shulman, Imperial Realty	773.736.6685 wshulman@imperialrealtyco.com	Office - B5		571 SF, 558 SF (Can be combined)
1745 Green Bay Road	Larry Hillman - Hillco Investment Properties, Inc.	LWHillman@gmail.com	Office/Service B5		1600 SF - Lower Level (\$10 PSF)
1780 Green Bay Road	Wayne Shulman, Imperial Realty	773.736.6685 wshulman@imperialrealtyco.com	B5		3,327 SF
1849 Green Bay Road, 2nd Fl	Christopher Rogala - Office Space Chiacgo	312.757.4800 x101	Office - B5	Indoor & Off Street Parking	5,700 - 7,500 SF
1899 Second Street, 2nd Fl	Peter Bianchi - McLennan Commercial Properties	847.655.3361	Office - B5		7,186 SF
1725 McGovern	Wayne Shulman, Imperial Realty	773.736.6685 wshulman@imperialrealtyco.com	B4-5		5,377 SF Divisible Office or Retail with drive through
2058 First Street	Richard Wolk - Coldwell Banker	847.313.4666	B4-5	21'Open Truss Ceiling, Ample Off-Street Parking	6,500 SF (divisible)
2101 Green Bay Road	Brent Burden - Jameson Commercial Real Estate	847.826.7271	B4-5		Building for sale Lot size 14,824 SF, Building size 2,250 SF
2109 Green Bay Road	Brent Burden - Jameson Commercial Real Estate	847.826.7271	B4-5		Building for sale Lot size 15,682 SF, Building size 7,386 SF
799 Central Avenue	Steve Goldstein - ChicagoBroker.com	312.840.9002	B4	Parking available in front of office along with a 3-story parking deck adjacent to premises	2nd Floor, 5,200 SF, 1,500 SF (Can be combined)
806 Central Avenue	Lynn Scharaga - Coldwell Banker Commercial	847-630-1037	Office - B4		1,400 SF
820 Central Avenue	Steven Goldstein	312.840.9002	B4	Former Quick Service Restaurant	1,100 SF
2055 Green Bay Road	Dino Dimitriou - Triou LLC	847.307.9535	Office - B4		500 - 2nd floor
1694 First Street	Steve Goldstein - ChicagoBroker.com	312.840.9002	Office - B4		1800 SF
477 Elm Place	Steve Goldstein - ChicagoBroker.com	312.840.9002	Office - B4		3,075 SF

581-607 Elm Place	Rick Scardino - Lee & Associates	773.355.3040	B4		Retail: Unit 104A & 104: 2,165 SF
1957 Sheridan Road	Jessica Williams - The Art Center	847.432.1888	B4		130 SF, 131 SF
1991 Sheridan Road	Wendy Horwitch	847.432.1515	Office - B4	Office Space available in the Highland Park Community House	2,410 SF

#### CROSSROADS BUSINESS DISTRICT

The Crossroads Business District, which is located along Highway 41, on Skokie Valley Road between Lake Cook Road on the south, and just past Clavey Road on the north, is home to a mixture of land uses including automobile dealerships and related services, home improvement and other retailers, food establishments, financial advisors, a hotel, and office users. The district is also home to the Crossroads Shopping Center. For more information concerning available properties in Highland Park, please contact the Office of Business Development at 847.926-1027.

CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
Retail	1538 Clavey	Ken Skolnik	312.664.6300	B3		Building 8,500 SF, Lot 58,458 SF
	36 Skokie Valley Road	Julia Klairmont - Imperial Realty	773.736.6580	B3		2,500 SF
	151 Skokie Valley Road	Margaret Graham / Sarah Norlander - Mid-America Real Estate	630.954.7307 / 630.954.7290	B3		8,657 SF (Available 9.1.18)
	171 Skokie Valley Road	Margaret Graham / Sarah Norlander - Mid-America Real Estate	630.954.7307 / 630.954.7290	B3		3,990 SF
	223 Skokie Valley Road	Margaret Graham / Sarah Norlander - Mid-America Real Estate	630.954.7307 / 630.954.7290	B3		1,791 SF
	300 Skokie Valley Road	David Guggenheim	773.485.3404	B3		63,000 SF Lot (1.5 Acres)
	332 Skokie Valley Road	Richard Wolk, Lynn Scharaga - Coldwell Banker	847.313.4666, 847.313.4632	B3	For Sale or Lease	1,723 SF
Office	210 Skokie Valley Road	Julia Klairmont - Imperial Realty	773.736.6580	B3		650 SF (sublease), 760 SF (sublease), 2638 SF

#### GARRITY SQUARE

Located at 1855 Deerfield Road in a high traffic area that is just west of Route 41 between Highland Park's Central Business District and the Village of Deerfield, the 16,000 square-foot Garrity Square Shopping Center is anchored, a nationally-known coffee shop, and includes a flooring retailer, a popular local restaurant, a nail salon, a massage therapist, a dentist and a men's boutique clothier. For more information concerning available properties in Highland Park, please contact the Office of Business Development at 847.926.1027.

CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
Retail/Service	1855 Deerfield Road	Scott Levinson - Matanky Realty	312.337.1001 ext. 2022	B1		1,100 SF

#### MORAINA BUSINESS DISTRICT

Just north of the Central Business District, at a few points on Western and Temple Avenues, lays the Moraine North Business District, which is home to antique shops, restaurants, and service businesses. The district is served by the nearby Highwood Metra train station. For more information concerning available properties in Highland Park, please contact the Office of Business Development at 847.926.1027.

CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
Retail/Office/Service	2625-31 Waukegan Avenue	Wayne Shulman, Imperial Realty	773.736.6685 wshulman@imperialrealtyco.com	B1A		Corner Re-Development Site for Sale or Lease - 13,000 SF (building), 53,000 SF (lot)
	2711 Waukegan Avenue	Sam Greco - U & G Properties	847.432.2070	B1A		1,500 SF

N. SKOKIE HWY.	ADDRESS	CONTACT	PHONE	ZONING	SQUARE FOOTAGE
The North Skokie Corridor borders Highway 41, and is lined with car dealerships, national and local retailers, service businesses, and fast food restaurants. The businesses located along Highway 41 enjoy high visibility and a daily traffic count of approximately 74,000. For more information concerning available properties in Highland Park, please contact the Office of Business Development at 847.926.1027.					

CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
Retail/Service/Office	1160 Park Ave West	Lynn Scharaga - Coldwell Banker Commercial	847.630.1037	Medical Office		1,100 SF and 2,081 SF
	1450 Park Ave West	Chris Trapani	847.417.4514	B3	Carry our restaurant or retail space	750 SF
	1919-1931 Skokie Valley Road	Matthew Cavanagh - Inland Real Estate Corporation	630.451.8284	B3		6,800 SF (portion of current Staples space)
	2090 Skokie Valley Road	Bill Cooney - Fitgerlad Commercial	224.578.3866	B3		2,100 SF
	2310 Skokie Valley Road	Richard Wolk - Coldwell Banker	847.313.4666	B3		1,000 SF / 300 SF

3100 Skokie Valley Road	Tom Perrella	847.420.8325	B3		650 SF
3150 Skokie Valley Road	Shari Vass Joe Venturi	312.307.5040 847.361.9251	B3		270 SF - 3,420 SF
3218 Skokie Valley Road	Joe Pasquesi - Prudential Rubloff Properties	847.417.3104	B3	Newly decorated / Convenient parking	125 SF single office, up to 2,000 SF office suite

OLD ELM	ADDRESS	CONTACT	PHONE	ZONING	SQUARE FOOTAGE
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The Old Elm Business District is located at the intersection of Old Elm Avenue and Western Avenue, and in close proximity to Fort Sheridan. It is home to retail, restaurants, offices, and service oriented establishments that provide for the needs of the dense residential neighborhood. The Old Elm Business District has good accessibility via Route 41, Sheridan Road, and the Fort Sheridan Metra train station. For more information concerning available properties in Highland Park, please contact the Office of Business Development at 847.926.1027.

CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
Retail/Service/Office	3556 Western Avenue	Teresa Chmielewski	312.909.2121	B1		2,400 SF - Newer Building in Excellent Condition
Office	3500 Western Avenue	Patrice Marks - KW Commercial	847.409.7983	B1	Class A Professional GREEN Office building. Largest private solar panel system. Freight Elevator, loading dock & 2 DIDs. Lower Level Has Windows.	Suite 1D: 1,329 rsf - \$20/sf/yr NNN (Individual Offices Available for \$1,000/Mo) LL 2: 600 rsf - \$1,000/Mo LL 3: 6,000 rsf; Divisible - \$10/sf/yr NNN

RAVINIA	ADDRESS	CONTACT	PHONE	ZONING	SQUARE FOOTAGE
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Located on Roger Williams Avenue between Green Bay Road and St. Johns Avenue, the charming and quaint Ravinia Business District is home to diverse restaurants, unique retailers, arts & crafts shops, service businesses, medical providers, and other office users. The proximity of the beautifully restored Ravinia Metra train station and the renowned Ravinia Festival - a world-class summer venue for the performing arts that draws more than 500,000 attendees over an 87-night season from May until late September - creates wonderful opportunities for unique businesses. For more information concerning available properties in Highland Park, please contact the Office of Business Development at 847.926.1027.

CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
Retail	463 Roger Williams	Sam Maseljevic	847.454.5591	B2RW		900 SF
	555 Roger Williams	Julia Klairmont - Imperial Realty	773.736.6580	B2RW		5,700 SF retail or restauraurnt. New construction. Available Summer 2020
	565 Roger Williams	Michael Levin - @Properties	773.772.0200	B2RW	Building For Sale	3,766 SF
	594 Roger Williams	Matthew Tarshis & Zack Pearlstein - Frontline Real Estate Partners	847.542.9058 / 847.275.6106	B2RW	Building for sale or lease	3,271 SF
	595 Roger Williams	Jeannine Viti	847.748.3270	B2RW		1,700 SF Building for sale
Office	735 St. Johns Avenue	Mike Walter - Schermerhorn & Co.	847.869.4200	B2RW		225 SF
	737 St. Johns Avenue	Mike Walter - Schermerhorn & Co.	847.869.4200	B2RW		1,995 SF
	741 St. Johns Avenue	Kris Keller - Keller Williams Chicago-O'Hare	847.571.5422	B2RW		3,700 SF