



## CITY OF HIGHLAND PARK AVAILABLE PROPERTIES, Updated December 29, 2016

BRAESIDE DISTRICT							
<p>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.</p>							
CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE	
Retail/Office/Service	No Vacancy	No Vacancy	No Vacancy	No Vacancy	No Vacancy	No Vacancy	
BRIERGATE BUSINESS DISTRICT							
<p>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 Economic Development at (847) 926-1027.</p>							
CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE	
Retail/Service	1620-1634 Deerfield Road	Peter Scannell - Mid-America Real Estate	(630) 954-7333	Retail - B3 Highway Commercial	Anchor Stores: Toys R Us & Jewel	1,325 SF - 10,500 SF	
Retail/Office/Service/ Light Industrial	1480 - 1510 Old Deerfield Road	Shari Vass Joe Venturi	(312) 307-5040 (847) 361-9251	Light Industrial - I		600 SF - 2,400 SF (Office/Warehouse)	
	1630 Old Deerfield Road	Joe Sciarrone	(847) 433-7377	Light Industrial - I		1230 SF Warehouse \$750/month, 1,700 SF Office \$1700/month; 980 SF Office \$1200/month	
	1700 Old Deerfield Road	Charley Gross	(773) 975-5721	Light Industrial - I		28 acres, 64,500 square foot building including 23,000 square feet of warehouse space	
	1360 Old Skokie Road	Linda Alpert	(847) 831-9891	B3 - I		225 SF Office \$395/month includes Utilities & Cleaning	
	1434 Old Skokie Road	Mary Ann Pedersem	(847) 721-5494	Light Industrial - I	Ground level, 2 parking spaces. Back garage door for deliveries	2,400 SF \$2,450/month, \$12.25 per SF (tenant pays gas, electric and waste removal) Available September 2016	
CENTRAL BUSINESS DISTRICT							
<p>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.</p>							
CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE	
Retail	492 Central Avenue	Drew Neems - Imperial Realty	773-736-4100 x12	Retail - B5 POSO		3,071 SF + 1,295 SF of Basement, 20 Car Parking In Rear	
	500 Central Avenue	Drew Neems - Imperial Realty	773-736-4100 x12	Retail - B5 POSO		827 - 952 SF + basement	
	502 Central Avenue	Drew Neems - Imperial Realty	773-736-4100 x12	Retail - B5 POSO		952 SF + basement	
	600 Central Avenue	Cindy Dixon - Dixon Group, Inc	(847) 903-7128	Retail - B5 POSO		Ste. 123: 2,624 SF	
	643 Central Avenue	Rich Kahan - KB Real Estate Inc	(847) 441-4425	Retail B5 POSO		5200 SF Divisible	
	654 Central Avenue	Larry Hillman - Hillco Investment Properties, Inc. LWHillman@gmail.com		Retail - B5 POSO		3500 SF - Street Level (\$25 PSF)	
	660 Central Avenue	Larry Hillman - Hillco Investment Properties, Inc. LWHillman@gmail.com		Retail - B5 POSO		1100 SF - Street Level(\$25 PSF)	
	661 Central Avenue	Rich Kahan - KB Real Estate Inc	(847) 441-4425	Retail - B5 POSO		5200 SF	
	1831 St. Johns Avenue	Drew Neems - Imperial Realty	773-736-4100 x12	Retail - B5 POSO		4234 SF	
	1766 Second Street	Jeannine Viti - BHHS Koenig Rubloff	847-987-3400	Retail - B5 POSO	Free-standing retail space. 5 private parking spaces, adjacent to public parking lot.	2700 SF (\$27 PSF, triple net lease required)	
	1835 Second Street	Shari Vass - Braeside Group	(847) 504-8004	Retail - B5 POSO		3,508 SF, 2,329 SF (Can be combined) + Basement 3,988 SF	
	1849 Green Bay Road	Steve Baer - Metro Commercial Real Estate	(847) 412-9898 x5002	Retail - B5 POSO		49000 SF	
	1894 Sheridan Road	Rick Nelson	(847) 224-9191	Retail B5 POSO	3 Private Parking Spaces	1,800 SF Street Level + Basement (\$14 psf)	
	1854 First Street	Beth Loeb	(773) 404-8245	Retail B5 POSO		1000 SF Full Basement	
	1930 First Street	Drew Neems - Imperial Realty	773-736-4100 x12	Retail B5 POSO		668 SF - Available 10/1/16	
	1946 First Street	Drew Neems - Imperial Realty	773-736-4100 x12	Retail B5 POSO		1,961 SF - Available 7/1/17	
	1960 First Street	Drew Neems - Imperial Realty	773-736-4100 x12	Retail - B5 POSO		1,222 SF	
	2058 First Street	Richard Wolk - Coldwell Banker	(847) 313-4666	Retail / Service - B4		6500 SF	
	Retail/Service	581-607 Elm Place	Joe Parrott, CRX CLS/Sean McCourt - CBRE	(847) 572-1450/ (847) 572-1458	Retail / Service - B4		Retail: Unit 104A & 104: 2,165 Sq Ft
		794 Central Avenue	Jonathan Plotkin - Endurance Retail Partners	(312) 291-8183	Retail / Service - B4		4,051 Sq Ft - divisible

	806 Central Avenue	Beata Vaynberg - LB&M Real Estate Management, Inc	(847) 514-3560	Retail / Service - B4		1,400 SF
	1992 Second Street	Rich Kahan - KB Real Estate Inc	(847) 441-4425	Retail / Service - B4		2,609 SF (possibility to divide)
	2226 Green Bay Road	Yvonne Innocenzi	(847) 234-2481	Retail / Service - B4		16,000 Total SF (5,000 Sq Ft first floor, 5,000 Sq Ft second floor; and 6,000 Sq Ft in back)
	1950 Sheridan Road	Shari C. Vass	(847) 504-8004	Retail / Service - B4		950 SF
<b>Office</b>	426 Park Avenue East	Neil Dahlmann	(847) 432-1500	Office - B5		Individual Executive Offices
	430 Park Avenue	Shari C. Vass	(847) 504-8004	Office - B5		1,757 SF - 3,767 SF
	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	Drew Neems - Imperial Realty	773-736-4100 x12	Office - B5		1,379 / 842 (Currently combined to make 2,221 ) / 917 (Available with one month notice) / 625 / 590
	484 Central Avenue, 2nd Fl	Rich Kahan - KB Real Estate Inc	(847) 441-4425	Office - B5		900 SF, 650 SF, 600 SF \$1000/month if signed by 1/31/16
	513 Central Avenue	Drew Neems - Imperial Realty	773-736-4100 x12	Office - B5		1347 SF, 1722 SF, 11,257 SF
	600 Central Avenue	Cindy Dixon - Dixon Group, Inc	(847) 903-7128	Office - B5		Suite 311 1351 SF (Available Dec. 2016)
	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
	595 Elm Place	Steve Goldstein - ChicagoBroker.com	(312) 840-9500	Office - B5		3300 SF
	660 Lasalle Place	Hal Emailfarb	(224) 622-7598	Office - B5		Individual offices
	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 - 2nd floor	Drew Neems - Imperial Realty	773-736-4100 x12	Office - B5		995 SF,
	1866 Sheridan Road	Drew Neems - Imperial Realty	773-736-4100 x12	Office - B5		539 SF, 243 SF, 725 SF, 839 SF, 691 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		4300 SF
	1910 First Street	Drew Neems - Imperial Realty	773-736-4100 x12	Office - B5		816 SF (4th Floor), 3,203 SF (1st Floor)
	1745 Green Bay Road	Larry Hillman - Hillco Investment Properties, Inc.	LWHillman@gmail.com	Office/Service B5		1600 SF - Lower Level (\$10 PSF)
	1849 Green Bay Road, 2nd Fl	Steve Goldstein - ChicagoBroker.com	(312) 840-9500 x 201	Office - B5		1,902 SF - 9,049 SF
	1899 Second Street, 2nd Fl	Peter Bianchi - McLennan Commercial Properties	(847) 655-3361	Office - B5		7186 SF
	799 Central Avenue	Andrew White - Tucker Development	(847) 748-3883	Office - B4	Parking available in front of office along with a 3-story parking deck adjacent to premisses	Ste 260: 1,200 Sq Ft
	806 Central Avenue	Beata Vaynberg - LB&M Real Estate Management, Inc	(847) 514-3560	Office - B4		Ground Floor: 250 SF, 1,400 SF/ 2nd Floor: 1,400 SF
	2055 Green Bay Road	Dino Dimitriou - Triou LLC	(847) 307-9535	Office - B4		500 - 2nd floor
	1780 Green Bay Road	Steve Goldstein - ChicagoBroker.com	(312) 840-9002	Office - B4		#200 - 950 SF / #203 - 1,588 SF / #204 - 944 SF / #205 - 3,327 SF
	1694 First Street	Steve Goldstein - ChicagoBroker.com	(312) 840-9002	Office - B4		1800 SF
	1710 First Street	Steve Sullivan	(847) 610-0123	Office - B4		4,000 - 5,800 Sq Ft. 8 car parking \$12.50 pSq Ft
	477 Elm Place	Steve Goldstein - ChicagoBroker.com	(312) 840-9002	Office - B4		3075 SF
1957 Sheridan Road	Jessica Willimas - The Art Center	(847) 432-1888	Office - B4		130 SF, 131 SF	
1991 Sheridan Road	Richard Wolk - Coldwell Banker	(847) 313-4666	Office - B4		2500 SF - Community House	
660 La Salle Place	Hal Emailfarb	(224) 622-7598	RM1	Single Office or Desk Share	300 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	36 Skokie Valley Road	Drew Neems - Imperial Realty	773-736-4100 x12	Retail - B3 Highway Commercial		2,500 SF
	227 Skokie Valley Road	Sarah Drumgould - Mid America	(630) 954-7290	Retail - B3 Highway Commercial		10,500 SF
Office	210 Skokie Valley Road	Drew Neems - Imperial Realty	773-736-4100 x12	Office - B3 Highway Commercial		650 SF (sublease), 760 SF (sublease), 2638 SF

**GARRITY SQ.**

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 by a nationally-known convenience store, a nationally-known coffee shop, and includes a flooring retailer, a popular local restaurant, and a jewelry store. For more information concerning available properties in Highland Park, please contact the Office of Economic Development at (847) 926-1027.

CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
Retail	Garrity Square, 1855 Deerfield Road	Tony Kahan - KB Properties	(847) 441-4424	Retail - B1 Neighborhood Commercial		2,505 SF / 1,100 SF / 1,100 SF
<b>MORaine BUSINESS DISTRICT</b>						
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 Economic Development at (847) 926-1027.						
CATEGORY	ADDRESS	CONTACT	PHONE	ZONING	NOTES	SQUARE FOOTAGE
Retail/Office/Service	2699 Waukegan Avenue	Sam Greco - U & G Properties	(847) 432-2070	Retail/Office/Service - B1A		1,500 SF
	2625-31 Waukegan Avenue	Lee Afgin - GVW Investments	(847) 780-0221	Retail/Office/Service - B1A		Corner Re-Development Site for Sale or Lease - 13,000 Sq Ft (building), 53,000 Sq Ft (lot)
	2711 Waukegan Avenue	Sam Greco - U & G Properties	(847) 432-2070	Retail/Office/Service - B1A		1,500 SF
<b>N. SKOKIE HWY.</b>						
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	1450 Park Avenue W.	Chris Trapani	847-261-4514	Retail/Office/Service - B3 Highway Commercial	Full Kitchen-Hood-Refrigeration-Newly Renovated Carryout Area	750 SF
	1919-1931 Skokie Valley Road	Matthew Cavanagh - Inland Real Estate Corporation	630-451-8284	Retail / Office / Service - B3 Highway Commercial		6800 SF (portion of current Staples space)
	2310 Skokie Valley Road	Richard Wolk - Coldwell Banker	(847) 313-4666	Retail/Office/Service - B3 Highway Commercial		1,000 SF / 300 SF
	3100 Skokie Valley Road	Tom Perrella	(847) 420-8325	Retail/Office/Service - B3 Highway Commercial		650 SF
	3218 Skokie Valley Road	Joe Pasquesi - Prudential Rubloff Properties	847-417-3104	Retail / Office / Service - B3 Highway Commercial	Newly decorated / Convenient parking	125 SF single office, up to 2,000 SF office suite
	3330 Skokie Valley Road	Lynn S. Scharaga - Coldwell Banker	(847) 313-4632 office (847) 630-1037 cell	Retail/Office/Service - B3 Highway Commercial		For Lease - 1,462 SF - 5,600 SF
<b>OLD ELM</b>						
ADDRESS	CONTACT	PHONE	ZONING	SQUARE FOOTAGE		
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/Office	3556 Western Avenue	Teresa Chmielewski	(312) 909-2121	Office/Service - B1 Neighborhood Commercial		2,400 SF - Newer Building in Excellent Condition
Office	3500 Western Avenue	Patrice Marks - KW Commercial	Patrice Marks - KW Commercial	Office/Service - B1 Neighborhood Commercial		Lower Level 7,000 SF, 2nd Floor 7,000 SF
<b>RAVINIA</b>						
ADDRESS	CONTACT	PHONE	ZONING	SQUARE FOOTAGE		
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	555 Roger Williams Avenue	Drew Neems - Imperial Realty	773-736-4100 x12	Retail - B2RW		5,600 SF Expected to Break Ground in 2017
	588 Roger Williams Avenue	Susan Richman	847-432-9249	Retail - B2RW		600-700 SF Available April 2017
Office	599 Roger Williams Avenue	Jeannine Viti - BHHS Koenig Rubloff	847-987-3400	Retail - B2RW		870 SF
	735 St Johns Avenue	Mike Walter - Schermerhorn & Co.	(847) 869-4200	Office - B2		225 SF
	741 St. Johns Avenue	Kris Keller - Keller Williams Chicago-O'Hare	(847) 571-5422	Office - B2		3,700 SF