

FOR LEASE

# 151 HAWTHORNE LANE

West Chicago, IL 60185

**5M REAL ESTATE, INC.**

1016 W. Jackson Blvd | Chicago, IL 60607  
312.324.3557 | 5mgroup.com

**MARK J. REITER**

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WEST CHICAGO, IL 60185



## Property Brochure

# FOR LEASE



### INTERIOR



### HIGHLIGHTS

- Lease Rate: \$16/SF/YR
- Zoning: B-2
- PIN: 01-34-305-012
- Taxes (2017): \$20,533.98
- Open Floor Plan
- Bow Truss Roof
- Restored Douglas Fir Ceiling
- Re-purposed Maple Flooring
- 4 Private Offices
- 2 Private Bathrooms
- Full Kitchen

### PROPERTY INFORMATION

Freestanding building offers unparalleled design and attention to detail with an open floor plan to accommodate your business, shared space or custom concept. Arching timber bow trusses, 6,256 SF building, zoned commercial, 4-private offices, 2-private bathrooms, full kitchen, utility/data server room, secured warehouse w/back entry, 30-parking spots, HVAC 2 Carrier 12.5 ton and 6 ton, double layer insulated rubber roof .060 EPDM top layer. With a history in the community, the original building was a well known local roller rink decades ago, part of the rehab work included restoring the Douglas Fir ceiling and salvaging much of the original Maple flooring.

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## Property Details

## LEASE RATE

\$16.00 SF/YR

## LOCATION INFORMATION

Street Address	151 Hawthorne Lane
City, State, Zip	West Chicago, IL 60185
County/Township	DuPage
Cross Streets	W. Hawthorne Lane and Ingalton Avenue
Road Type	Paved
Nearest Highway	I-59
Nearest Airport	O'Hare International Airport

## BUILDING INFORMATION

Building Size	6,256 SF
Price / SF	\$16.00 SF/yr
Building Class	B
Occupancy %	100%
Tenancy	Single
Number Of Floors	1
Load Factor	Yes
Construction Status	Existing
Roof	Flat
Free Standing	Yes
Number Of Buildings	1
Ceilings	Douglas Fir
Floor Coverings	Maple
Exterior Walls	Masonry

## PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	B2
Lot Size	0.83 Acres
APN#	01-34-305-012

## PARKING &amp; TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	30
Parking Description	Surface parking lot

## UTILITIES &amp; AMENITIES

Central HVAC	2 Carrier 12.5 Ton and 6 Ton
Broadband	Cable
Gas / Propane	Individual meter

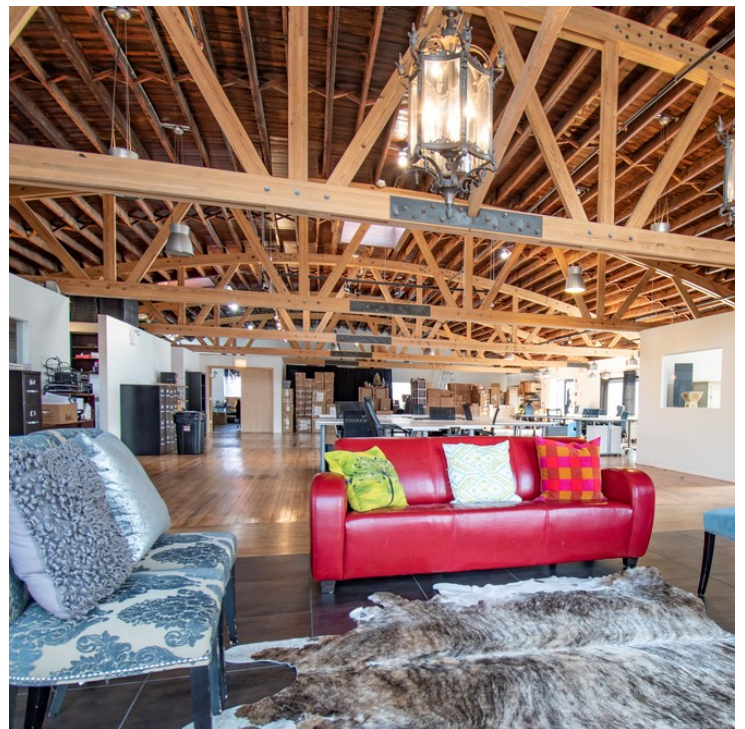


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## Additional Photos



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## Additional Photos



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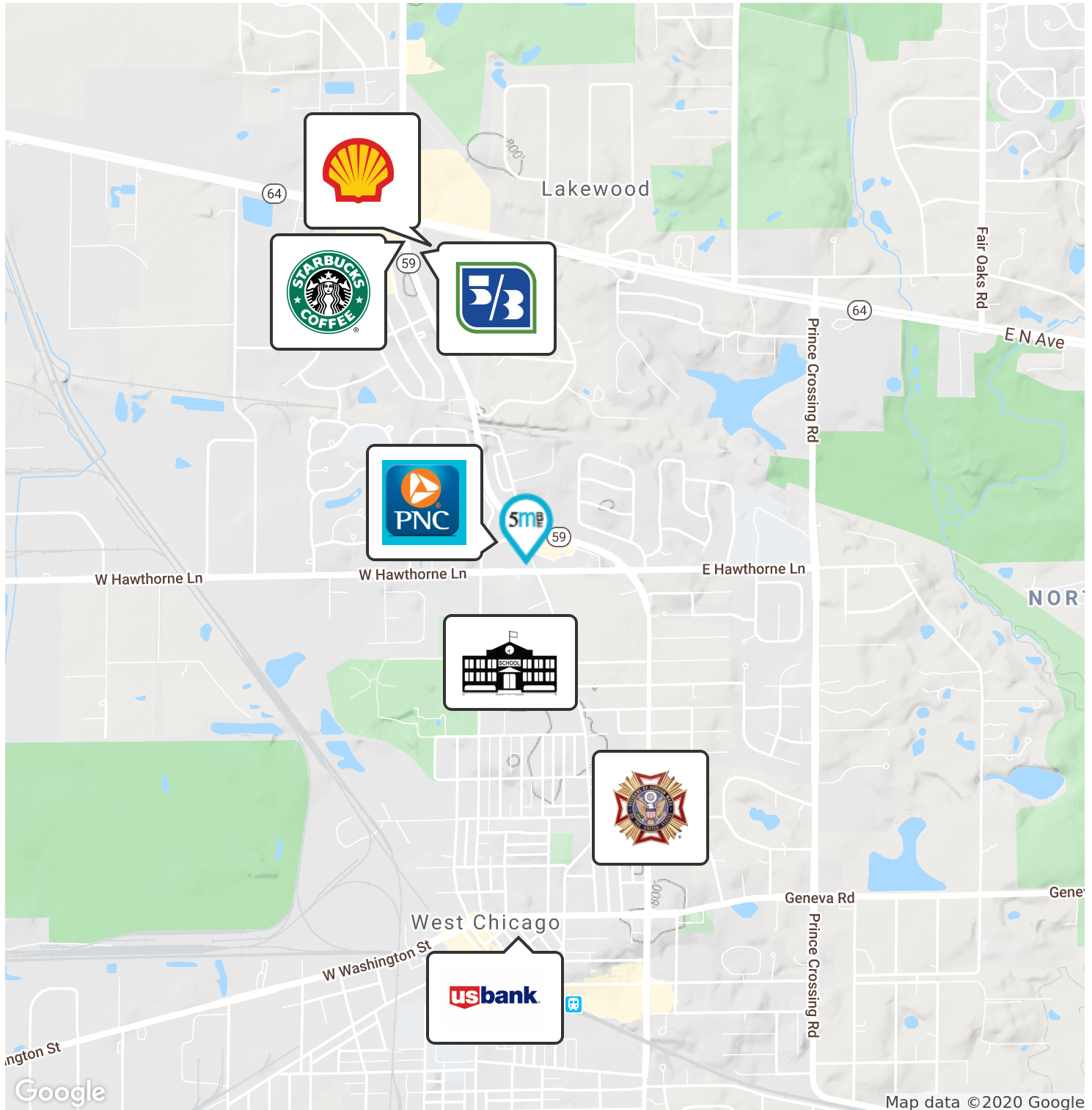


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## Retailer Map



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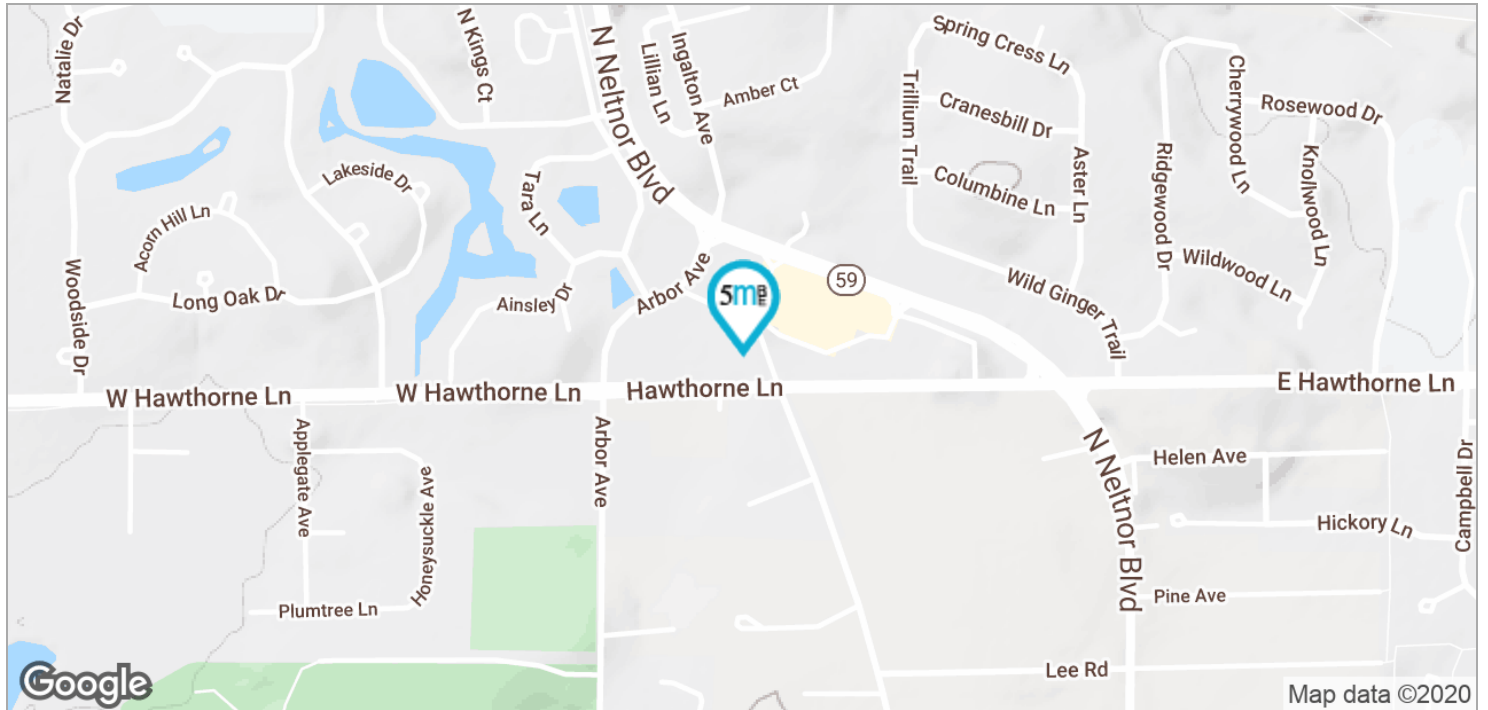
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## Location Maps



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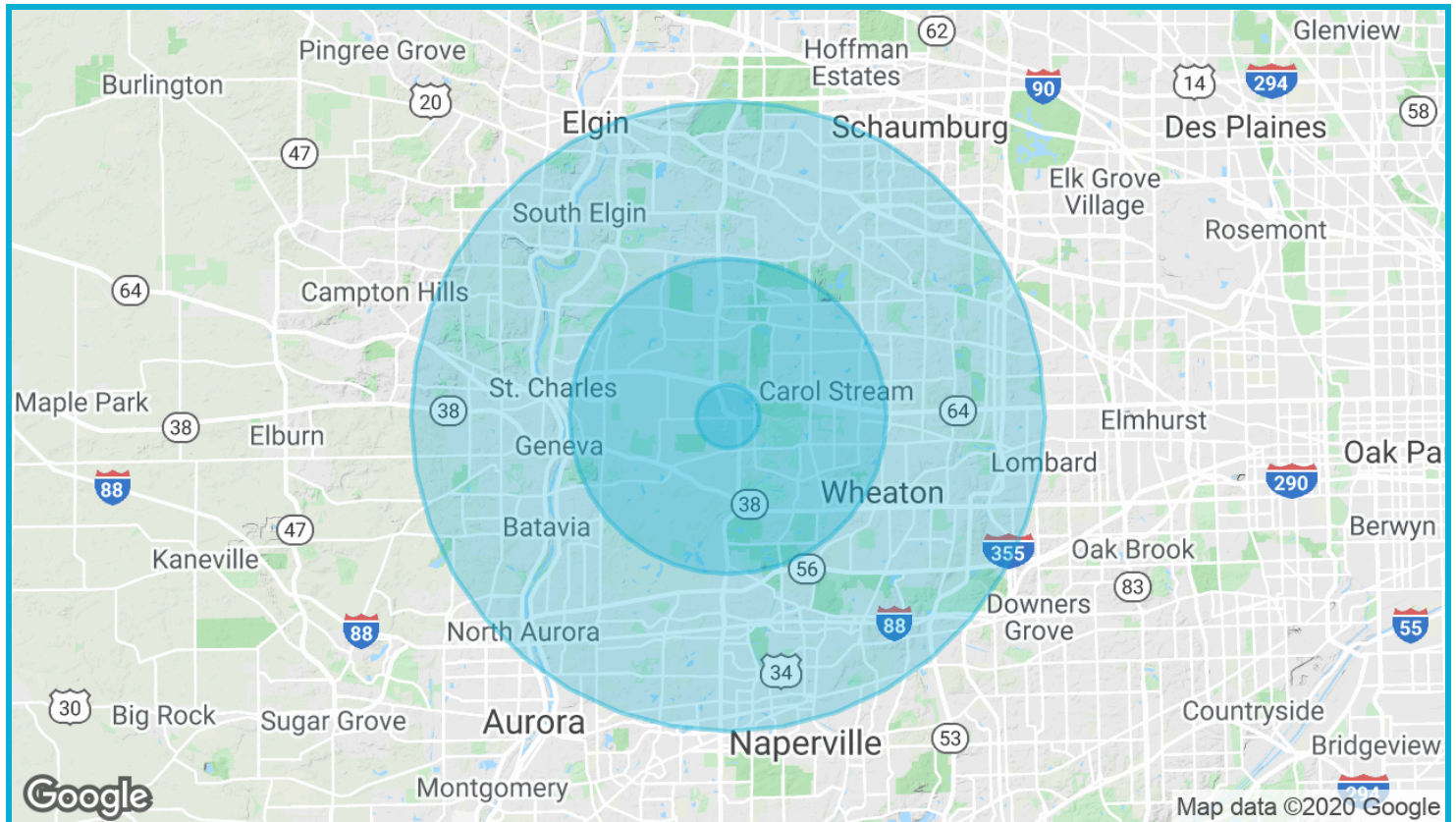
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## Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,896	127,752	753,469
MEDIAN AGE	34.0	36.9	36.5
MEDIAN AGE (MALE)	33.5	36.0	35.5
MEDIAN AGE (FEMALE)	34.3	37.7	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,198	41,744	267,971
# OF PERSONS PER HH	3.3	3.1	2.8
AVERAGE HH INCOME	\$82,483	\$97,864	\$96,350
AVERAGE HOUSE VALUE	\$310,733	\$335,676	\$350,947

\* Demographic data derived from 2010 US Census

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## Principal's Biography

### MARK J. REITER

Principal



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IL #471.008247

### PROFESSIONAL BACKGROUND

Mark J. Reiter is a Principal of 5M Real Estate, Inc., and Court Appointed Receiver in Cook County and the exclusive-listing broker to a robust portfolio of commercial and investment properties in the Chicagoland and greater Midwest. Mark has represented financial institutions and private equity groups as Receiver in all property types including; retail, industrial, office, land, redevelopment, and multi-family.

During his tenure as a broker, Mark has leased and sold more than 100 commercial facilities as well as, representing numerous banks and private owners in the sale of commercial properties. Financial institutions Mark has worked with include; JP Morgan Chase, PNC Bank, US Bank, Wintrust Financial, Associated Bank, Suburban Bank and Trust, Parkway Bank and Beverly Bank.

Mark attended Northern Illinois University, earning both an MBA with a concentration in Marketing as well as a BS in Marketing. Prior to founding 5M RE, INC. Mark was Vice President at a boutique real estate firm in Chicago, IL.

Outside of work, Mark is the co-founder of "Hop the Pond" a Chicago-based company that caters to domestic/international students and graduates who wish to come to Chicago to work and build their careers. He volunteers his time at Chicago Bulls College Prep coaching the defensive backs on the varsity football team and is involved in the Adult Literacy Program through the Salvation Army. Mark volunteers weekly as a tutor for math, reading, spelling, vocabulary and GED preparation for men in a substance abuse recovery program, along with his continued volunteered work at Old St. Patrick's Church.

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## Director's Biography

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