



For Lease

Office Space For Lease

3520 Lake Ave, Wilmette, IL 60091

\$25.00 sf MG

Introducing a prime leasing opportunity at 3520 Lake Ave, Wilmette, IL. For Lease: 1,402 sf turnkey, 2nd-floor office space available with three privates and elevator. Wilmette Center sits adjacent to Eden's Expressway with easy access heading North or South. Lake Av. sees almost 22k VPD. Retail tenants include Starbucks, Jimmy John's, and Kenny the Kleener.

Contact us:

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Executive Summary



Offering Summary

Lease Rate:	\$25.00 SF MG
Building Size:	9,302 SF
Available SF:	1,402 SF
Lot Size:	27,500 SF
Number of Units:	6
Year Built:	1980
Renovated:	2007
Zoning:	B-2
Market:	Chicago

Property Overview

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Property Highlights

- 1,402 sf turnkey office space
- Elevator Access
- On-site Parking
- Close Proximity to Eden's Expressway
- Over 21,700 VPD on Lake Avenue
- Average Household Income Over \$210,986 in 3-Mile Radius

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[View Online](#)

[Take A Tour](#)

Office Photos

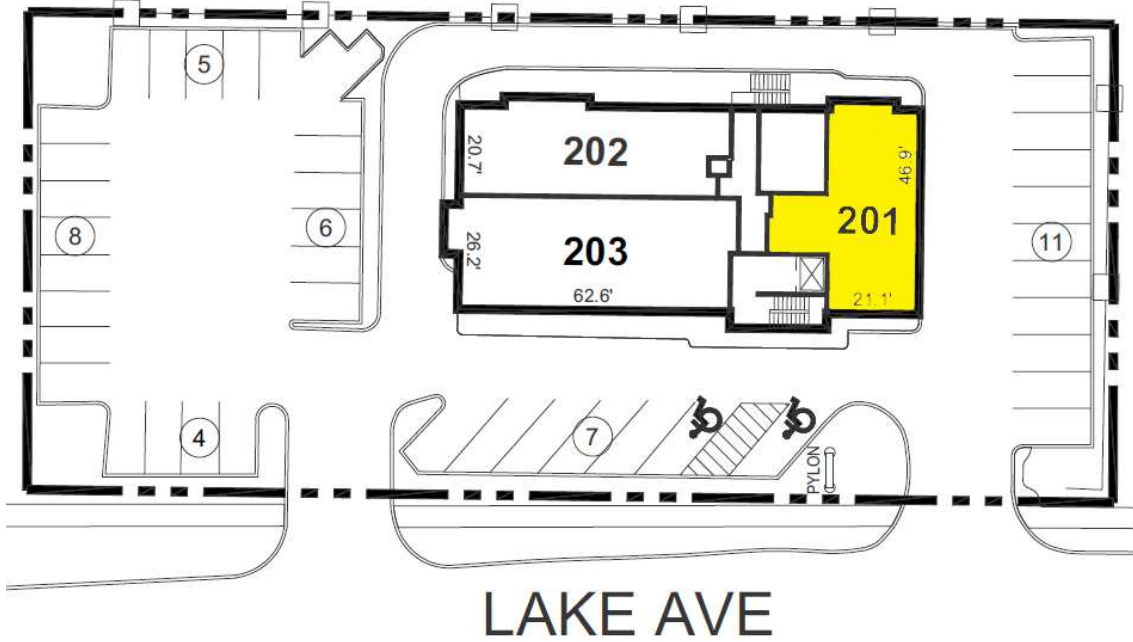


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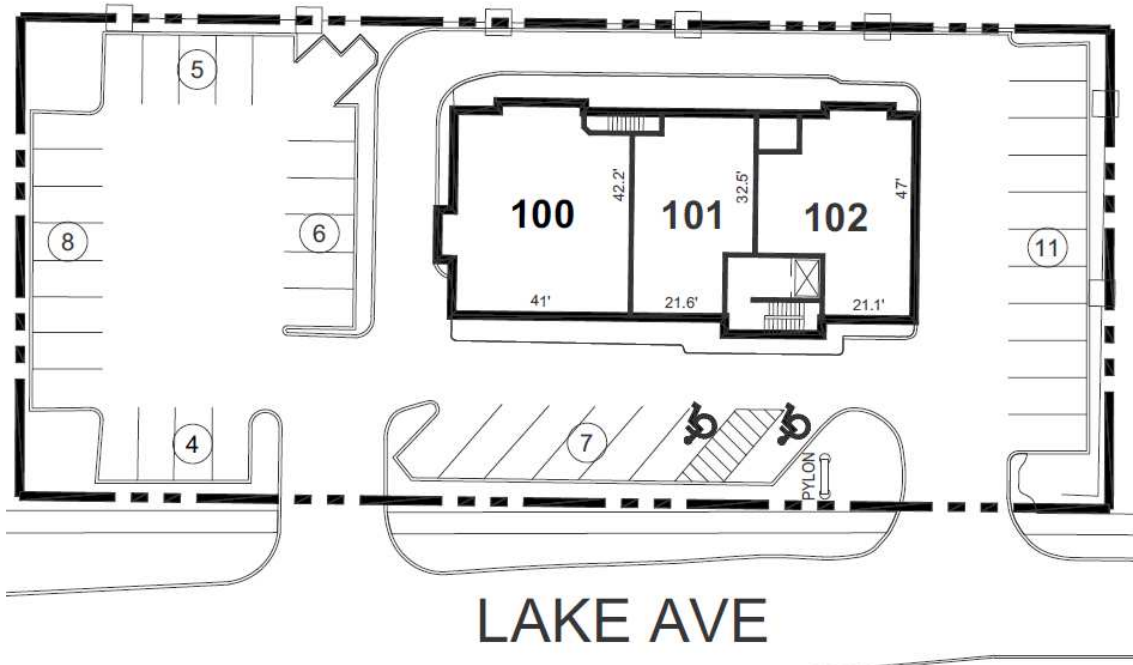
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Site Plans



TENANT INDEX		
201	AVAILABLE	1,402
202	MA CAPITAL FUND	1,502
203	THE BOULDER GROUP	1,860



100	STARBUCKS	1,954
101	JIMMY JOHN'S	1,204
102	KENNY THE KLEENER	1,380

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Entryway / Common Area



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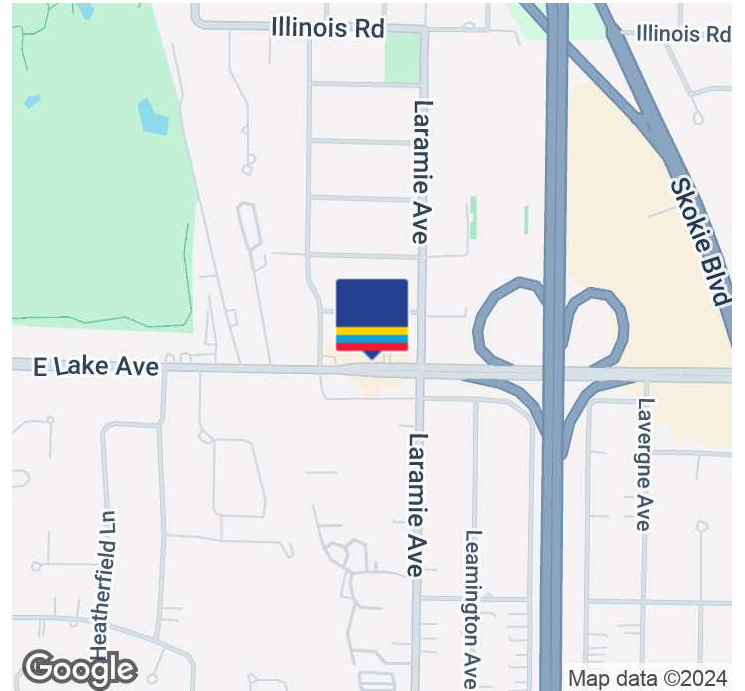
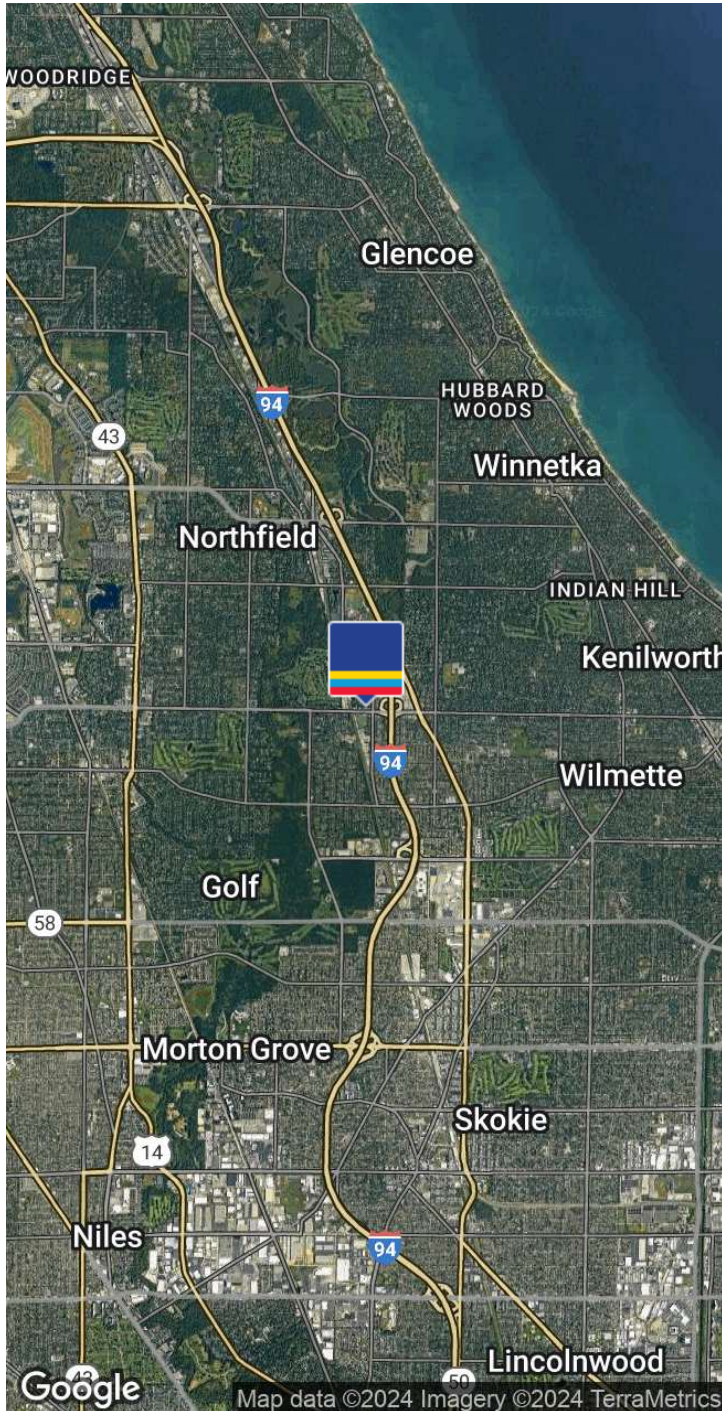
Area Tenants



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Location Map



Location Overview

Wilmette, a charming village in Cook County, Illinois, is located about 14 miles north of downtown Chicago. As part of the prestigious North Shore, Wilmette features picturesque residential neighborhoods and a bustling downtown area. Known for its excellent schools and beautiful lakefront parks, Wilmette offers a blend of suburban tranquility and vibrant community life along the shores of Lake Michigan.

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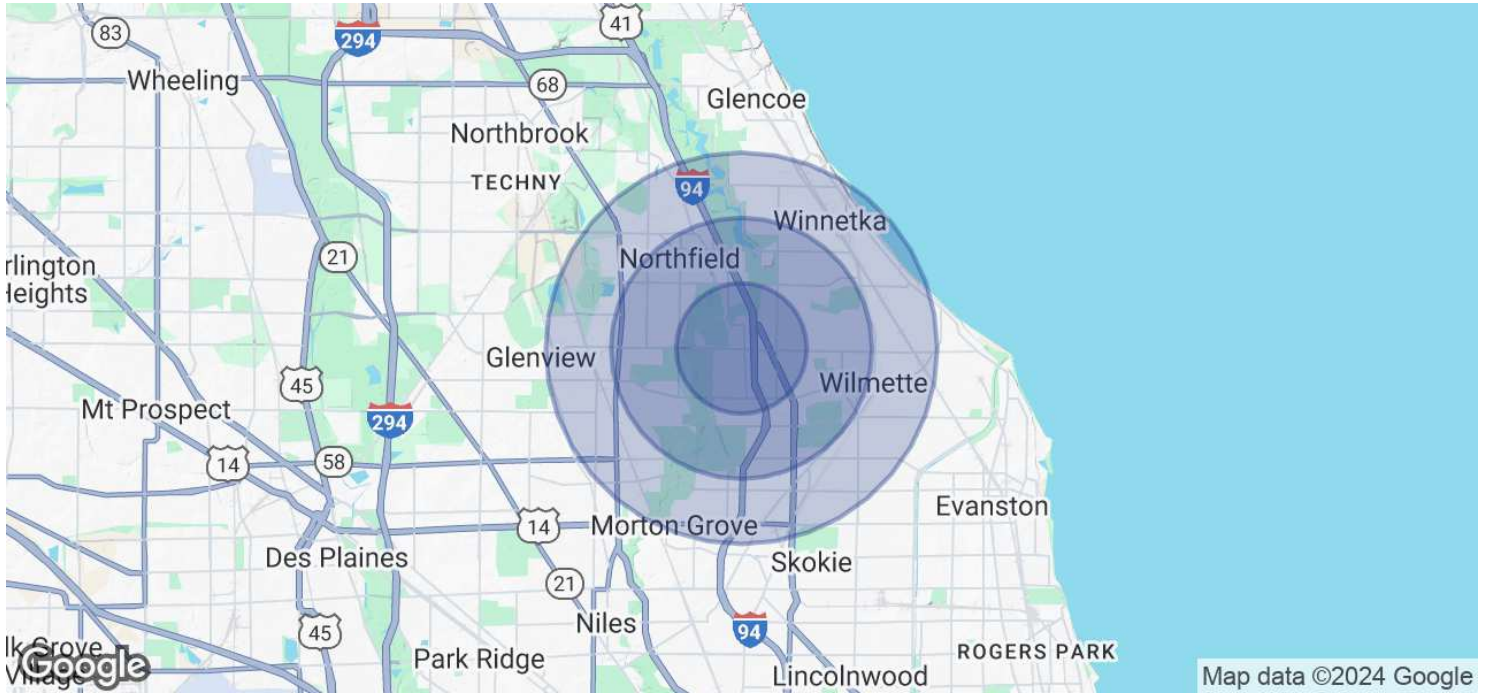
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Demographics



Population	1 Mile	2 Miles	3 Miles
Total Population	8,834	35,321	105,234
Average Age	44	43	43
Average Age (Male)	42	42	41
Average Age (Female)	45	44	44
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	3,132	12,982	37,785
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$209,895	\$219,446	\$203,219
Average House Value	\$765,884	\$862,355	\$799,918

Demographics data derived from AlphaMap

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