



**COLDWELL  
BANKER  
COMMERCIAL**  
NRT

FOR LEASE

CBCWORLDWIDE.COM

## 806 CENTRAL COURT

\$25.00 SF/yr (MG)

806 Central Avenue, Suite 203  
Highland Park, IL 60035

AVAILABLE SPACE  
1,440 SF

### FEATURES

- Office or medical Space available.
- Excellent Downtown Highland Park location.
- 1,440 SF
- Elevator Building.
- Two surface parking lots.
- Underground Parking available.
- Floor to ceiling patio doors and windows with high ceilings.
- Many Great Restaurants and Shopping.



### OFFICE

Lynn Pozan Scharaga  
773.467.5319  
lscharaga@cbcnrt.com

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**COLDWELL BANKER COMMERCIAL  
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5364 W Devon Ave, Chicago, IL 60646  
773.467.5300



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### OFFERING SUMMARY

Available SF: 1,440

Lease Rate: \$25.00 SF/yr (MG)

Lot Size: 0.51 Acres

Year Built: 2000

Building Size: 20,000 SF

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### PROPERTY OVERVIEW

Mixed-Use 3 story elevator building with two surface parking lots. Class A office/medical space. Two private secured entrances, 24/7 secured building access, surveillance system of building and surrounding area. Additional underground parking lot with a private elevator entrance to the building.

### PROPERTY HIGHLIGHTS

- Excellent Downtown Highland Park location.
- Class A office/medical Space.
- Elevator Building.
- Two surface parking lots.
- Underground Parking available.
- Floor to ceiling patio doors and windows with high ceilings.
- Many Great Restaurants and Shopping.
- Existing Finishes/Quick Occupancy.
- Short term lease possible.
- Easy Access to 41 and 294



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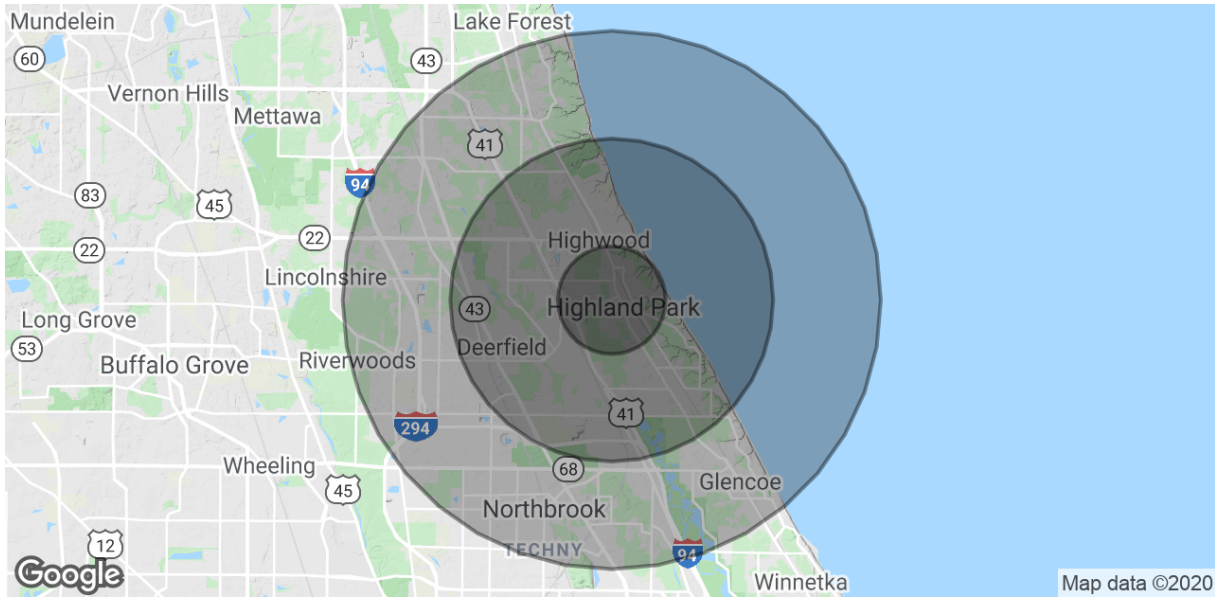
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,814	53,054	113,283
Median age	44.3	43.7	43.3
Median age (Male)	44.3	43.5	42.3
Median age (Female)	44.3	44.2	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,200	19,790	40,859
# of persons per HH	2.4	2.7	2.8
Average HH income	\$143,642	\$159,944	\$179,664
Average house value	\$554,821	\$593,885	\$662,447

\* Demographic data derived from 2010 US Census

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