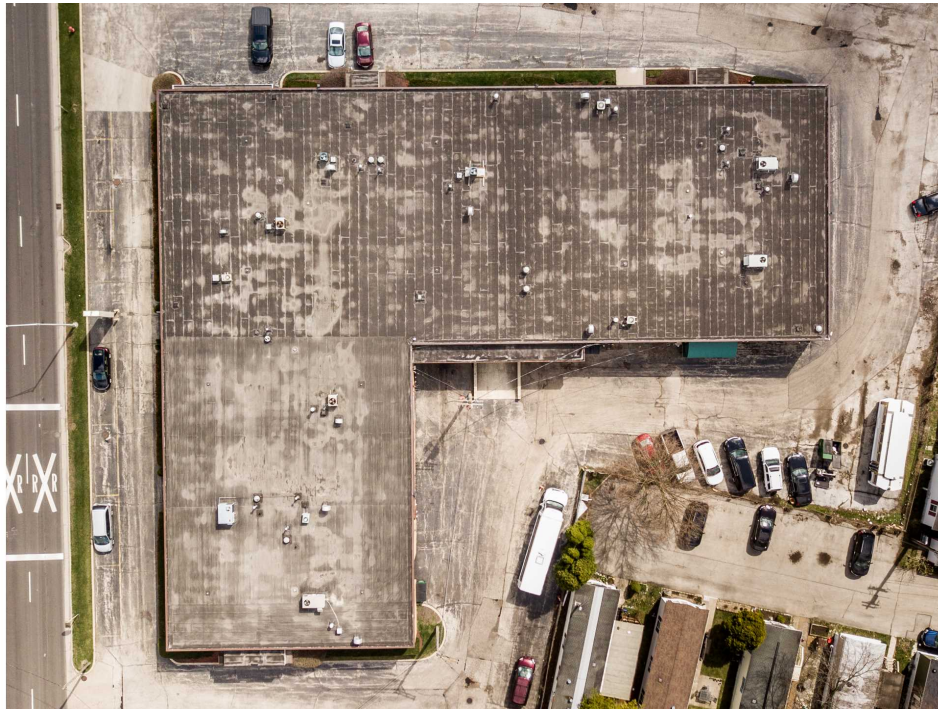


Executive Summary



OFFERING SUMMARY

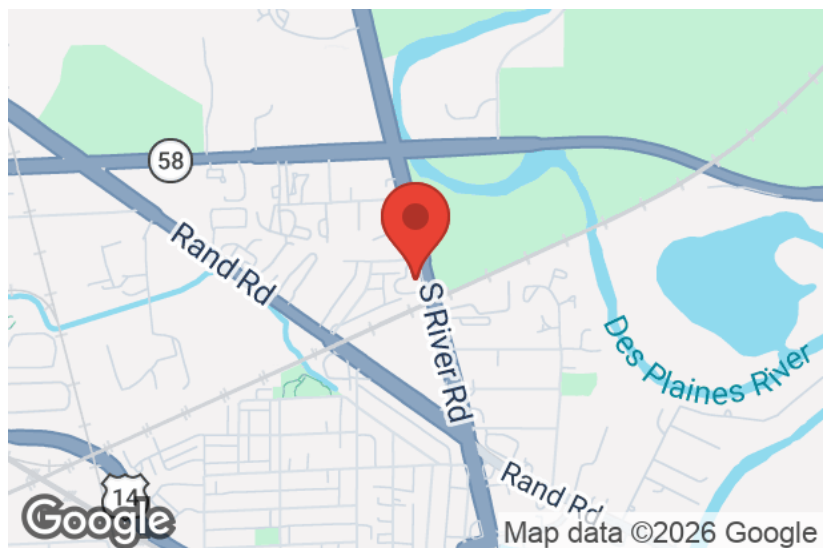
AVAILABLE SF:	2,964
LEASE RATE:	Negotiable
LEASE TERM:	36 month
DRIVE IN DOOR:	1
UNIT NUMBER:	3A
FRONTAGE:	38' unit faces River Rd
YEAR BUILT:	1970
PARKING:	Surface
HVAC:	Paid Separately
LIGHTING:	Paid Separately
MARKET:	Des Plaines - IL
ZONING:	C-3
AVAILABLE:	4/30/2026

PROPERTY OVERVIEW

Last available River Road unit offering excellent visibility to 30,000+ vehicles daily. C-3 zoning allows for a wide range of office, medical, technical, educational, or light industrial uses. Currently configured as office with a small warehouse component, offering flexibility for a variety of business users.

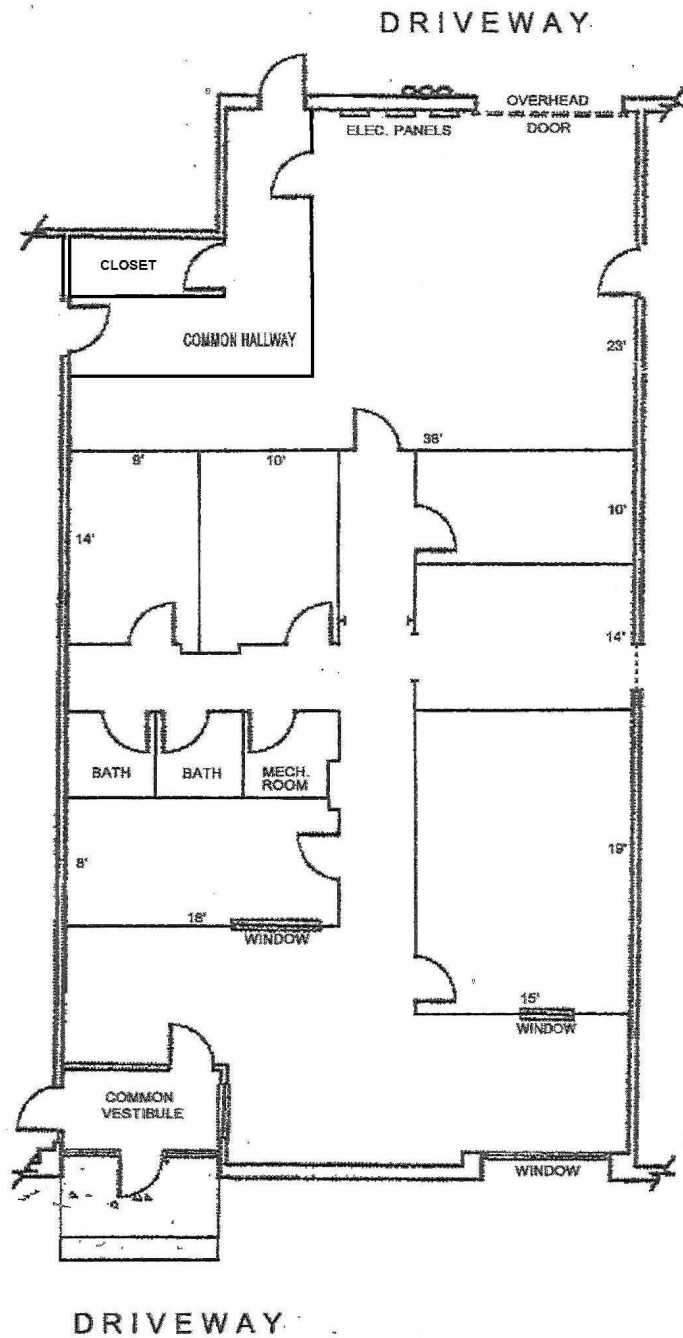
Features include an 8' drive-in door, ample on-site parking, and signage opportunities. Conveniently located with quick access to expressways and O'Hare International Airport.

Unit 3A | Approx. 2,964 SF



Property Photos





Floor Plan
NTS



This drawing indicates the general
scope of the space in terms of the
approximate layout and dimensions.
Verify dimensions prior to any
construction.

110 S. River Rd.
Des Plaines, Illinois 60016

SUITE 3
78 x 38
ROUGH BOX
DIMENSIONS

Property Photos



Professional Bio



DAVID PIOTROWSKI
Senior Commercial Broker

PROFESSIONAL BACKGROUND



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David Piotrowski joined Keller Williams Realty Partners Now Keller Williams ONEChicago in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.

2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.

2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.

2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)

2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.

2018 – Joined Keller Williams Realty Partners.

2013 - Member of Mainstreet Organization of REALTORS®.

2011 – Licensed in the State of Illinois as Real Estate Broker.