

**Nearby
Prominent
Retailers: Target
& Burlington**

Amenities:

- 400 – 4,600 Sq. Ft. of Space Available For General Medical & Office Professionals
- Below Market Rental Rates
- Storage Space Available for Tenants
- Ample Parking
- ½ Block East of the Interchange of Dempster and the Tri-State Tollway (I294)
- Steps to Pace Bus 240 & 250 Serving O'Hare, Golf Mill, Cumberland & Davis CTA Station
- ½ Mile West of Advocate Lutheran General Hospital
- 1 Block West of Maine East High School
- Population of Over 73,000 Within a 2 Mile Radius

For LEASE \$16 psf MG
60,000 SF Medical & Office Building

*½ Block East of The Dempster and
Tri-State Interchange: 2454 E.
Dempster St*



2454 E. Dempster St, Des Plaines, IL 60016

Features Include: 2454 E Dempster Street is a 4-story professional office building available for lease consisting of over 60,000 sq ft of office and medical space. The property provides ample parking and is ideally located one block east of the interchange of Dempster and the Tri-State Tollway (I-294) and approximately a half-mile from Advocate Lutheran General Hospital. Advocate Lutheran General Hospital is a 617-bed teaching, research and referral hospital, a Level I trauma center, and one of the largest hospitals in the Chicago area (and ranked in the top 100 hospitals nationally)



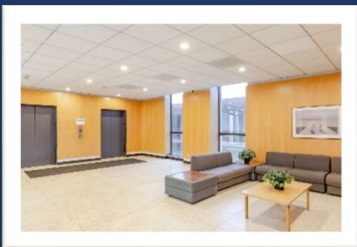
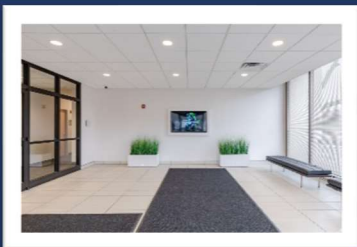
Chicago, IL 60646
P: 773-736-4100
E: info@imperialrealtyco.com
www.imperialrealtyco.com

Please call to arrange a private viewing: 773-736-4100 info@imperialrealtyco.com

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Proximity To Retailers, Schools & Hospitals

*Affordable
Rental Rates*



2454 E. Dempster St, Des Plaines, IL 60016

Additional Information: The property is 1 block west of Maine East High School. The building has a brand new exterior window facade as of 2019. The property is served by Pace Bus 240 & 250 with routes to O' Hare, Golf Mill, Cumberland & Davis CTA Station. A 2-mile radius of the property has a population of over 73,000 people.



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