

**+/- 1,200 TO 2,500 SF. HIGH EXPOSURE OFFICE/RETAIL SPACE
FOR LEASE**



3115 LEWIS AVENUE, ZION, IL 60099

- **PROFESSIONALLY MANAGED BY RIVERSIDEMANAGEMENT, OWNERSHIP IS REINVESTING EVERY PENNY BACK IN THE BUILDING**
- **ANCHORED BY ADVOCATE AURORA HEALTH CARE, WITH AN 18,200 AVERAGE DAILY CAR COUNT ON LEWIS AVENUE**
- **RENTAL RATES ARE GROSS/TOTAL INCLUDING UTILITIES, NO ADDITIONAL C.A.M. OR RE TAX COSTS TO THE TENANT**
- **CONVENIENTLY LOCATED MILES FROM THE WI BORDER TO SERVICE CLIENTS FROM IL AND WI**
- **FORMER DENTAL UNIT WITH PLUMBING INTACT, GOOD FOR OTHER USES AS WELL**
- **MEDICAL AND NON-MEDICAL TENANTS ARE WELCOME CALL FOR DETAILS**

**Contact: Matt Marling (847) 513-4643 ©
Matt@marlingmanagement.com**

MARLING MANAGEMENT, INC.

847-249-8322

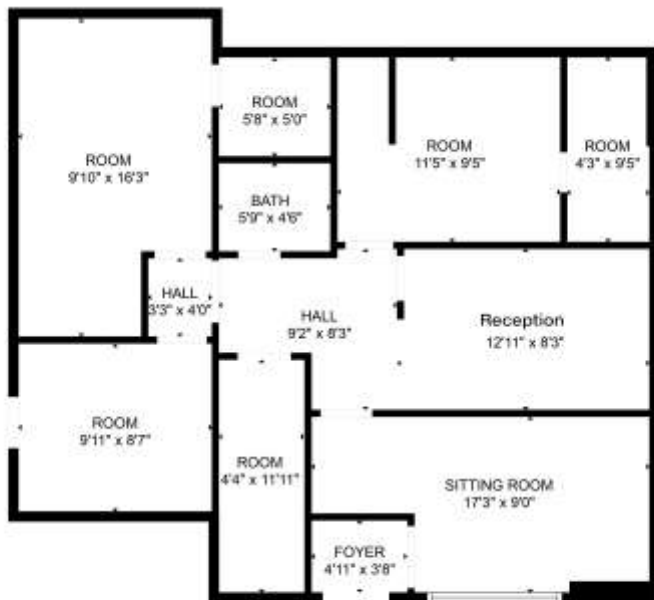
WWW.MARLINGMANAGEMENT.COM

NOTICE OF NO AGENCY: Marling Management, Inc has previously entered into an agreement with a client who is the owner of this property, to provide certain real estate brokerage services through a broker associate who acts as the clients designated agent James (Matt) Marling is clients designated agent. As a result, James (Matt) Marling will not be acting as your agent.

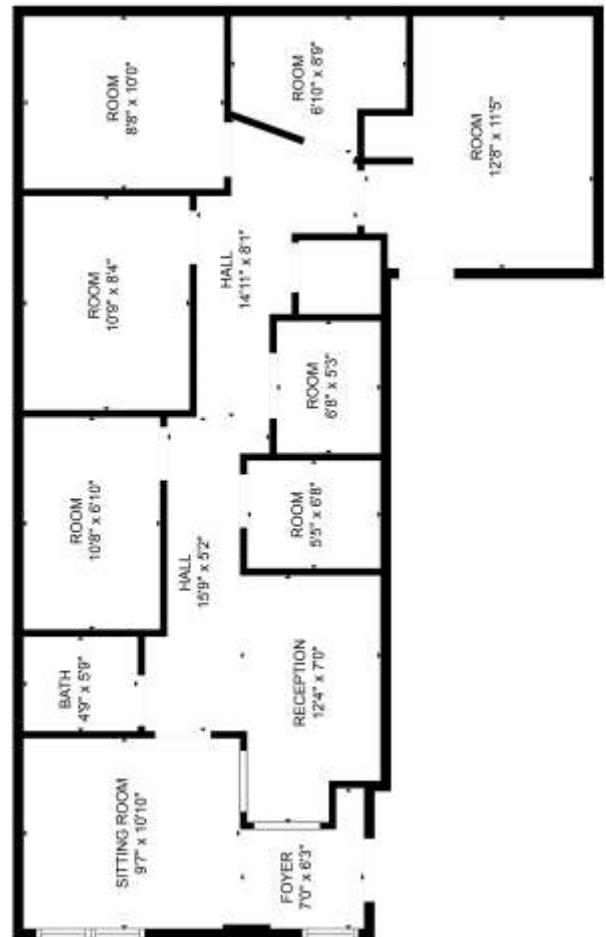
INFORMATION IS BELIEVED TO BE TRUE BUT BROKER IS NOT LIABLE



FLOOR-PLANS ARE NOT TO SCALE AND MAY NOT BE EXACT, MEASUREMENTS ARE APPROXIMATE AND MAY NOT MATCH THE ACTUAL.



SUITE 3



SUITE 4

SUITE 4 IS +/- 1,200 SF. WITH RECEPTION AREA, THREE PRIVATE OFFICES AND STORAGE

SUITE 3 IS +/- 1,300 SF. WITH A FORMER DENTAL BUILD-OUT

ASKING \$14.00 PER SF. GROSS/TOTAL

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