

8230 Austin Ave
Morton Grove, IL



Features

- Available Size: 9,975 SF – 17,211 SF
- Office Size: To Suit
- Total Building Size: 297,088 SF
- Loading: 1 interior dock, 2 drive-in doors
- Ceiling Height: 12'8"
- HVAC: Gas unit heaters
- Close proximity to Dempster St. and I-94
- Flexible lease terms
- Institutionally owned and managed
- Public transportation available on Austin Ave.
- Electrical: 100 amps @ 120/208V and 200 amps @ 240V
- Estimated Real Estate Taxes: \$2.71/SF (2025)
- Estimated CAM: \$1.07/SF (2025)
- Rental Rate: \$9.25/SF Modified Gross
- Available Immediately

For Lease

Contact:

Brendan Green

Senior Vice President
+1 847 698 8227
brendan.green@colliers.com

Patrick Turner

Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com

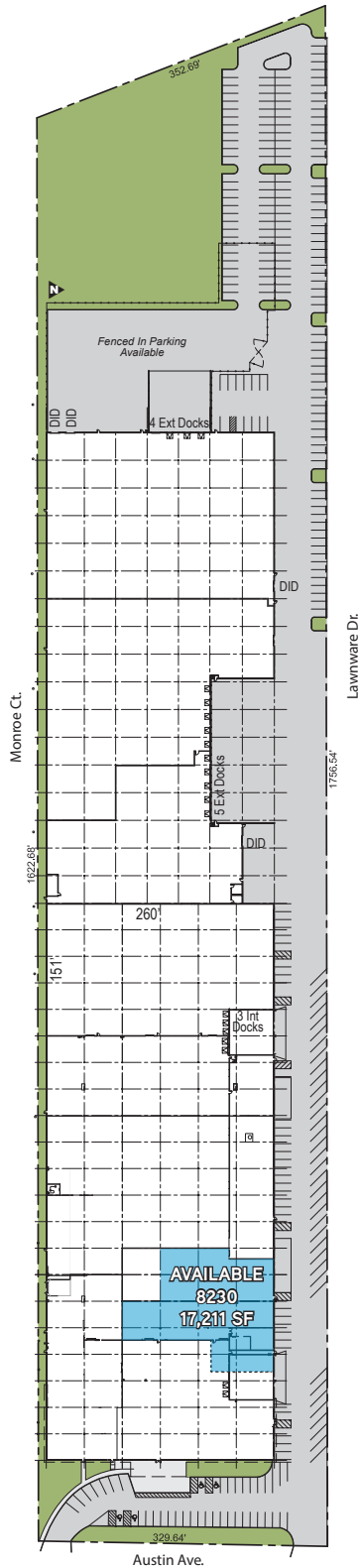
Colliers International
6250 N. River Road, Suite 11-100
Rosemont, IL 60018

PROFESSIONALLY OWNED AND MANAGED BY



Accelerating success.

Site Plan



PROFESSIONALLY OWNED AND MANAGED BY

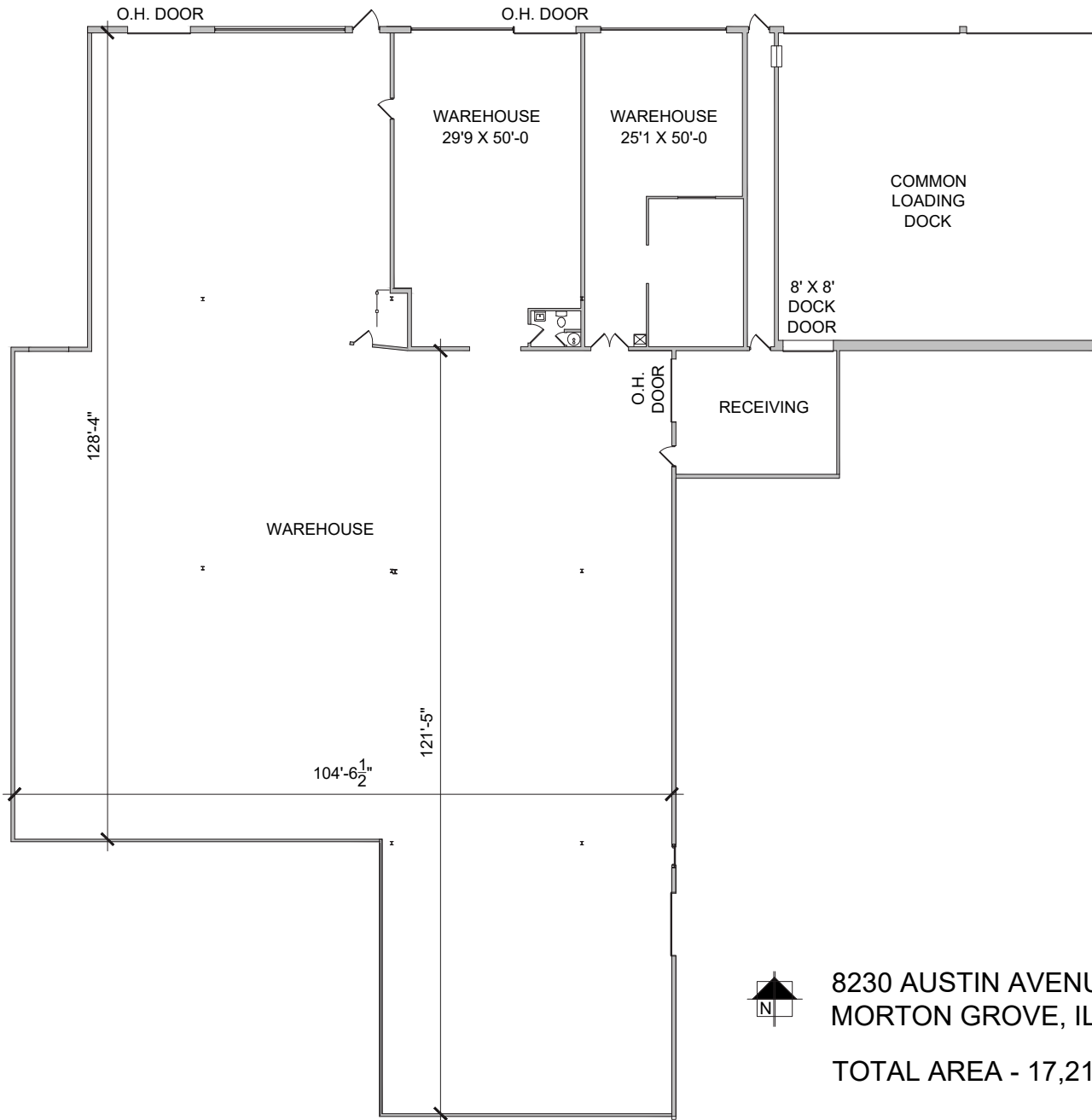


Brendan Green
Senior Vice President
+1 847 698 8227
brendan.green@colliers.com

Patrick Turner
Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com



Floor Plan



8230 AUSTIN AVENUE,
MORTON GROVE, IL 60053

TOTAL AREA - 17,211 S.F.

PROFESSIONALLY OWNED AND MANAGED BY

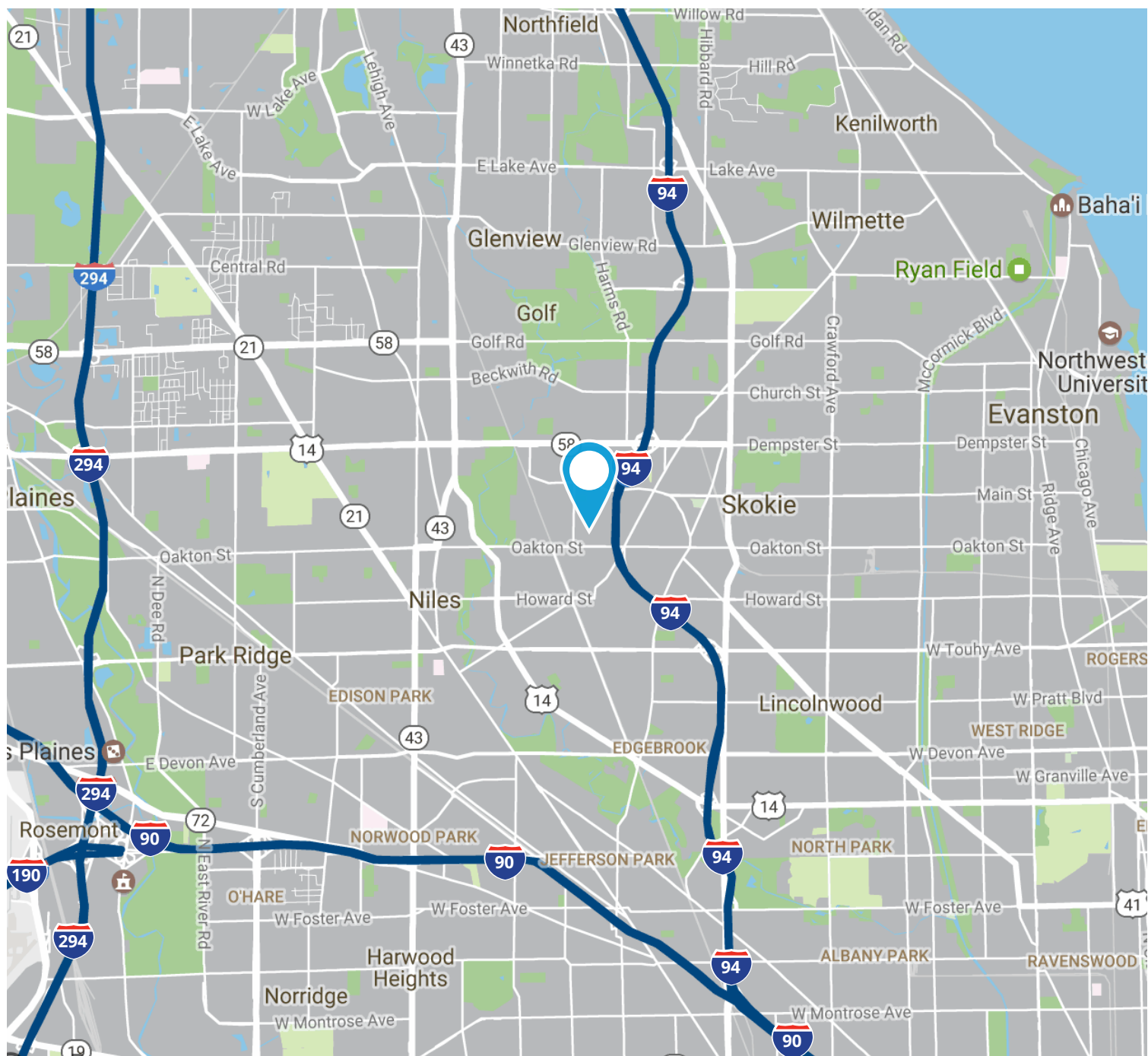


Brendan Green
Senior Vice President
+1 847 698 8227
brendan.green@colliers.com

Patrick Turner
Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com

Colliers

Location



PROFESSIONALLY OWNED AND MANAGED BY



Brendan Green
Senior Vice President
+1 847 698 8227
brendan.green@colliers.com

Patrick Turner
Executive Vice President
+1 847 698 8277
patrick.turner@colliers.com

Colliers