

# For Lease

Office Space

# Western Ave Office Center

9415 S Western Ave., Chicago



## AMENITIES:

- 491-2,457 SF Available
- HVAC and Janitorial Included
- Full time caretaker
- Ample Parking
- Situated Between Evergreen Park and Beverly Within 2 Blocks of Little Company of Mary Hospital
- Dozens of Restaurants Within Walking Distance
- Vehicles Per Day on Western Avenue and 95<sup>th</sup> St is 55,000
- Steps to Pace Bus 48, 349, 381 & 395 Stop
- Metra Rock Island District – Beverly Hills Station 0.8 Miles
- Consumer Spending Exceeds \$208 Million in 1 Mile Radius
- Total Businesses in 1 Mile Radius 974
- Total Population in 3 Mile Radius: 243,792
- Easy Access to I-57 – 2.4 Miles Away and 3 Miles to I-94
- Across the street from Wal Mart, Sams Club, Meijer, & Menards



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