

For LEASE \$28 psf MG

Class-A Medical & Office Building

Unparalleled View of The Chicago Skyline

Amenities:

- Across from Whole Foods Market
- Ample Parking – Over 350 Spaces Covered and Uncovered
- Directly off the Edens Expressway
- Overlooks the Glen Forest Preserve
- 0.8 Miles from Metra North Line Stop at Forest Glen
- VPD of 60,000 at Cicero and Peterson Ave
- Approximately 160,000 VPD from Edens Expressway (I-94)
- Population of approximately 94,000 in a 2 mile radius
- Median Household Income of \$111,477 in a 2 mile radius
- Public Transportation with Bus Route #54-A and #84

Direct Sightline of the Edens Expressway (I-94) Entrance: 4801 W. Peterson Avenue



4747 W. Peterson Ave.,
Chicago, IL 60646
P: 773-736-4100
E: info@imperialrealtyco.com
www.imperialrealtyco.com

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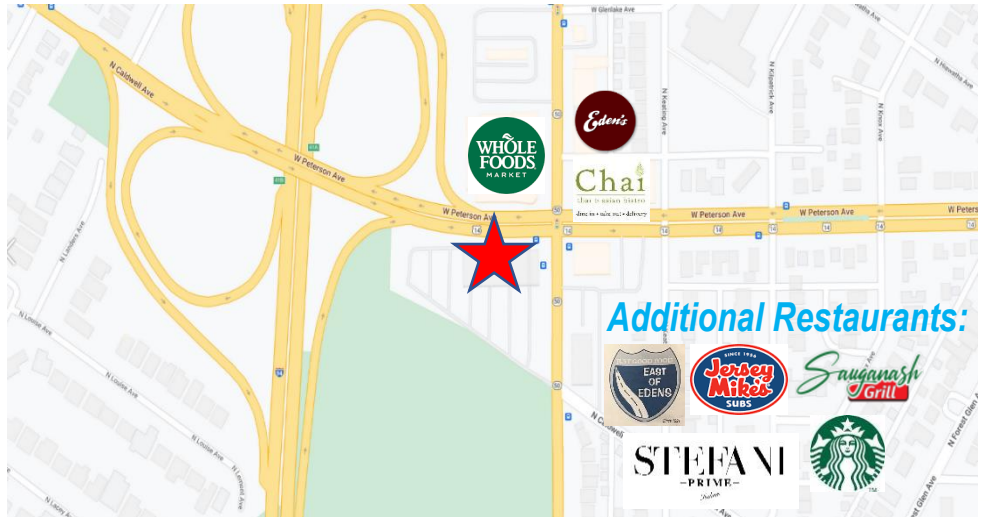
Features Include: Edens Office Plaza is a Class A medical office building available for lease located at 4801 West Peterson Avenue in Chicago. The medical building is at the southwest corner of Peterson Avenue and Cicero Avenue (60,000 vehicles per day) and overlooks the Edens Expressway (I-94) and Forest Glen Forest Preserve. The property is across from Whole Foods and steps to many other restaurants and service providers. The building has a large covered parking field allowing convenient drop-off and pick-up.

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

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

For LEASE \$28 psf MG
Nestled in the Affluent Sauganash Neighborhood

Outstanding
Transportation
Access



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Additional Information: The building is directly across from Whole Foods in Chicago's Sauganash neighborhood. Public Transportation is provided with the Chicago Transit Authority's 54-A and 84 Bus routes. Forest Glen Metra Station is 0.8 miles south and the Edgebrook Metra Station is 1.1 miles west. O'Hare International Airport is 15 minutes west and commuters can get downtown Chicago in the same amount of time. Billy Caldwell Golf Course is 0.5 miles west and Bryn Mawr Country Club is 1.9 miles to the east.



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