



Available Commercial Space

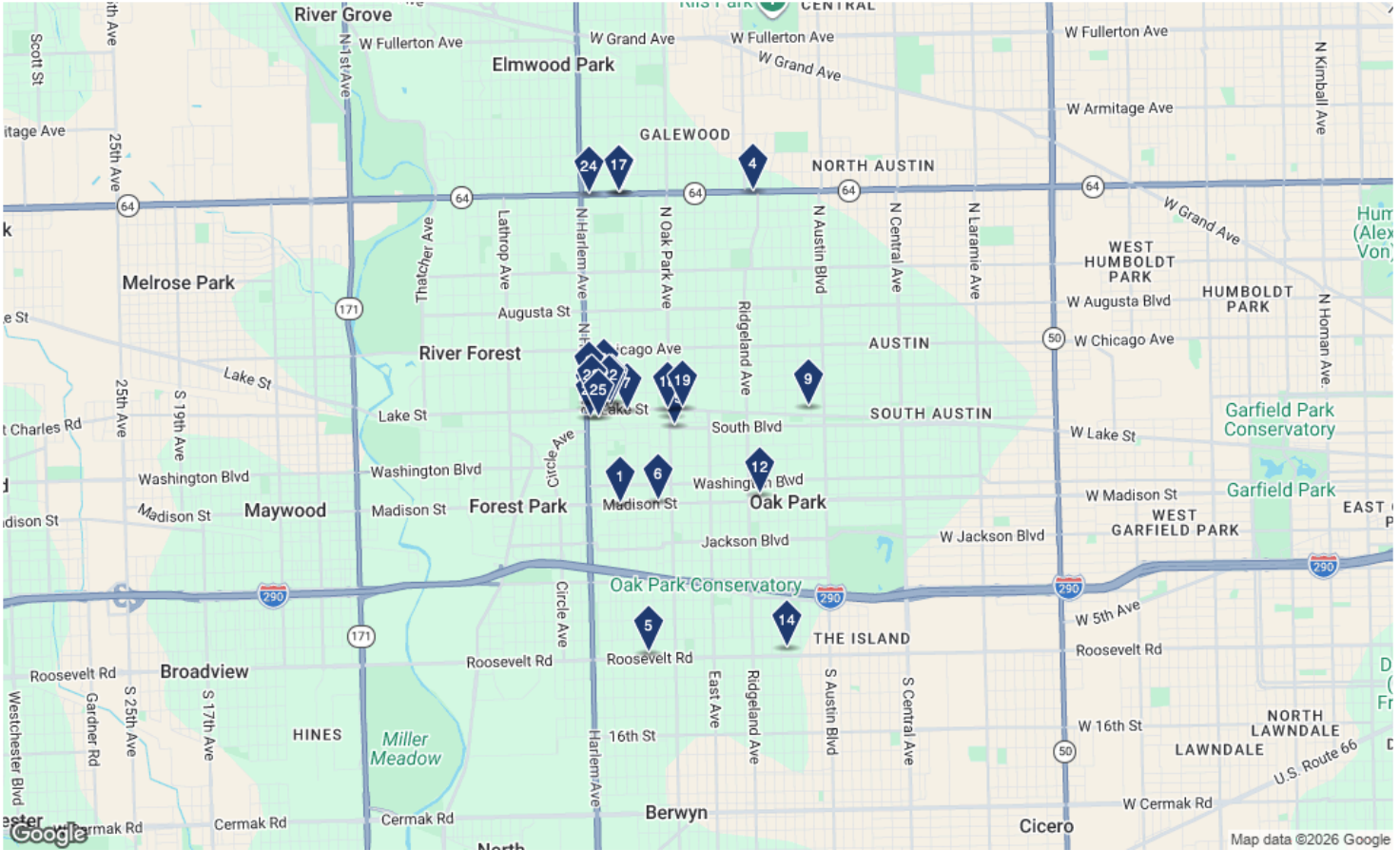
Village of Oak Park, IL

Office of Economic Vitality

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EconomicVitality@oak-park.us

Map Report with Multiple Properties per Page and Photo



1015-1023 W Madison St

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Retail

GLA (% Leased)	2,500 SF (20.0%)	Max Contiguous	2,000 SF
Built	1950	Asking Rent	\$27.60 SF/Year/MG
Tenancy	Multiple	Frontage	92' on W Madison St
Available	2,000 SF	Frontage	49' on Wenonah Ave
Parking Spaces	1.20/1,000 SF; 20 Surface Spaces		



Primary Leasing Company:

Spetrec: Adriana Correa (773) 759-0608

127 N Marion St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

GLA (% Leased)	5,000 SF (50.0%)	Max Contiguous	2,500 SF
Built	1917	Asking Rent	\$32.00 SF/Year/NNN
Tenancy	Multiple	Frontage	N Marion St.
Available	2,500 SF	Frontage	36' on Marion St



Primary Leasing Company:

Colliers: Brad Belden (773) 531-6886, Scott Reinish (312) 282-7070



193 N Marion St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

GLA (% Leased)	6,596 SF (100%)	Max Contiguous	2,600 SF
Built/Renovated	1930/2019	Asking Rent	\$30.00 SF/Year/MG
Tenancy	Multiple	Frontage	25' on N Marion St
Available	2,600 SF		

Primary Leasing Company:

David King & Associates, Inc.: David King (708) 650-0505



6301-6405 W North Ave - Shops on North Avenue East

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Retail

Center Type	Strip Center	Max Contiguous	1,406 SF
GLA (% Leased)	15,106 SF (90.7%)	Asking Rent	\$23.00 - 25.00 SF/Year/NNN
Built	1957	Frontage	452' on W North Ave
Tenancy	Multiple	Frontage	131' on N Ridgeland Ave
Available	1,000 - 2,406 SF		
Parking Spaces	2.81/1,000 SF; Covered Spaces Available; 101 Surface Spaces		

Primary Leasing Company:

Colliers: Brad Belden (773) 531-6886, Scott Reinish (312) 282-7070



6912-6926 W Roosevelt Rd

Oak Park, Illinois 60304 (Cook County) - Oak Park Area Submarket



Retail

Center Type	Strip Center	Max Contiguous	960 SF
GLA (% Leased)	8,600 SF (89.7%)	Asking Rent	\$18.00 SF/Year/NNN
Built	1922	Frontage	130' on Roosevelt Road
Tenancy	Multiple	For Sale	\$1,150,000 (\$133.72/SF)
Available	885 - 1,845 SF		

Sales Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352

Primary Leasing Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352



839-841 Madison St

Oak Park, Illinois 60302 (Cook County) - West Cook North Submarket



Flex

RBA (% Leased)	25,000 SF (96.3%)	Max Contiguous	920 SF
Built	2024	Asking Rent	Withheld
Tenancy	Multiple	Drive Ins	None
Available	920 SF	Levelers	None

Leasing Companies:

David King & Associates, Inc.: David King (708) 650-0505



100 Forest Pl - 100 Forest Place

Oak Park, Illinois 60301 (Cook County) - Oak Park Submarket



Apartments

Units	234	Vacancy %	3.4
Built	1987	Asking Rent Per Unit	\$2,477
Stories	14	Commercial Available	787 SF
Elevators	2 passenger	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	1.23/Unit; 100 Surface Spaces; 200 Covered Spaces		



Leasing Companies:

David King & Associates, Inc.: David King (708) 650-0505

479-483 N Harlem Ave - Oak Park Place

Oak Park, Illinois 60301 (Cook County) - Oak Park Submarket



Apartments

Units	204	Vacancy %	3.9
Built	2009	Asking Rent Per Unit	\$2,538
Stories	14	Commercial Available	1,440 SF
Elevators	2 passenger	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	0.98/Unit; 200 Covered Spaces		



Leasing Companies:

Mid-America Real Estate Corp.: Daniel Tausk (630) 954-7347

123-129 N Humphrey Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Submarket



Apartments

Units	25	Asking Rent Per Unit	\$1,470
Built	1923	Commercial Available	815 SF
Stories	4	Commercial Asking Rent	Withheld
Market Segment	All		



Leasing Companies:

David King & Associates, Inc.: David King (708) 650-0505

1034-1036 Lake St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

GLA (% Leased)	2,618 SF (0.0%)	Max Contiguous	2,618 SF
Built	2004	Asking Rent	Withheld
Tenancy	Multiple	Frontage	30' on Lake Street
Available	2,618 SF		
Parking Spaces	Surface Tandem Spaces Available		



Leasing Companies:

Baum Realty Group, LLC: Douglas Renner (312) 275-3137, Mark Fredericks (312) 275-3109



1035-1047 W Lake St, Oak Park



Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket

Office

RBA (% Leased)	13,202 SF (65.8%)	Tenancy	Multiple
Built	1913	Available	2,180 - 4,518 SF
Stories	3	Max Contiguous	4,518 SF
Typical Floor	4,400 SF	Asking Rent	Withheld
Parking Spaces	Surface Spaces Available		



Primary Leasing Company:

Strand & Browne Real Estate: Jack Strand (708) 383-4220

Leasing Companies:

David King & Associates, Inc.: David King (708) 650-0505

300 Madison St



Oak Park, Illinois 60302 (Cook County) - Oak Park Submarket

Apartments

Units	18	Vacancy %	5.6
Built	1920	Asking Rent Per Unit	\$1,485
Stories	2	Commercial Available	750 SF
Market Segment	All	Commercial Asking Rent	Withheld



Primary Leasing Company:

Baird & Warner

Leasing Companies:

David King & Associates, Inc.: David King (708) 650-0505

104 N Oak Park Ave



Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket

Office

RBA (% Leased)	29,540 SF (78.6%)	Tenancy	Multiple
Built	1920	Available	2,000 - 22,298 SF
Stories	2	Max Contiguous	15,975 SF
Typical Floor	14,112 SF	Asking Rent	Withheld



Sales Company:

Greenstone Partners: Brewster Hague (708) 285-0862, Danny Spitz (847) 707-3420, Christopher Malay (708) 285-0495

Leasing Companies:

David King & Associates, Inc.: David King (708) 650-0505

Mid-America Real Estate Corp.: Brendan Reedy (312) 404-7768

6212 Roosevelt Rd



Oak Park, Illinois 60304 (Cook County) - Oak Park Area Submarket

Retail

GLA (% Leased)	5,364 SF (0.0%)	Max Contiguous	5,364 SF
Built/Renovated	1950/2004	Asking Rent	Withheld
Tenancy	Single	Frontage	50' on Roosevelt Road
Available	5,364 SF		



Leasing Companies:

David King & Associates, Inc.: David King (708) 650-0505



719-723 South Blvd - South Boulevard Bldg

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Office

RBA (% Leased)	6,552 SF (84.7%)	Tenancy	Multiple
Built/Renovated	1945/1985	Available	1,000 SF
Stories	2	Max Contiguous	1,000 SF
Elevators	None	Asking Rent	Withheld
Typical Floor	3,276 SF		
Parking Spaces	3.05/1,000 SF; 20 Surface Spaces		



Primary Leasing Company:

David King & Associates, Inc.: David King (708) 650-0505

6955 W North Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Office

RBA (% Leased)	6,700 SF (54.0%)	Tenancy	Multiple
Built	1962	Available	500 - 3,080 SF
Stories	2	Max Contiguous	1,000 SF
Typical Floor	3,350 SF	Asking Rent	\$16.00 SF/Year/NNN
Parking Spaces	1.34/1,000 SF; 9 Surface Spaces		



Sales Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352

Primary Leasing Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352

6957 W North Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Office

RBA (% Leased)	9,148 SF (45.8%)	Tenancy	Multiple
Built	1962	Available	240 - 4,955 SF
Stories	3	Max Contiguous	2,300 SF
Elevators	None	Asking Rent	\$18.00 - 20.00 SF/Year/NNN
Typical Floor	3,049 SF	For Sale	\$895,000 (\$97.84/SF)



Sales Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352

Primary Leasing Company:

SVN | Chicago Commercial: Karen Kulczycki (630) 330-3352

137 N Oak Park Ave - Scoville Square

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Office

RBA (% Leased)	72,000 SF (87.2%)	Tenancy	Multiple
Built	1905	Available	154 - 9,243 SF
Stories	5	Max Contiguous	2,900 SF
Elevators	1 passenger; 1 freight	Asking Rent	\$27.50 - 32.50 SF/Year/MG
Typical Floor	14,400 SF		
Parking Spaces	Covered Spaces Available		



Primary Leasing Company:

Scoville Square Associates: James Solnes (708) 917-2693, Deb Sloan (708) 917-2693

125 N Euclid Ave - Euclid Commons

Oak Park, Illinois 60301 (Cook County) - Oak Park Submarket



Apartments

Units	27	Market Segment	All
Built	2004	Commercial Available	1,500 SF
Stories	4	Commercial Asking Rent	Withheld
Elevators	Walk Up		
Parking Spaces	11 Surface Spaces; Covered Spaces Available		



Primary Leasing Company:

The Taxman Corporation: Stacy Taxman (847) 674-4321 X102

Leasing Companies:

CBRE: Sean McCourt (734) 272-3419, Alex Corno (440) 591-7429

401-435 N Harlem - River Forest Town Center I & II

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

Center Type	Neighborhood Center	Max Contiguous	4,042 SF
GLA (% Leased)	44,524 SF (100%)	Asking Rent	Withheld
Built	1998	Frontage	Harlem Avenue
Tenancy	Multiple	Frontage	Westgate
Available	4,042 SF		
Parking Spaces	2.49/1,000 SF; 113 Surface Spaces		



Primary Leasing Company:

Mid-America Real Estate Corp.: Jaime Bertsche (630) 954-7223



401-417 N Harlem Ave - River Forest Town Center I & II

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Retail

Center Type	Neighborhood Center	Max Contiguous	2,774 SF
GLA (% Leased)	23,795 SF (100%)	Asking Rent	Withheld
Built	2001	Frontage	90' on North Blvd
Tenancy	Multiple	Frontage	110' on Westgate St
Available	1,967 - 4,741 SF		
Parking Spaces	1.51/1,000 SF; 57 Surface Spaces		



Primary Leasing Company:

Mid-America Real Estate Corp.: Elizabeth Sweeney (224) 587-8736

1040-1044 Lake St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

GLA (% Leased)	10,033 SF (0.0%)	Max Contiguous	6,000 SF
Built	1932	Asking Rent	Withheld
Tenancy	Multiple	Frontage	44' on Lake St
Available	4,033 - 10,033 SF		
Parking Spaces	0.20/1,000 SF; 2 Surface Spaces		



Sales Company:

Mid-America Real Estate Corp.: Westin Kane (815) 527-1251, Ryan Hicks (630) 954-7326

Primary Leasing Company:

Mid-America Real Estate Corp.: Westin Kane (815) 527-1251, Ryan Hicks (630) 954-7326

Holiday Inn Express & Suites Chicago West - Oak Park - 1140 Lake St

Oak Park, Illinois 60301 (Cook County) - Chicago O'Hare Airport Submarket

Upper Midscale

Hotel

Rooms	68	Operation Type	Franchise
Built	2026	Meeting Space	365 SF
Stories	5	Commercial Available	5,300 SF
Brand	Holiday Inn Express	Commercial Asking Rent	Withheld



Leasing Companies:

Mid-America Real Estate Corp.: Westin Kane (815) 527-1251, Ryan Hicks (630) 954-7326

7101-7123 W North Ave - North & Harlem Plaza

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Retail

Center Type	Strip Center	Max Contiguous	4,740 SF
GLA (% Leased)	23,186 SF (72.7%)	Asking Rent	Withheld
Built	1986	Frontage	Harlem
Tenancy	Multiple	Frontage	North
Available	1,600 - 6,340 SF		
Parking Spaces	3.10/1,000 SF; 74 Surface Spaces		



Primary Leasing Company:

Mid-America Real Estate Corp.: Paul Bryant (312) 961-8299, Westin Kane (815) 527-1251, Ryan Hicks (630) 954-7326



1135 Westgate St - The Emerson

Oak Park, Illinois 60301 (Cook County) - Oak Park Submarket

★★★★☆

Apartments

Units	270	Vacancy %	4.4
Built	2017	Asking Rent Per Unit	\$2,740
Stories	20	Commercial Available	2,131 SF
Elevators	3 passenger	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	1.59/Unit; 428 Covered Spaces		



Primary Leasing Company:
Newmark

Leasing Companies:
Canvas Real Estate: Anthony Campagni (847) 651-8669, Elan Rasansky (414) 380-1555



1015-1023 W Madison St

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Retail



Property Summary

GLA (% Leased)	2,500 SF (20.0%)	Max Contiguous	2,000 SF
Built	1950	Asking Rent	\$27.60 SF/Year/MG
Tenancy	Multiple	Frontage	92' on W Madison St
Available	2,000 SF	Frontage	49' on Wenonah Ave
Parking Spaces	1.20/1,000 SF; 20 Surface Spaces		
True Owner	Stellar Performance		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	2,000	2,000	2,000	\$27.60 MG	Vacant	Negotiable





Property Summary

GLA (% Leased)	5,000 SF (50.0%)	Max Contiguous	2,500 SF
Built	1917	Asking Rent	\$32.00 SF/Year/NNN
Tenancy	Multiple	Frontage	N Marion St.
Available	2,500 SF	Frontage	36' on Marion St
True Owner	William C McNamara, Richard McNamara		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	2,500	2,500	2,500	\$32.00 NNN	Vacant	Negotiable



Property Summary

GLA (% Leased)	6,596 SF (100%)	Max Contiguous	2,600 SF
Built/Renovated	1930/2019	Asking Rent	\$30.00 SF/Year/MG
Tenancy	Multiple	Frontage	25' on N Marion St
Available	2,600 SF		
True Owner	Kristen Halverson		



193 N Marion St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	1st + Base- ment	Office/Retail	Sublet	2,600	2,600	2,600	\$30.00 MG	Vacant	Thru May 2027





6301-6405 W North Ave - Shops on North Avenue East

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Retail



Property Summary

Center Type	Strip Center	Max Contiguous	1,406 SF
GLA (% Leased)	15,106 SF (90.7%)	Asking Rent	\$23.00 - 25.00 SF/Year/NNN
Built	1957	Frontage	452' on W North Ave
Tenancy	Multiple	Frontage	131' on N Ridgeland Ave
Available	1,000 - 2,406 SF		
Parking Spaces	2.81/1,000 SF; Covered Spaces Available; 101 Surface Spaces		
True Owner	Curblin Properties Corp.		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	A6323	Retail	Direct	1,406	1,406	1,406	\$23.00 NNN	Vacant	Negotiable
P 1	B6421	Retail	Direct	1,000	1,000	1,000	\$25.00 NNN	30 Days	Negotiable





6912-6926 W Roosevelt Rd

Oak Park, Illinois 60304 (Cook County) - Oak Park Area Submarket



Retail



Property Summary

Center Type	Strip Center	Available	885 - 1,845 SF
GLA (% Leased)	8,600 SF (89.7%)	Max Contiguous	960 SF
Built	1922	Asking Rent	\$18.00 SF/Year/NNN
Tenancy	Multiple	Frontage	130' on Roosevelt Road
True Owner	Strand & Browne Real Estate		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	6920	Retail	Direct	960	960	960	\$18.00 NNN	08/2026	Negotiable
P 1	6922	Retail	Direct	885	885	885	\$18.00 NNN	Vacant	Negotiable





839-841 Madison St

Oak Park, Illinois 60302 (Cook County) - West Cook North Submarket



Flex



Property Summary

RBA (% Leased)	25,000 SF (96.3%)	Max Contiguous	920 SF
Built	2024	Asking Rent	Withheld
Tenancy	Multiple	Drive Ins	None
Available	920 SF	Levelers	None

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	841	Retail	Direct	920	920	920	Withheld	Vacant	Negotiable





100 Forest Pl - 100 Forest Place

Oak Park, Illinois 60301 (Cook County) - Oak Park Submarket



Apartments



Property Summary

Units	234	Vacancy %	3.4
Built	1987	Asking Rent Per Unit	\$2,477
Stories	14	Commercial Available	787 SF
Elevators	2 passenger	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	1.23/Unit; 200 Covered Spaces; 100 Surface Spaces		
True Owner	Palladius Capital Management		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	963	Office/Retail	Direct	787	787	787	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	600	3	1.3%	0	0.0%	\$1,745	\$2.91	\$1,737	\$2.90	0.5%





100 Forest Pl - 100 Forest Place

Oak Park, Illinois 60301 (Cook County) - Oak Park Submarket



Apartments

Unit Mix (Continued)

Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	698	32	13.7%	1	3.1%	\$2,140	\$3.07	\$2,130	\$3.05	0.5%
1	1	780	38	16.2%	3	7.9%	\$2,126	\$2.73	\$2,115	\$2.71	0.5%
1	1	838	44	18.8%	0	0.0%	\$2,223	\$2.65	\$2,212	\$2.64	0.5%
1	1	924	1	0.4%	-	-	\$2,508	\$2.71	\$2,495	\$2.70	0.5%
2	1.5	955	32	13.7%	1	3.1%	\$2,741	\$2.87	\$2,728	\$2.86	0.5%
2	2	963	14	6.0%	3	21.4%	\$2,801	\$2.91	\$2,787	\$2.89	0.5%
2	2	975	12	5.1%	1	8.3%	\$2,904	\$2.98	\$2,890	\$2.96	0.5%
2	2	1,101	14	6.0%	1	7.1%	\$2,911	\$2.64	\$2,897	\$2.63	0.5%
2	2	1,192	14	6.0%	1	7.1%	\$3,145	\$2.64	\$3,130	\$2.63	0.5%
2	2.5	1,107	30	12.8%	0	0.0%	\$2,609	\$2.36	\$2,596	\$2.35	0.5%
Totals		Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios		600	3	1.3%	0	0.0%	\$1,745	\$2.91	\$1,737	\$2.90	0.5%
All 1 Beds		781	115	49.1%	4	3.5%	\$2,170	\$2.78	\$2,160	\$2.77	0.5%
All 2 Beds		1,044	116	49.6%	7	6.0%	\$2,800	\$2.68	\$2,787	\$2.67	0.5%
Totals		909	234	100%	11	4.7%	\$2,477	\$2.73	\$2,465	\$2.71	0.5%

 Estimate Unit Mix as of July 26, 2026





479-483 N Harlem Ave - Oak Park Place

Oak Park, Illinois 60301 (Cook County) - Oak Park Submarket



Apartments



Property Summary

Units	204	Vacancy %	3.9
Built	2009	Asking Rent Per Unit	\$2,538
Stories	14	Commercial Available	1,440 SF
Elevators	2 passenger	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	0.98/Unit; 200 Covered Spaces		
True Owner	Manulife Financial Corporation		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	1,440	1,440	1,440	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	478	9	4.4%	1	11.1%	\$1,950	\$4.08	\$1,939	\$4.06	0.5%





Unit Mix (Continued)

Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	506	4	2.0%	1	25.0%	\$1,965	\$3.88	\$1,954	\$3.86	0.5%
Studio	1	531	22	10.8%	3	13.6%	\$2,031	\$3.82	\$2,020	\$3.80	0.5%
1	1	626	8	3.9%	1	12.5%	\$2,125	\$3.39	\$2,114	\$3.38	0.5%
1	1	673	15	7.4%	1	6.7%	\$2,468	\$3.67	\$2,455	\$3.65	0.5%
1	1	708	30	14.7%	2	6.7%	\$2,343	\$3.31	\$2,330	\$3.29	0.5%
1	1	749	7	3.4%	-	-	\$2,429	\$3.24	\$2,416	\$3.23	0.5%
1	1	767	9	4.4%	0	0.0%	\$2,139	\$2.79	\$2,127	\$2.77	0.5%
1	1	795	4	2.0%	-	-	\$2,512	\$3.16	\$2,498	\$3.14	0.5%
1	1	859	19	9.3%	2	10.5%	\$2,251	\$2.62	\$2,239	\$2.61	0.5%
1	1	862	14	6.9%	1	7.1%	\$2,307	\$2.68	\$2,295	\$2.66	0.5%
2	1	920	2	1.0%	-	-	\$3,066	\$3.33	\$3,049	\$3.31	0.5%
2	2	1,014	4	2.0%	-	-	\$3,264	\$3.22	\$3,247	\$3.20	0.5%
2	2	1,026	4	2.0%	1	25.0%	\$2,790	\$2.72	\$2,775	\$2.70	0.5%
2	2	1,035	12	5.9%	3	25.0%	\$2,940	\$2.84	\$2,924	\$2.83	0.5%
2	2	1,045	8	3.9%	2	25.0%	\$3,150	\$3.01	\$3,133	\$3.00	0.5%
2	2	1,056	4	2.0%	0	0.0%	\$2,751	\$2.61	\$2,737	\$2.59	0.5%
2	2	1,127	4	2.0%	-	-	\$2,974	\$2.64	\$2,958	\$2.62	0.5%
2	2	1,204	12	5.9%	1	8.3%	\$3,225	\$2.68	\$3,208	\$2.66	0.5%
2	2	1,267	9	4.4%	-	-	\$3,230	\$2.55	\$3,212	\$2.54	0.5%
3	2	2,700	4	2.0%	-	-	\$5,115	\$1.89	\$5,088	\$1.88	0.5%
Totals		Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios		515	35	17.2%	5	14.3%	\$2,003	\$3.89	\$1,992	\$3.87	0.5%
All 1 Beds		755	106	52.0%	7	6.6%	\$2,318	\$3.07	\$2,305	\$3.05	0.5%
All 2 Beds		1,108	59	28.9%	7	11.9%	\$3,076	\$2.78	\$3,060	\$2.76	0.5%
All 3 Beds		2,700	4	2.0%	-	-	\$5,115	\$1.89	\$5,088	\$1.88	0.5%
Totals		854	204	100%	19	9.3%	\$2,538	\$2.97	\$2,524	\$2.96	0.5%

 Estimate Unit Mix as of July 26, 2026



123-129 N Humphrey Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Submarket



Apartments



Property Summary

Units	25	Asking Rent Per Unit	\$1,470
Built	1923	Commercial Available	815 SF
Stories	4	Commercial Asking Rent	Withheld
Market Segment	All		
True Owner	Greenplan Management Inc.		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	40	Office/Retail	Direct	815	815	815	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	490	2	8.0%	-	-	\$1,084	\$2.21	\$1,082	\$2.21	0.2%
1	1	680	2	8.0%	-	-	\$1,434	\$2.11	\$1,431	\$2.10	0.2%
1	1	700	2	8.0%	0	0.0%	\$1,385	\$1.98	\$1,382	\$1.97	0.3%
1	1	720	2	8.0%	-	-	\$1,434	\$1.99	\$1,431	\$1.99	0.2%
1	1	745	2	8.0%	-	-	\$1,319	\$1.77	\$1,316	\$1.77	0.2%
1	1	753	4	16.0%	-	-	\$1,512	\$2.01	\$1,508	\$2.00	0.2%





123-129 N Humphrey Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Submarket



Apartments

Unit Mix (Continued)

Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	770	4	16.0%	0	0.0%	\$1,425	\$1.85	\$1,421	\$1.85	0.3%
1	1	790	3	12.0%	0	0.0%	\$1,525	\$1.93	\$1,521	\$1.93	0.2%
2	1	887	2	8.0%	-	-	\$1,845	\$2.08	\$1,840	\$2.07	0.2%
2	1	948	2	8.0%	-	-	\$1,713	\$1.81	\$1,709	\$1.80	0.3%
Totals		Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios		490	2	8.0%	-	-	\$1,084	\$2.21	\$1,082	\$2.21	0.2%
All 1 Beds		745	19	76.0%	0	0.0%	\$1,446	\$1.94	\$1,442	\$1.94	0.2%
All 2 Beds		918	4	16.0%	-	-	\$1,779	\$1.94	\$1,774	\$1.93	0.3%
Totals		752	25	100%	0	0.0%	\$1,470	\$1.95	\$1,466	\$1.95	0.2%

 Estimate Unit Mix as of July 8, 2026





1034-1036 Lake St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail



Property Summary

GLA (% Leased)	2,618 SF (0.0%)	Max Contiguous	2,618 SF
Built	2004	Asking Rent	Withheld
Tenancy	Multiple	Frontage	30' on Lake Street
Available	2,618 SF		
Parking Spaces	Surface Tandem Spaces Available		
True Owner	James 2007 Trust & Stavroula 2		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E GRND	-	Retail	Direct	2,618	2,618	2,618	Withheld	Vacant	Negotiable





Property Summary

RBA (% Leased)	13,202 SF (65.8%)	Tenancy	Multiple
Built	1913	Available	2,180 - 4,518 SF
Stories	3	Max Contiguous	4,518 SF
Typical Floor	4,400 SF	Asking Rent	Withheld
Parking Spaces	Surface Spaces Available		
True Owner	Strand & Browne Real Estate		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	1043	Retail	Direct	2,338	4,518	4,518	Withheld	Vacant	Negotiable
P 1	1045	Retail	Direct	2,180	4,518	4,518	Withheld	Vacant	Negotiable





Property Summary

Units	18	Vacancy %	5.6
Built	1920	Asking Rent Per Unit	\$1,485
Stories	2	Commercial Available	750 SF
Market Segment	All	Commercial Asking Rent	Withheld
True Owner	M&M Property Management Inc		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	302	Retail	Direct	750	750	750	Withheld	Vacant	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	-	2	11.1%	2	100%	\$1,202	-	\$1,196	-	0.5%
1	1	-	6	33.3%	2	33.3%	\$1,359	-	\$1,352	-	0.5%
2	1	-	9	50.0%	2	22.2%	\$1,569	-	\$1,561	-	0.5%



300 Madison St

Oak Park, Illinois 60302 (Cook County) - Oak Park Submarket



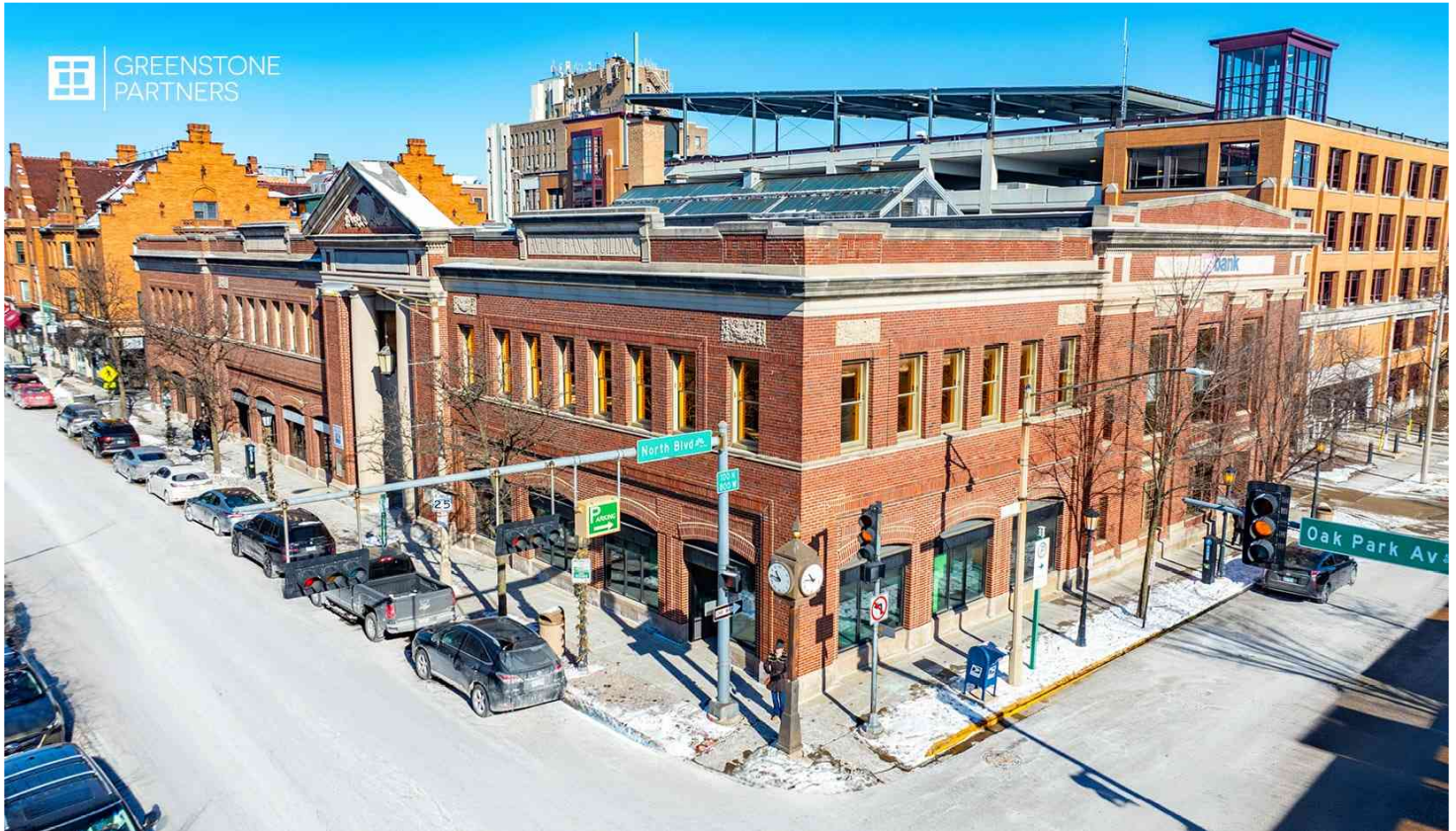
Apartments

Unit Mix (Continued)

Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
3	3	-	1	5.6%	-	-	\$2,043	-	\$2,033	-	0.5%
Totals		Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios		-	2	11.1%	2	100%	\$1,202	-	\$1,196	-	0.5%
All 1 Beds		-	6	33.3%	2	33.3%	\$1,359	-	\$1,352	-	0.5%
All 2 Beds		-	9	50.0%	2	22.2%	\$1,569	-	\$1,561	-	0.5%
All 3 Beds		-	1	5.6%	-	-	\$2,043	-	\$2,033	-	0.5%
Totals		-	18	100%	6	33.3%	\$1,485	-	\$1,477	-	0.5%

Estimate Unit Mix as of July 5, 2026





Property Summary

RBA (% Leased)	29,540 SF (78.6%)	Tenancy	Multiple
Built	1920	Available	2,000 - 22,298 SF
Stories	2	Max Contiguous	15,975 SF
Typical Floor	14,112 SF	Asking Rent	Withheld
True Owner	EKBR LLC		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	7,500	15,975	15,975	Withheld	30 Days	Negotiable
P 1	-	Retail	Direct	3,400	15,975	15,975	Withheld	30 Days	Negotiable
P 1	-	Retail	Direct	3,075	15,975	15,975	Withheld	30 Days	Negotiable
P 1	-	Retail	Direct	2,000	15,975	15,975	Withheld	30 Days	Negotiable



Property Summary

GLA (% Leased)	5,364 SF (0.0%)	Max Contiguous	5,364 SF
Built/Renovated	1950/2004	Asking Rent	Withheld
Tenancy	Single	Frontage	50' on Roosevelt Road
Available	5,364 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	5,364	5,364	5,364	Withheld	Vacant	Negotiable



Property Summary

RBA (% Leased)	6,552 SF (84.7%)	Tenancy	Multiple
Built/Renovated	1945/1985	Available	1,000 SF
Stories	2	Max Contiguous	1,000 SF
Elevators	None	Asking Rent	Withheld
Typical Floor	3,276 SF		
Parking Spaces	3.05/1,000 SF; 20 Surface Spaces		
True Owner	Tony J & Dennis Lullo		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	723	Retail	Direct	1,000	1,000	1,000	Withheld	Vacant	Negotiable



6955 W North Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Office



Property Summary

RBA (% Leased)	6,700 SF (54.0%)	Tenancy	Multiple
Built	1962	Available	500 - 3,080 SF
Stories	2	Max Contiguous	1,000 SF
Typical Floor	3,350 SF	Asking Rent	\$16.00 SF/Year/NNN
Parking Spaces	1.34/1,000 SF; 9 Surface Spaces		
True Owner	Strand & Browne Real Estate		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E GRND	G4 & 5	Retail	Direct	1,000	1,000	1,000	\$16.00 NNN	Vacant	1 - 10 Years





6957 W North Ave

Oak Park, Illinois 60302 (Cook County) - Oak Park Area Submarket



Office



Property Summary

RBA (% Leased)	9,148 SF (45.8%)	Tenancy	Multiple
Built	1962	Available	240 - 4,955 SF
Stories	3	Max Contiguous	2,300 SF
Elevators	None	Asking Rent	\$18.00 - 20.00 SF/Year/NNN
Typical Floor	3,049 SF		
True Owner	Strand & Browne Real Estate		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Office/Retail	Direct	2,300	2,300	2,300	\$20.00 NNN	Vacant	Negotiable





Property Summary

RBA (% Leased)	72,000 SF (87.2%)	Tenancy	Multiple
Built	1905	Available	154 - 9,243 SF
Stories	5	Max Contiguous	2,900 SF
Elevators	1 passenger; 1 freight	Asking Rent	\$27.50 - 32.50 SF/Year/MG
Typical Floor	14,400 SF		
Parking Spaces	Covered Spaces Available		
True Owner	James M. Solnes		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	139	Retail	Direct	850	850	850	\$32.50 NNN	Vacant	Negotiable



125 N Euclid Ave - Euclid Commons

Oak Park, Illinois 60301 (Cook County) - Oak Park Submarket



Apartments



Property Summary

Units	27	Market Segment	All
Built	2004	Commercial Available	1,500 SF
Stories	4	Commercial Asking Rent	Withheld
Elevators	Walk Up		
Parking Spaces	11 Surface Spaces; Covered Spaces Available		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P	-	Retail	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable
GRND									

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	0	-	-	-	-	-	-	-	-	-	-
Totals		Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%





Unit Mix (Continued)

Totals	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Totals	-	27	100%	-	-	-	-	-	-	-

 Estimate Unit Mix as of July 4, 2026



Property Summary

Center Type	Neighborhood Center	Max Contiguous	4,042 SF
GLA (% Leased)	44,524 SF (100%)	Asking Rent	Withheld
Built	1998	Frontage	Harlem Avenue
Tenancy	Multiple	Frontage	Westgate
Available	4,042 SF		
Parking Spaces	2.49/1,000 SF; 113 Surface Spaces		
True Owner	Heitman		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	427/431	Retail	Direct	4,042	4,042	4,042	Withheld	30 Days	Negotiable



Property Summary

Center Type	Neighborhood Center	Max Contiguous	2,774 SF
GLA (% Leased)	23,795 SF (100%)	Asking Rent	Withheld
Built	2001	Frontage	90' on North Blvd
Tenancy	Multiple	Frontage	110' on Westgate St
Available	1,967 - 4,741 SF		
Parking Spaces	1.51/1,000 SF; 57 Surface Spaces		
True Owner	Heitman		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	407	Retail	Direct	2,774	2,774	2,774	Withheld	30 Days	Negotiable
P 1	401-B	Retail	Direct	1,967	1,967	1,967	Withheld	30 Days	Negotiable



1040-1044 Lake St

Oak Park, Illinois 60301 (Cook County) - Oak Park Area Submarket



Retail



Property Summary

GLA (% Leased)	10,033 SF (0.0%)	Max Contiguous	6,000 SF
Built	1932	Asking Rent	Withheld
Tenancy	Multiple	Frontage	44' on Lake St
Available	4,033 - 10,033 SF		
Parking Spaces	0.20/1,000 SF; 2 Surface Spaces		
True Owner	Lou Malnati's Pizzeria		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	6,000	6,000	6,000	Withheld	Vacant	Negotiable
E 2	-	Retail	Direct	4,033	4,033	4,033	Withheld	Vacant	Negotiable





Property Summary

Rooms	68	Operation Type	Franchise
Built	2026	Meeting Space	365 SF
Stories	5	Commercial Available	5,300 SF
Brand	Holiday Inn Express	Commercial Asking Rent	Withheld
True Owner	Azim Hemani, Salim Hemani		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	1136	Retail	Direct	5,300	5,300	5,300	Withheld	Vacant	Negotiable



Property Summary

Center Type	Strip Center	Max Contiguous	4,740 SF
GLA (% Leased)	23,186 SF (72.7%)	Asking Rent	Withheld
Built	1986	Frontage	Harlem
Tenancy	Multiple	Frontage	North
Available	1,600 - 6,340 SF		
Parking Spaces	310/1,000 SF; 74 Surface Spaces		
True Owner	Fried Asset Management, Inc.		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	1	Retail	Direct	4,740	4,740	4,740	Withheld	Vacant	Negotiable
P 1	7	Office/Retail	Direct	1,600	1,600	1,600	Withheld	Vacant	Negotiable



Property Summary

Units	270	Vacancy %	4.4
Built	2017	Asking Rent Per Unit	\$2,740
Stories	20	Commercial Available	2,131 SF
Elevators	3 passenger	Commercial Asking Rent	Withheld
Market Segment	All		
Parking Spaces	1.59/Unit; 428 Covered Spaces		
True Owner	FPA Multifamily LLC		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Retail	Direct	2,131	2,131	2,131	Withheld	30 Days	Negotiable

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	563	2	0.7%	-	-	\$1,937	\$3.44	\$1,776	\$3.15	8.3%
Studio	1	568	1	0.4%	-	-	\$2,046	\$3.60	\$1,875	\$3.30	8.4%



1135 Westgate St - The Emerson

Oak Park, Illinois 60301 (Cook County) - Oak Park Submarket



Apartments

Unit Mix (Continued)

Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
Studio	1	577	26	9.6%	1	3.9%	\$2,039	\$3.53	\$1,869	\$3.24	8.3%
Studio	1	580	1	0.4%	-	-	\$2,061	\$3.55	\$1,889	\$3.26	8.3%
Studio	1	584	15	5.6%	1	6.7%	\$2,049	\$3.51	\$1,878	\$3.22	8.3%
1	1	676	10	3.7%	3	30.0%	\$2,557	\$3.78	\$2,344	\$3.47	8.3%
1	1	716	29	10.7%	1	3.5%	\$2,607	\$3.64	\$2,390	\$3.34	8.3%
1	1	750	11	4.1%	2	18.2%	\$2,408	\$3.21	\$2,207	\$2.94	8.3%
1	1	754	8	3.0%	1	12.5%	\$2,514	\$3.33	\$2,305	\$3.06	8.3%
1	1	796	30	11.1%	2	6.7%	\$2,678	\$3.36	\$2,455	\$3.08	8.3%
1	1	798	15	5.6%	-	-	\$2,681	\$3.36	\$2,457	\$3.08	8.3%
1	1	813	6	2.2%	-	-	\$2,423	\$2.98	\$2,221	\$2.73	8.3%
1	1	815	24	8.9%	2	8.3%	\$2,512	\$3.08	\$2,303	\$2.83	8.3%
1	1	820	6	2.2%	-	-	\$2,532	\$3.09	\$2,321	\$2.83	8.3%
1	1	823	4	1.5%	-	-	\$2,561	\$3.11	\$2,348	\$2.85	8.3%
2	2	1,046	15	5.6%	1	6.7%	\$3,499	\$3.35	\$3,207	\$3.07	8.3%
2	2	1,049	15	5.6%	0	0.0%	\$3,453	\$3.29	\$3,166	\$3.02	8.3%
2	2	1,052	13	4.8%	0	0.0%	\$3,249	\$3.09	\$2,978	\$2.83	8.3%
2	2	1,080	9	3.3%	1	11.1%	\$3,259	\$3.02	\$2,988	\$2.77	8.3%
2	2	1,140	7	2.6%	0	0.0%	\$3,339	\$2.93	\$3,061	\$2.68	8.3%
2	2	1,199	9	3.3%	1	11.1%	\$3,436	\$2.87	\$3,149	\$2.63	8.3%
2	2	1,235	14	5.2%	1	7.1%	\$3,529	\$2.86	\$3,235	\$2.62	8.3%
Totals		Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All Studios		579	45	16.7%	2	4.4%	\$2,038	\$3.52	\$1,869	\$3.23	8.3%
All 1 Beds		771	143	53.0%	11	7.7%	\$2,577	\$3.34	\$2,363	\$3.06	8.3%
All 2 Beds		1,108	82	30.4%	4	4.9%	\$3,409	\$3.08	\$3,125	\$2.82	8.3%
Totals		842	270	100%	17	6.3%	\$2,740	\$3.26	\$2,512	\$2.98	8.3%

 Estimate Unit Mix as of July 27, 2026

