



COMMERCIAL REAL ESTATE  
SPECIALIST



# FOR LEASE

19 HILLGROVE AVENUE  
LA GRANGE, IL

CONTACT US TODAY:

**Andrea Hauger**

847-706-7153

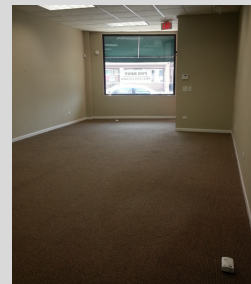
ahauger@owenwagener.com

Owen Wagener & Co.

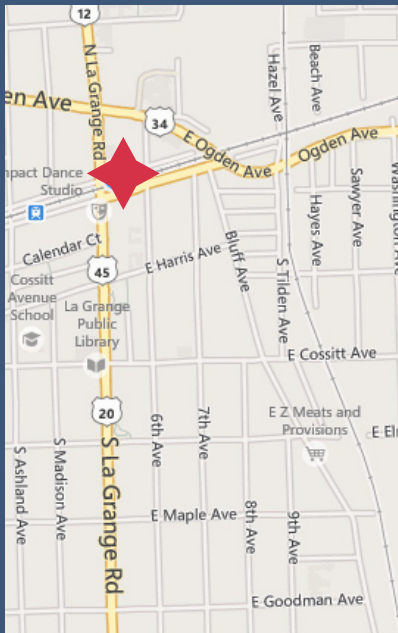
941 N. Plum Grove Rd., Suite B

Schaumburg, IL 60173

www.owenwagener.com



## RETAIL/OFFICE



## SPECS:

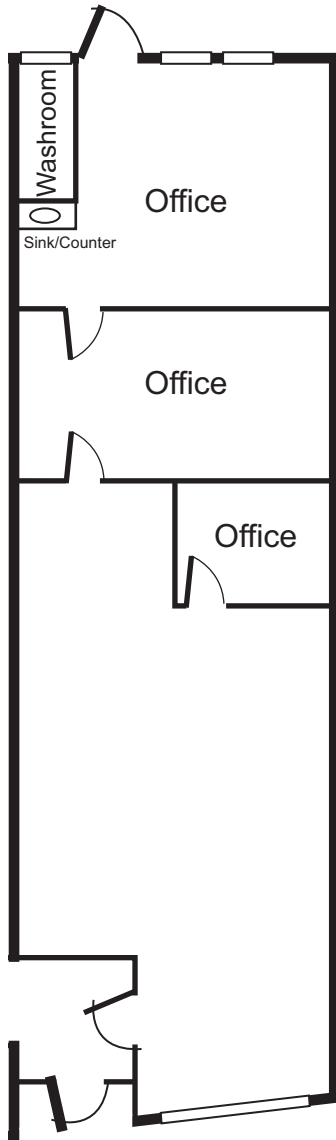
- 1,200 SF OFFICE/RETAIL
- EXCELLENT LOCATION IN DOWNTOWN LA GRANGE
- ACROSS FROM TRAIN STATION
- GREAT SIGNAGE & FOOT TRAFFIC
- BUILT-OUT OFFICES

|                             |   |
|-----------------------------|---|
| <b>Total Building Size:</b> | <b>5,136 SF</b>                                   |
| <b>Space Available:</b>     | <b>1,200 SF</b>                                   |
| <b>Year Built:</b>          | <b>1928</b>                                       |
| <b>Description:</b>         | <b>Retail/Office</b>                              |
| <b>Parking:</b>             | <b>Street</b>                                     |
| <b>Ceiling Height:</b>      | <b>10'</b>  |
| <b>Heat:</b>                | <b>Gas Forced Air, A/C</b>                        |
| <b>Zoning:</b>              | <b>C-3L</b>                                       |
| <b>Taxes:</b>               | <b>2019 - \$3.76/SF</b>                           |
| <b>Lease Rate:</b>          | <b>\$2,000 Per Month (\$20/SF) Modified Gross</b> |

All information herein is from sources reliable but not guaranteed accurate. Subject to errors, omissions, and to changes of price and terms, prior sale or lease, all without notice.

19 HILL GROVE AVE  
LA GRANGE, IL

1,250 SF



YOUR CHICAGOLAND COMMERCIAL  
REAL ESTATE EXPERT, SINCE 1964.