

# “The Glen Gateway Shoppes”



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## NIMROD REALTY GROUP, INC.

1761 Glenview Road  
Glenview, Illinois 60025  
(847) 724-7850 • Fax (847) 724-2840

### Storefronts and Office Space for Lease at **“The Glen Gateway Shoppes”**

Location: Northwest Corner of Lehigh and West Lake Avenue  
2300 Lehigh Avenue  
Glenview, Illinois 60025

#### Space Available for Rent:

##### Offices on Second Floor:

Suite 200 @ 2,647 square feet  
Suite 210 @ 2,359 square feet  
Suite 220 @ 1,013 square feet

##### Retail on First Floor

Suite 103 @ 1,271 square feet  
Suite 120 @ 1,119 square feet  
Suite 125 @ 1,993 square feet  
Suites 120 & 125 combinable

#### Rates of Rent:

Offices @ \$20 per square foot, plus \$11.25 per s.f. for Real Estate Taxes and Common Area Expenses.

Retail @ \$25 per square feet, plus \$11.25 per s.f. for Real Estate Taxes and Common Area Expenses

#### Glen Gateway Shoppes Feature:

- ADA compliance and elevator for second floor access
- Directly across the street from the new Metra commuter train station, with abundant off-street and public parking spaces.
- Adjacent to the 140-acre Gallery Park, a primary destination for all of Glenview with The Park Center on the other side of Lake Glenview.
- Across from Cambridge Homes at The Glen. This is a pedestrian-oriented neighborhood of 244 single and multi family homes.
- Across from a 92-acre business park known as Prairie Glen Corporate Campus, Crème de LaCrème a 16,000 sq. ft day care center, The Prairie Glen Medical Campus, a day-time work force around 4,500 employees and extensive new commercial developments.

- Within one mile of The Glen Golf Club, owned and operated by Kemper Sports Management – a 180-acre world class championship public course designed by Tom Fazio with a 50,000 sq. ft. clubhouse. The Illinois PGA will house its corporate headquarters here, along with the Illinois Golf Hall of Fame.

Demographics: 2004 Estimates

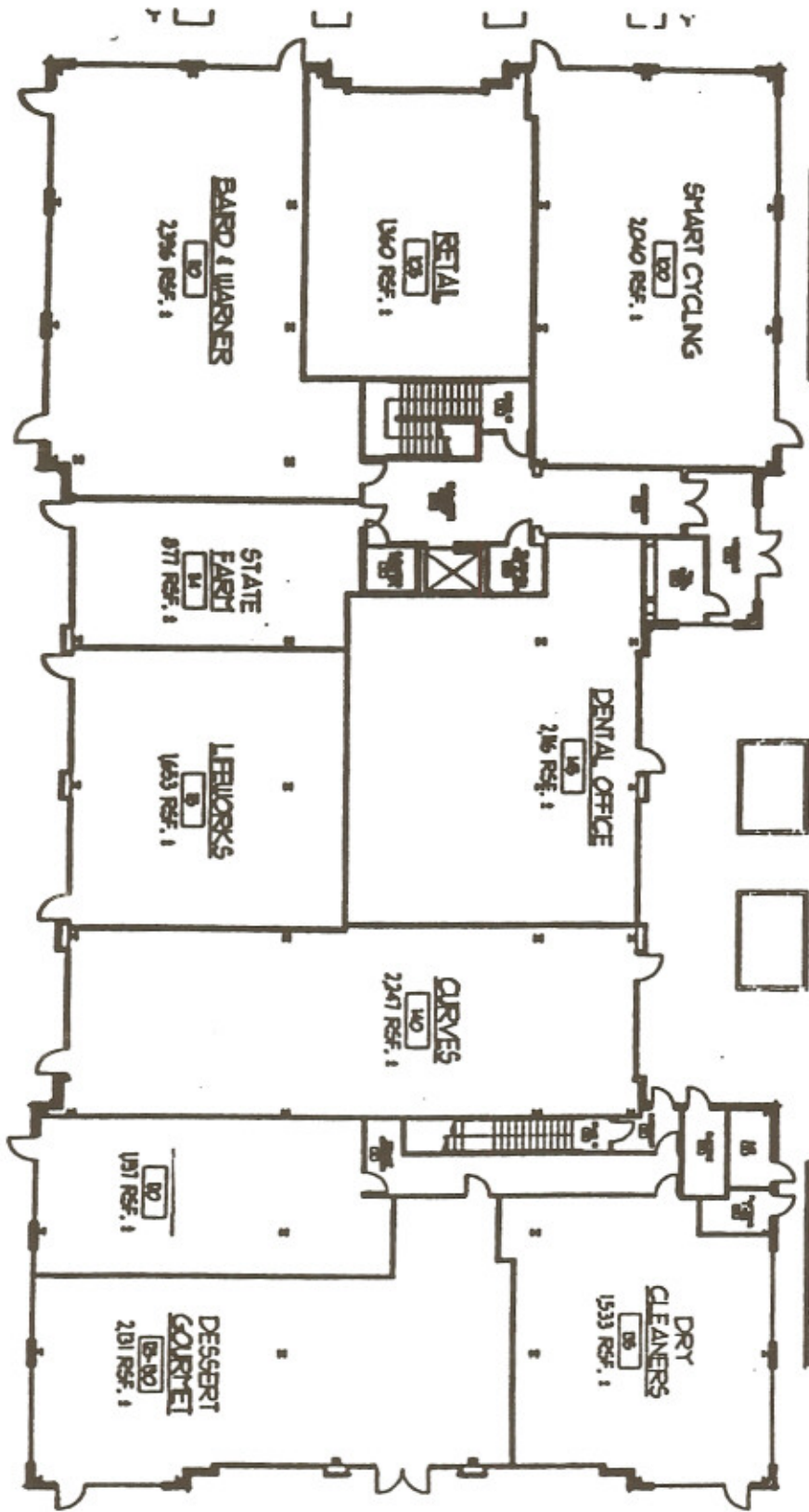
<u>Area</u>	<u>Population</u>	<u>Avg. Household Income</u>	<u>Median Age</u>
1 mile radius	~9,072	~\$123,164.00	40.51
3 mile radius	111,652	\$ 99,475.00	41.04
5 mile radius	296,104	\$103,040.00	42.00

Contact Information:

**Brian J. Barrett @ ext 29, VP and Sales manager**  
**Rick Jablonski @ ext 27, Sr. Sales Associate**

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FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

TRIBIT 38  
TRIBIT A - SITE PLAN  
GLEN GATEWAY SHOPPES

VIEW, ILLINOIS

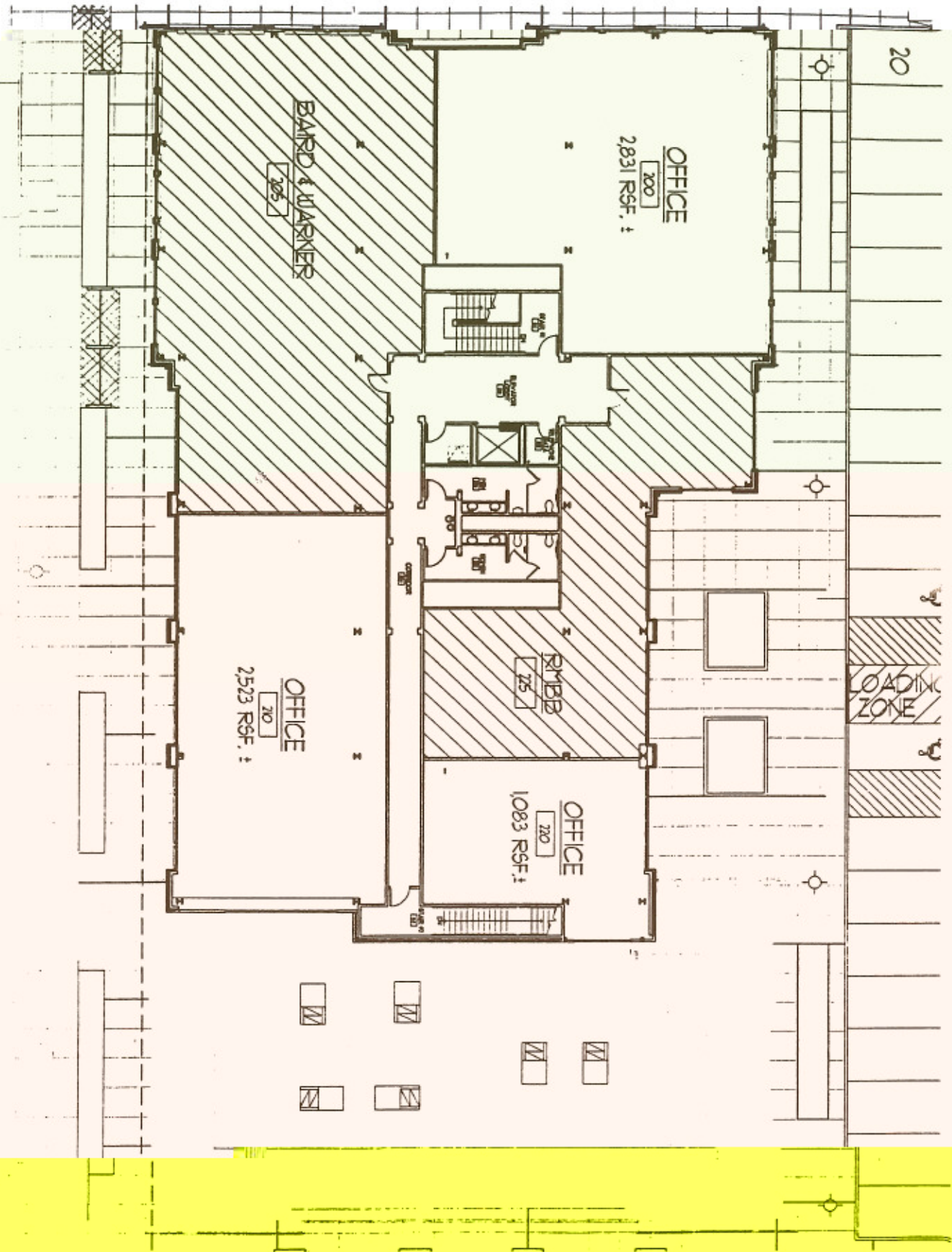


Otis Koglin Wilson  
Architects

DATE 08 21 05

PROJECT NUMBER 05005

SECOND LEVEL FLOOR PLAN  
 SOUTH OFFICE/RETAIL BUILDING  
 SCALE: N.T.S.  
 SC



LEASE EXHIBIT 34  
 2300 LEHIGH AVENUE  
 GLENVIEW, IL



Otis Koglin Wilson  
 Architects

DATE: 04.13.05

PROJECT NUMBER: 98082.017