

FOR SALE

1645 BIRCHWOOD AVE.

DES PLAINES, IL 60018



\$1,100,000

29,716 SF OFFICE SPACE

OFFERING MEMORANDUM

Tony Lombardo / tony@psiproperties.com

Property Management | Leasing | Sales | Project & Construction Management | Consulting | Receivership
1530 E. Dundee Road, Suite 150 Palatine, Illinois 60074 | (847) 907-4311 | info@psiproperties.com

BUILDING INFORMATION:

Address: 1645 Birchwood Ave., Des Plaines, IL 60018

Offering Price: \$1,100,000

Lot Size: 1.78 AC

RBA: 29,716 SF

Parking 124 Spaces

Year Built: 1978 (Renovated in 1989)

Taxes: \$29,133.84 (2023)

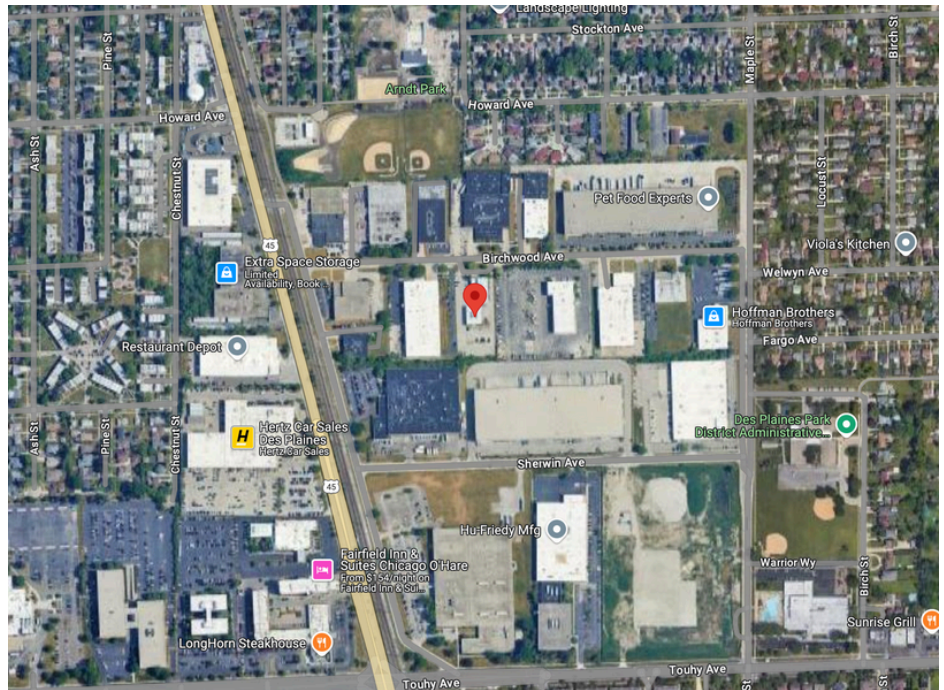
FEATURES:

- Building offers a 12,360 sf addition (added in 1989) which can be separated and used as a stand-alone building
- Roll-up garage door offers loading capability
- Located with convenient access to I-294 and I-90
- Amenities include test kitchen with exhaust hood and training rooms
- HVAC system powers gas-forced air and baseboard heat and central air conditioning
- One block from PACE bus
- Short drive to Des Plaines and Rosemont's numerous amenities

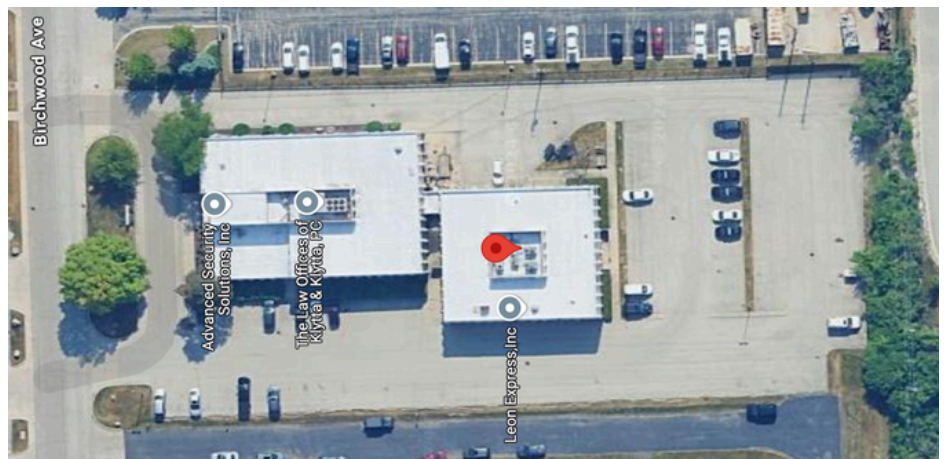
ABOUT

1645 BIRCHWOOD AVE.

AREA MAP TO INCLUDE
ADJACENT AMENITIES
AND ACCESS TO RT 45/
MANNHEIM RD



SITE MAP TO INCLUDE
ORIGINAL BUILDING
AND FREE-STANDING
REAR ADDITION.



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