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SKY HARBOR OFFICE COMPLEX

605-657 LANDWEHR ROAD
NORTHBROOK, IL 60062

- ALL UNITS RENOVATED WITHIN LAST 5 YEARS
- AFFLUENT CHICAGO SUBURB

EXCLUSIVELY LISTED BY:
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FINANCIAL SUMMARY

Asking Price \$2,500,000

*Contact for Financials

PROPERTY HIGHLIGHTS

- Located in affluent Chicago suburb of Northbrook, Illinois
- Single story office building
- Each tenant has their own private entry
- Each tenant controls their own HVAC systems
- Operable windows and plenty of parking
- Located in Northbrook's Sky Harbor Business Park just off of Dundee Road (30K VPD)
- Conveniently located near many shops and restaurants
- Minutes from both I-294 (100K VPD) and I-94 (53K VPD)
- 25 minute drive to Chicago
- 15 Minute drive from O'Hare International Airport
- All units renovated within last 5 years



ASSET SUMMARY

Property Type	Office
Office Class	Class B
Total Building SF	31,566 SF
Office Spaces	15 Office
Year Built	1980
Year Renovated	All units renovated within last 5 years
Parking Spaces	142 Parking Spaces
Building Height	1 Story
Lease Types	Modified Gross
Currently Leased Spaces	13 Spaces
Currently Leased SF	26,801 SF
Percentage Occupied	84.90%
HVAC	Tenants Control Their Own HVAC Systems

LOT SIZE

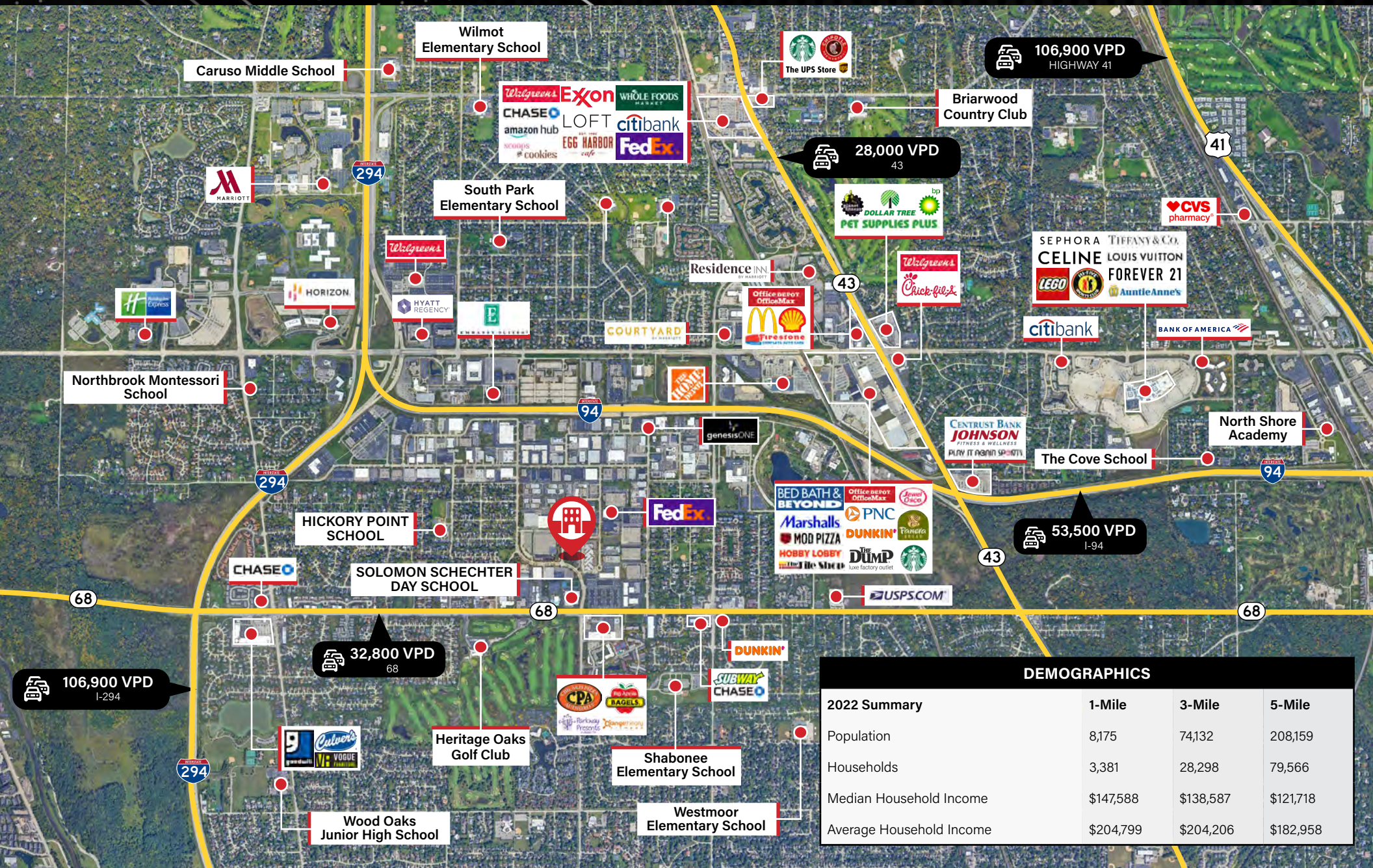
	SF Land	Parcel ID
Parcel 1	57,499	04-05-400-005-0000
Parcel 2	74,052	04-05-400-006-0000
Total	131,551	3.01 Acres





PROPERTY OVERVIEW

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DEMOGRAPHICS

2022 Summary	1-Mile	3-Mile	5-Mile
Population	8,175	74,132	208,159
Households	3,381	28,298	79,566
Median Household Income	\$147,588	\$138,587	\$121,718
Average Household Income	\$204,799	\$204,206	\$182,958



NORTHBROOK, ILLINOIS

Northbrook is a suburb of Chicago, located at the northern edge of Cook County, Illinois, United States, on the border of Lake County. Per the 2020 census, the population was 35,222.

When incorporated in 1901, the village was known as Shermerville in honor of Frederick Schermer, who donated the land for its first train station. The village changed its name to Northbrook in 1923 as an effort to improve its public image. The name was chosen because the West Fork of the North Branch of the Chicago River runs through the village.

Glenbrook North High School, founded in 1952 as Glenbrook High School, is located in Northbrook. The village is also home to the Northbrook Park District, the Northbrook Court shopping mall, the Ed Rudolph Velodrome, the Chicago Curling Club, and the Northbrook Public Library.

Northbrook had 15,613 employed civilians as of the 2006–2008 census estimate, including 6,841 females. Of the civilian workers, 12,458 were private for profit wage and salary workers.

The corporate headquarters of Underwriters Laboratories, Crate & Barrel, and Bell Flavors & Fragrances are located in Northbrook, as are the North American headquarters of Astellas, a Japanese pharmaceutical company, and Italian-based Barilla, the largest pasta company in the world.

Allstate's headquarters are in a nearby area in Northfield Township. In 2021, the company announced it would sell the property.

The North Shore is known for its low crime rates. In fact, Northbrook was ranked by MoneyGeek, a financial planning website, as being the safest town in Illinois, largely due to its low (\$116 per capita) expenditure on crime. Northbrook's crime rate is significantly lower than the national average.



MOVIES AND FILMING

Director John Hughes, a native of Northbrook, used the fictional town of "Shermer" as a setting for several of his films. David Kamp of Vanity Fair said "Hughes's Shermer was partly Northbrook and partly a composite of all the North Shore's towns and neighborhoods—and, by extension, all the different milieus that existed in American suburbia" and that Shermer "was at once an Everytown for every teen and an explicit homage to Hughes's home turf, the North Shore suburbs above Chicago." Hughes and his family moved to Northbrook in 1962, and Hughes attended Glenbrook North High School.

Some exterior shots of Glenbrook North High School were used in the films *The Breakfast Club* and *Ferris Bueller's Day Off*. Northbrook is notable for being home to the "Save Ferris" water tower featured in the movie, which inspired the name of the synonymous band.





PROPERTY PHOTO

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