

Port Clinton Square

600 Central Avenue, Highland Park, IL 60035



Property Description

Uncover the potential of this distinguished property in Highland Park. With contemporary design and state-of-the-art amenities, this space is crafted to elevate your business. Versatile floor plans and abundant natural light create a dynamic and inviting atmosphere. On-site parking and easy access to major transportation routes ensure convenience for employees and clients.

Property Highlights

- Contemporary design
- Versatile floor plans
- On-site parking (permit available)
- Easy access to major transportation routes

Offering Summary

Lease Rate:	\$32.50 SF/yr (MG)
Available SF:	802 - 3,127 SF
Building Size:	84,105 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	712	1,759	4,150
Total Population	1,185	3,640	9,802
Average HH Income	\$158,927	\$173,290	\$195,478

BILL GOLD | 773.792.3000 x251 | 847.736.8000 | bill@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	802 - 3,127 SF	Lease Rate:	\$32.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 600 Central Suite 310-311	Available	3,127 SF	Modified Gross	\$32.50 SF/yr	Two balcony's, 8 offices. reception and 2 coffee bars. Can be divided into two suites. also an additional 388 square feet could be added making 3,515 SF suite
■ 600 Central Suite 330	Available	1,156 SF	Modified Gross	\$32.50 SF/yr	Three offices, bullpen and reception, Suite can be modified
■ 600 Central suite 380	Available	1,521 SF	Modified Gross	\$32.50 SF/yr	Three offices, Bullpen, Balcony access
■ 600 Central suite 316	Available	2,602 SF	Modified Gross	\$32.50 SF/yr	Five offices, Bullpen, Storage and reception
■ 600 Central Suite 365	Available	2,718 SF	Modified Gross	\$32.50 SF/yr	Five Offices, Conference Room, Copy Room, Bullpen, Storage and Reception. Balcony access.
■ 600 Central Suite 228	Available	802 SF	Modified Gross	\$32.50 SF/yr	Two offices, Coffee Bar, Reception

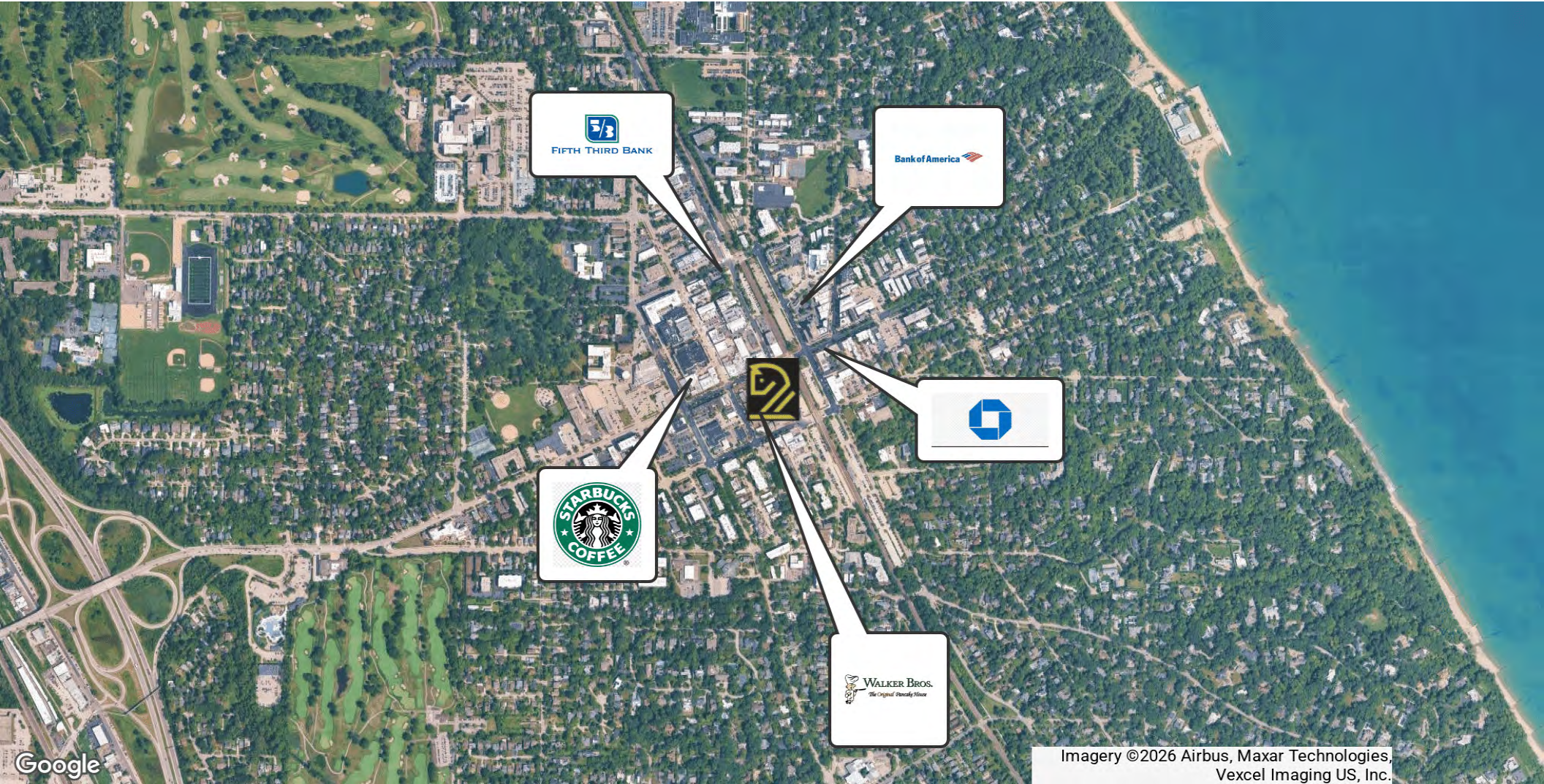
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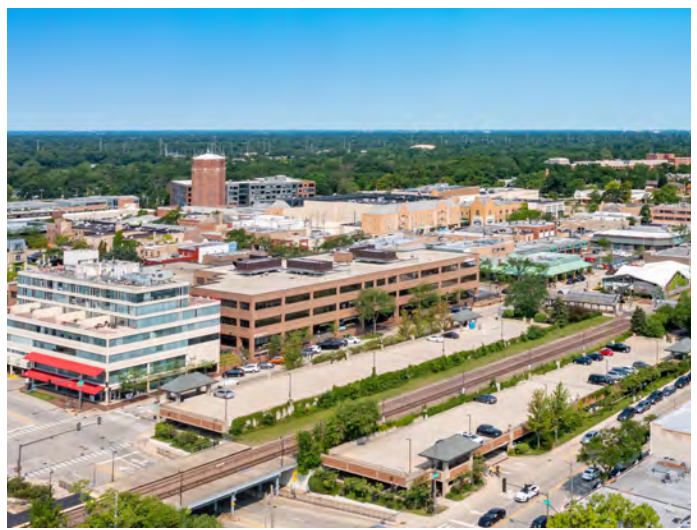
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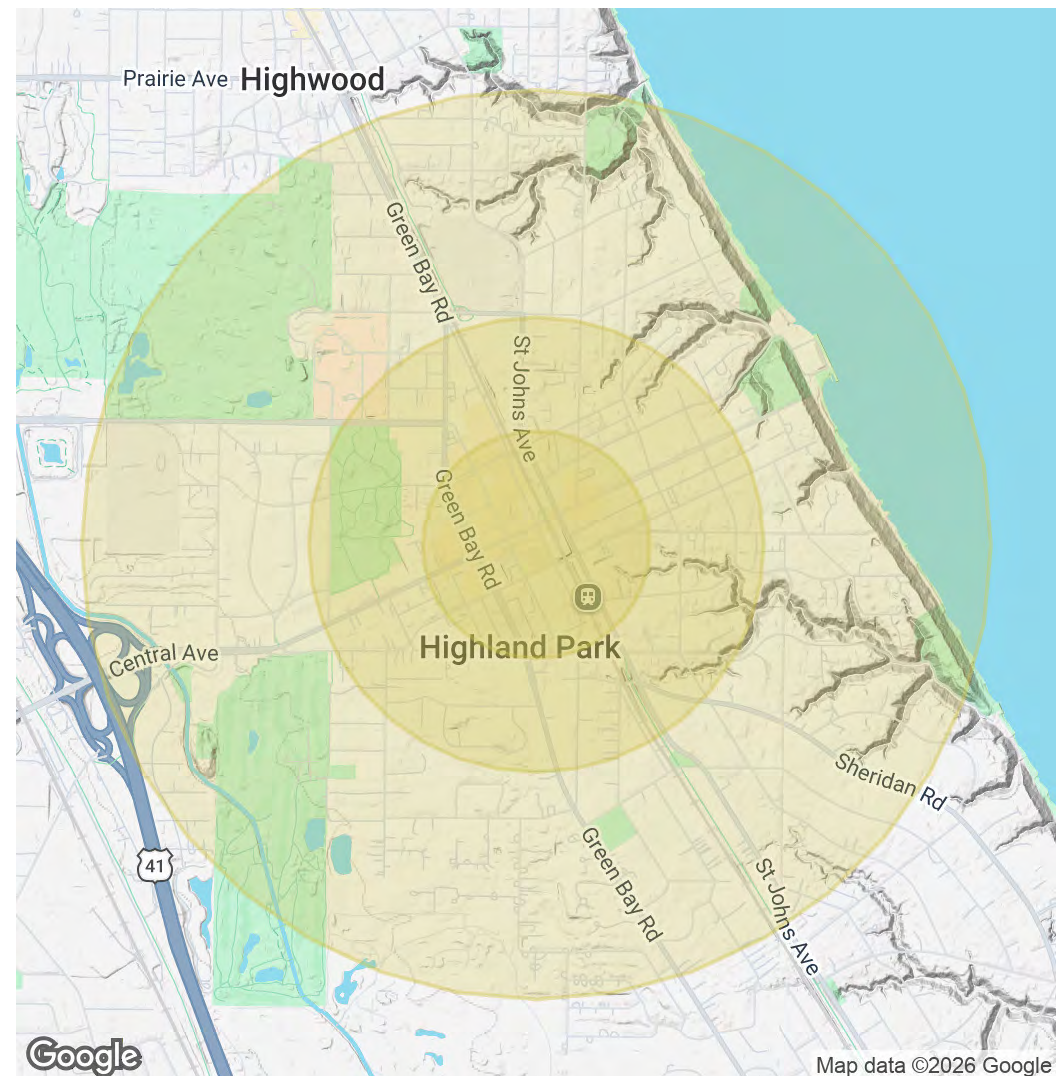
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,185	3,640	9,802
Average Age	61.7	54.3	47.7
Average Age (Male)	63.8	55.6	48.5
Average Age (Female)	61.3	54.3	48.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	712	1,759	4,150
# of Persons per HH	1.7	2.1	2.4
Average HH Income	\$158,927	\$173,290	\$195,478
Average House Value	\$383,930	\$464,324	\$528,548

2023 American Community Survey (ACS)



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