

Essex Realty Group Brokers Mixed-Use Sale

Chicago – Essex Realty Group Inc. announced the sale of 6506 N. Ashland, a 35 unit vintage courtyard property located in the Rogers Park neighborhood of Chicago. The property consists of 31 studios, one one-bedroom unit and one two-bedroom units and two commercial storefronts. David Goss and Jon Morgan of Essex represented the seller, a Chicago area bank, also the purchaser. The sale price was approximately \$1.8 million.



Morgan



Goss

Edgemark Completes Investment Retail Sale

Oak Brook, IL – Edgemark Commercial Real Estate Services LLC announced that Jeffrey J. Kowal, senior vice president completed the sale of Lockport Center, a retail shopping center located in Lockport. A private local partnership purchased the 30,051 square foot retail center situated on 4.855 acres located at 16521-16615 159th St., just

off the four-way interchange of I-355 and 159th Street. The property is 100 percent leased and occupied and was purchased to satisfy a 1031 investment. Kowal represented the seller, Lockport LAD, LLC, in the transaction. Rahul Patel with Realty Executives Suburban represented the buyer.

Lee & Associates of Illinois Brokers Warehouse

Chicago – Johnson Pumps of America has leased 30,262 square feet of warehouse space located at 1625 Hunter Road in Hanover Park. Jeff Janda, principal, and Denise Dalicandro, senior associate, of Lee & Associates of Illinois LLC represented building ownership, AMB, Steven Tick and John Homsher of Podolsky Northstar represented the tenant in the transaction.

Inland Real Estate Announces Five Leases

Oak Brook, IL – Doug Tarr, regional director of leasing for Office Leasing Services, a division of Inland Real Estate Brokerage, Inc., completed a combined total of more than \$1.9 million in leasing activity, totaling five transactions and 11,000 square feet in Gurnee, Park City and Lombard. Of the five transactions, three were for medical office

space totaling 7,700 square feet. Tarr represented Eye Care Center of Lake County, the tenant, for a 5,700 square foot lease located at 310 S. Greenleaf in Park City. He also represented both the tenant, Athletico, and landlord in a 4,000 square foot lease at 30 Tower Court in Gurnee, and both the tenant, NovaCare, and landlord in a 1,600 square foot lease at 15 Tower Court also in Gurnee. Tarr also represented Premier Resource Group, a steel fabrication company, in the execution of a 3,027 square foot lease at 246 E. Janata in Lombard, and the law firm of Hinshaw and Culbertson in a 1,250 square-foot lease transaction at 103 S. Greenleaf, in Gurnee.

HSA Commercial Brokers Industrial Lease

Chicago – HSA Commercial Real Estate's Tim Thompson, executive vice president and managing director of industrial brokerage, and Brad Borkowski, industrial associate, represented Midwest Warehouse & Distribution System in a 350,000 square foot lease at 100 Ferry Road, Aurora, Ill. Located in the Butterfield East Business Park, 100 Ferry Road is a new facility completed this year and owned by Duke Realty Corp. Duke Realty was represented by Lynn Reich, David Bercu and Brian Kling of Colliers Bennett & Kahnweiler.

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<p>AURORA: 2-story 3,600 sf brick building zoned multi-family for sale. Tremendous opportunity to develop as office/mixed-use.</p>	<p>MONTGOMERY: Very usable shop/warehouse space for lease. Rt. 31 (Lake Street). Overhead doors, 14' clear ceiling, ample parking.</p>	<p>OSWEGO: Brand-new brick office/retail center adjacent to Dreyer Med. for lease. Units from 2,200 sf to 12,235 sf. Good visibility, parking.</p>
<p>AURORA: Fantastic chance to lease professional office space in a Class A building. 3,000 to 9,600 sf available in bldg. shared with Dreyer.</p>	<p>AURORA: 2,475 sf medical/office condo unit for sale or lease. Across the street from Rush/Copley medical complex. Ample parking, easy access.</p>	<p>NORTH AURORA: 1,500 sf office for lease. Currently configured with 4 private offices, conference room, kitchenette, reception, 2 ADA restrooms, storage.</p>
<p>AURORA: Established office building close to heart of downtown with space for lease. 412, 425 & 613 sf units. Ample parking.</p>	<p>AURORA: Hard to find industrial warehouse space on near west side of town for lease. Great for contractors, light mfg, building trades.</p>	<p>NORTH AURORA: 43,500 sf manufacturing/warehouse space for lease. 5 docks, 3 OH doors, 20' ceiling, 2500 sf offices. \$3.50/sf!</p>
<p>SANDWICH: 2-story mixed-use investment bldg. for sale. 2 apts. up, 2 retail/office units on main level. 100% occupied. 8% CAP rate.</p>		