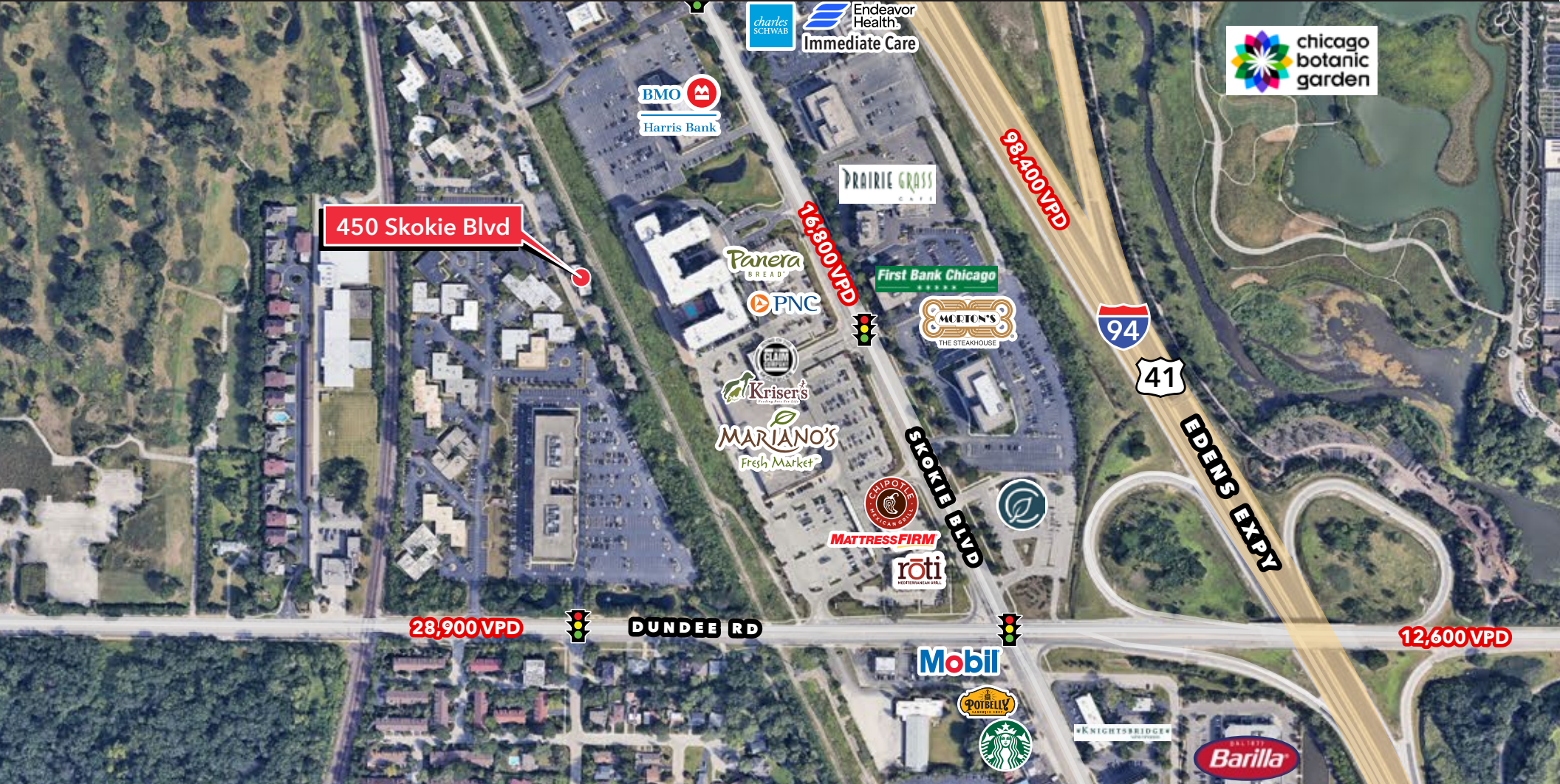


FOR SALE - NORTHBROOK OFFICE CONDO

# 450 Skokie Boulevard // Suite 200

NORTHBROOK, IL 60062



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 BAUM  
REALTY GROUP



## 450 Skokie Boulevard // Suite 200

Baum Realty Group, LLC has been exclusively retained to offer for sale 450 Skokie Boulevard, Suite 200, Northbrook, IL, a well-located, high-end, single-story office condominium situated in a prestigious 11-building office park on Chicago's North Shore. Offered at \$649,000 (\$182 PSF), this 3,556-square-foot property presents a rare opportunity for an owner-user or investor seeking professional office space in a highly accessible and amenity-rich location.

The interior was recently updated with new carpet, paint, and lighting, and features a functional layout including private offices, a conference room, open workspace, file/storage room, kitchenette, and private restrooms. The building was formerly occupied by a single tenant but is easily divisible into two separate suites, with individual entrances, electric meters, and utilities already in place. This makes it suitable for either a single occupant or two businesses.

Conveniently located just off I-94, the property offers immediate access to surrounding retail, dining, and service amenities, and is ideally positioned for professionals seeking to serve the greater North Shore market.

### INVESTMENT HIGHLIGHTS

- + Roof replaced in December 2018
- + Ample on-site parking
- + Individual a controls
- + Brick masonry construction with reinforced concrete slab
- + Zoned C-5 for a wide range of commercial uses



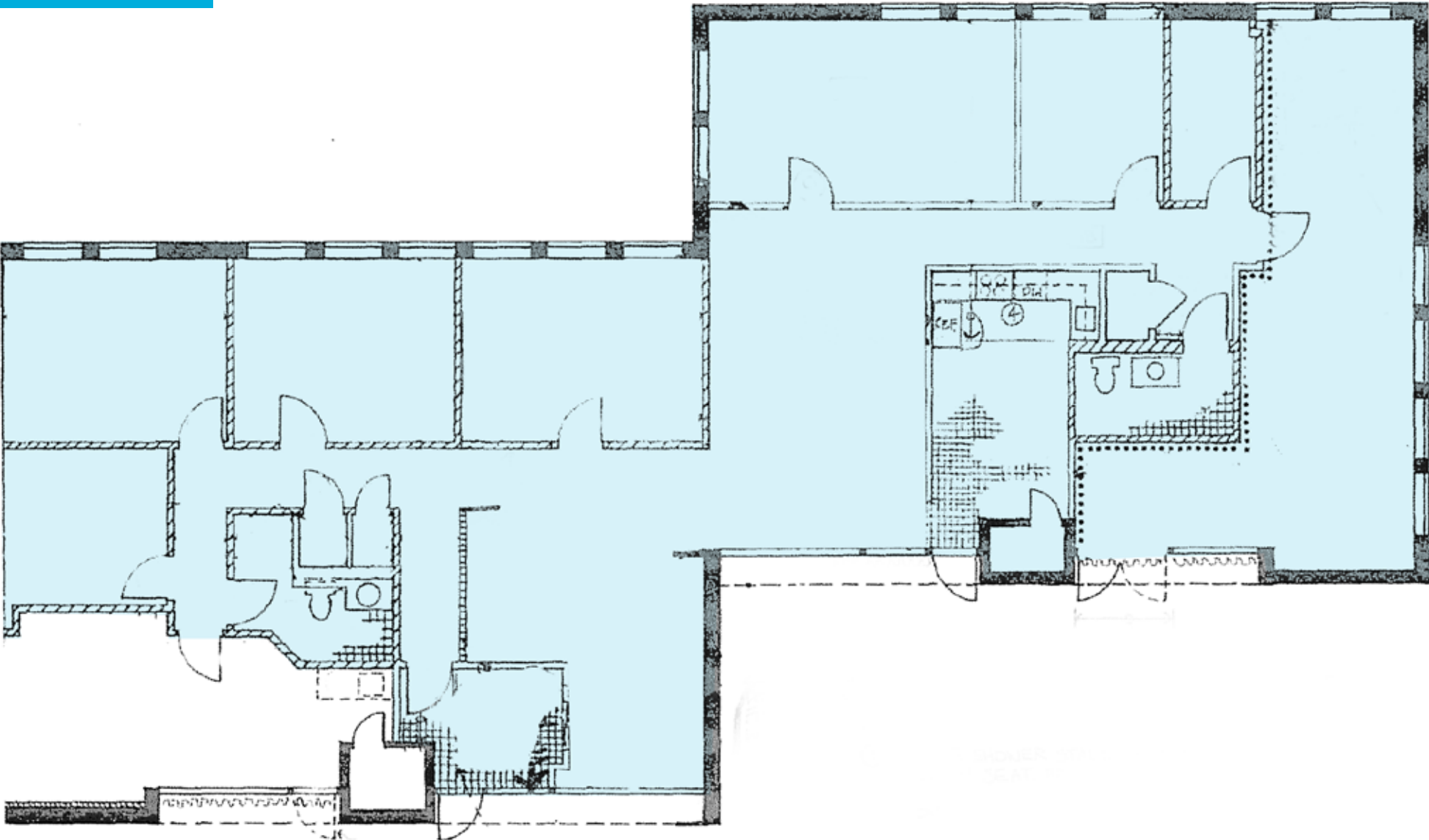
<b>Sale Price:</b>	<b>\$649,000 (\$182 PSF)</b>
Year Built:	1975
PINs:	04-02-400-005-1007, -1008, -1009, -1010
Real Estate Taxes (2024):	\$25,054
Annual Assessments:	\$14,396

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**Floor Plan**



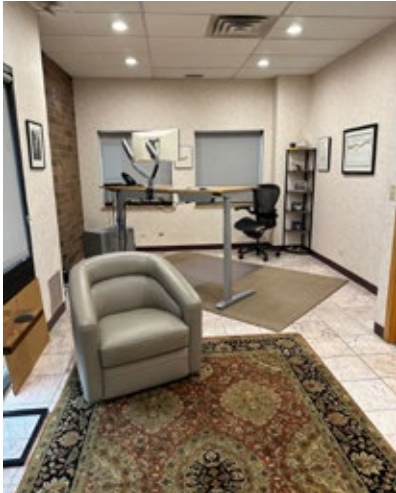
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## Location Overview

Located in a prestigious office park just off I-94, 450 Skokie Boulevard offers excellent visibility and accessibility within Chicago's established North Shore business corridor, minutes from downtown Northbrook and neighboring communities such as Glencoe, Deerfield, and Highland Park. This well-connected location is surrounded by a mix of corporate headquarters, medical offices, financial institutions, and professional service firms, making it an ideal setting for owner-users or investors looking to serve the broader North Shore market.

The area is rich with amenities that support both clients and employees, including nearby shopping centers, dining options, fitness facilities, and hospitality services. Northbrook Court, Mariano's, and numerous fast-casual and sit-down restaurants are all within a short drive, while nearby green spaces and residential neighborhoods provide a desirable balance of accessibility and quality of life. With immediate access to I-94, proximity to I-294, and a strong surrounding professional network, 450 Skokie Boulevard is well-positioned for long-term growth and day-to-day convenience.

### DEMOGRAPHIC SUMMARY

	1 MI	3 MI	5 MI
Est. Population	4,220	57,738	149,411
Adj. Daytime Population	13,219	92,603	235,342
Est. Households	1,843	22,011	57,083
Est. Average Household Income	\$172,575	\$236,814	\$226,920



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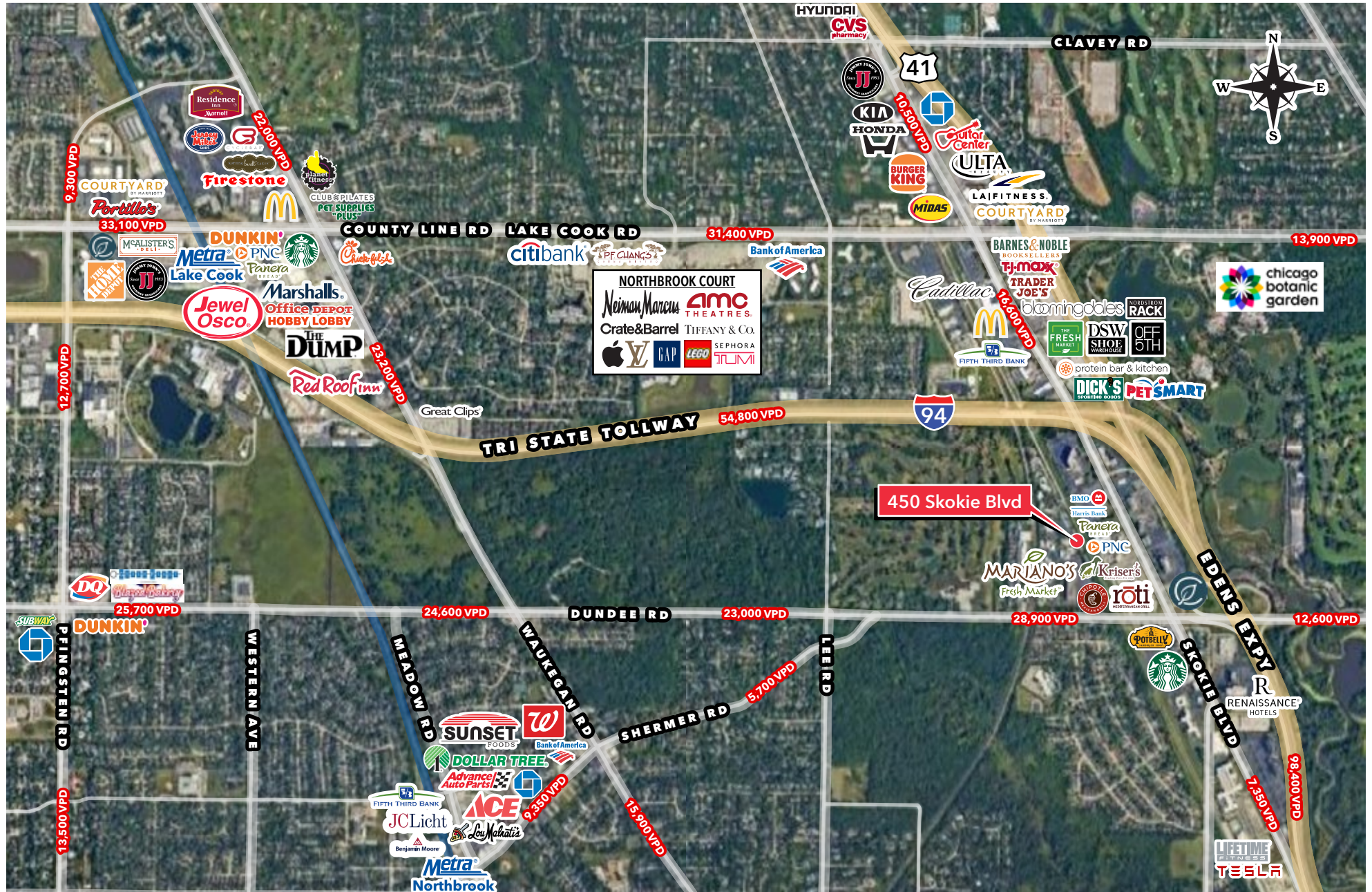


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