

**FLEX/OFFICE  
BUILDING  
FOR SALE**

**±5,320 SF**

User/Investor  
Opportunity

Direct Access  
to O'Hare & I-90



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 1033 GRACELAND AVENUE

Des Plaines, IL 60016

[Property Website](#)

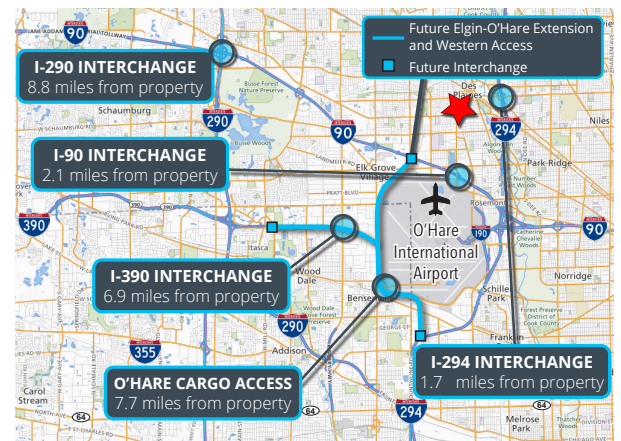


## SPECIFICATIONS

- Building Size: ±5,320 SF
- Land Area: ±0.34 AC
- Office Size: ±80%  
(Can be scaled back)
- Ceiling Height: 12' Clear
- Loading: 1 Drive-in Door
- Parking: ±13 Cars
- Zoning: C-3  
(General Commercial)
- Year Built: 1948
- Year Renovated: 1996\*
- Construction: Masonry
- **Sale Price: \$625,000.00**

## HIGHLIGHTS

- Two front entrances with two different addresses
- All new LED lighting in office areas (2025)
- Two (2) rooftop package units replaced in 2021 (new VFDs in both units in 2025)
- Well-maintained by single owner/tenant since 1996
- Roof replacement in 1997
- \*Complete renovation with all new electric, plumbing, HVAC and windows



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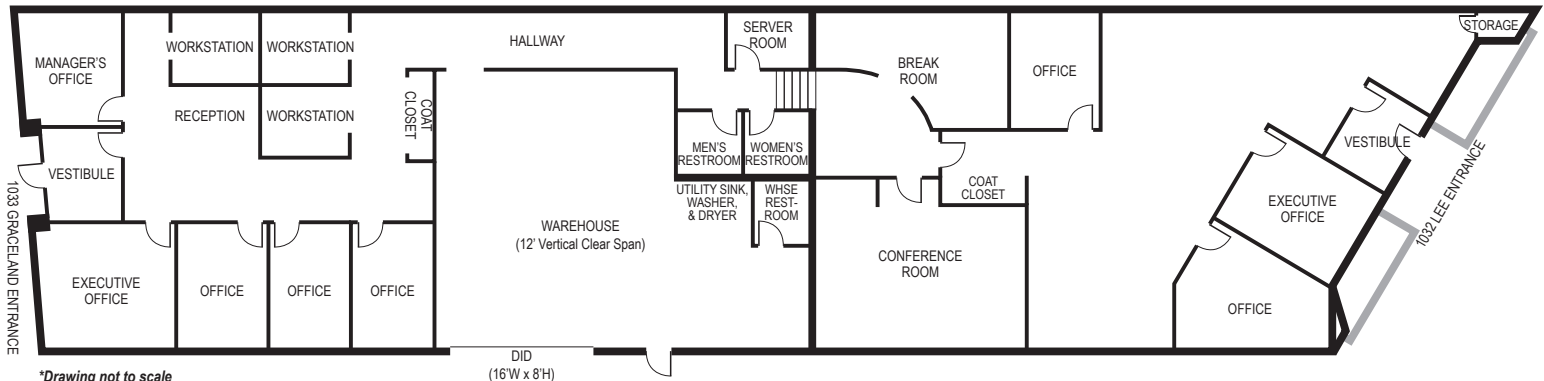
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## FLOOR PLAN



[CLICK HERE TO VIEW LARGER FLOOR PLAN](#)

Office area includes:

- Conference room with wet bar
- Break room with large skylight, oven, fridge, sink and dishwasher

Decorative industrial  
decor with exposed  
roof trusses and  
spiral HVAC ducts

Currently serviced  
by AT&T  
Commercial Fiber

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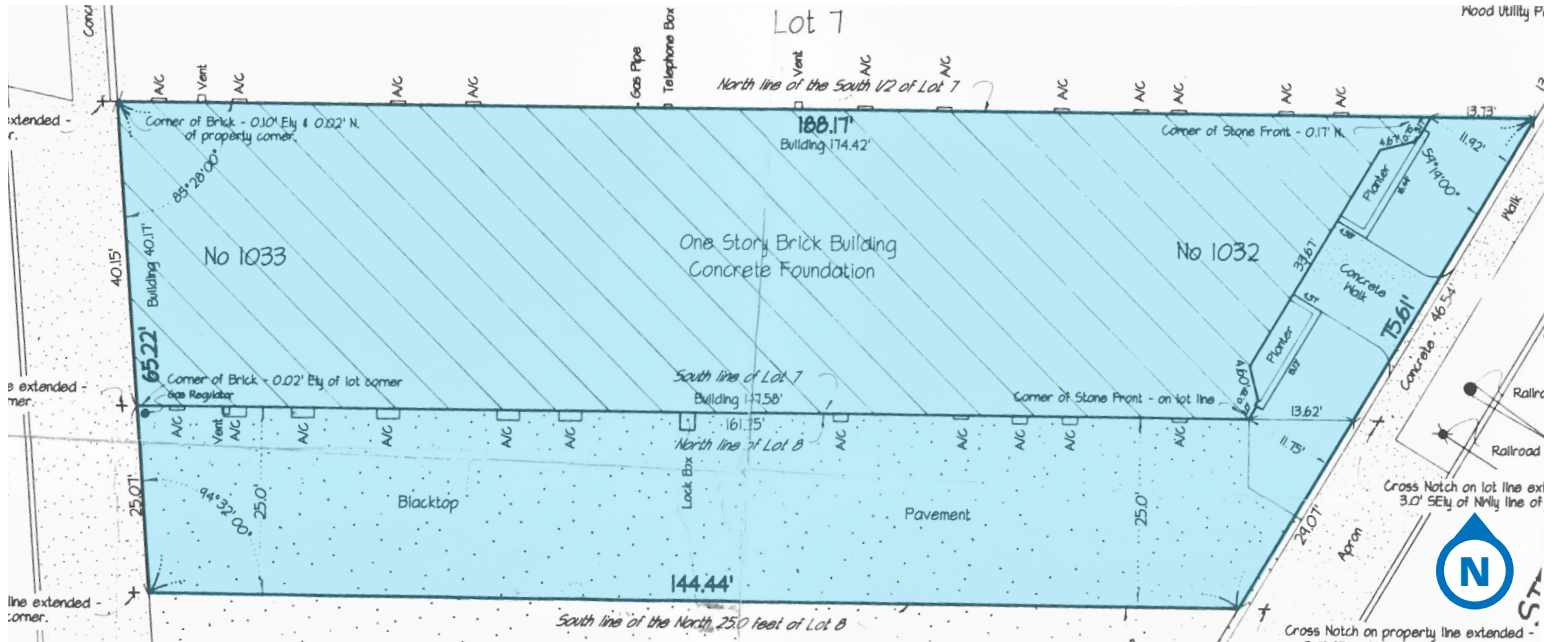
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## PLAT OF SURVEY



## PROPERTY AERIAL



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## PROPERTY PHOTOS



**Southwest View**



**Southeast View**



**Drive-in Door (16'W x 8'H)**



**Lee Street Entrance**

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