

For Sale

Fully Leased CitiBank Building

18,063 SF | \$9,700,000



9009 Ogden Avenue

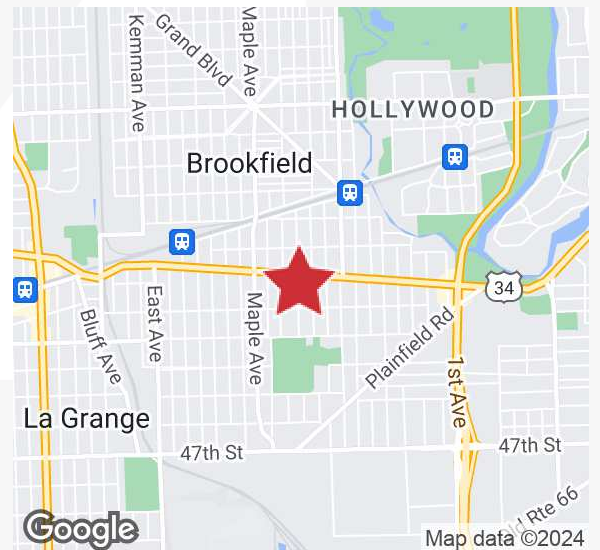
Brookfield, Illinois 60513

Property Highlights

- Long-term tenant since 1991 - just renewed with an unusually long lease term: 10 years - from 2025 through 2034!
- 4.7% cap rate - current year; grows to 5.5%
- 2% annual increase on rent
- (2) 5 year renewal options - starting in 2035
- Strong guarantee - leased to a national credit tenant - 3rd largest bank holding company in US with \$2+ trillion in assets; Moody's - Aa3 - stable
- Excellent parking; landmark building designed by student of Frank Lloyd Wright
- Double corner location with separate drive-thru parcel (see aerial)
- Within walking distance of Metra Brookfield and Congress Park stations
- Offering Memorandum available - contact broker

OFFERING SUMMARY

Sale Price	\$9,700,000
Lot Size	1.15 Acres
Building Size	18,063 SF



For more information

Paul P. Partyka, CCIM, MiCP, CIPS

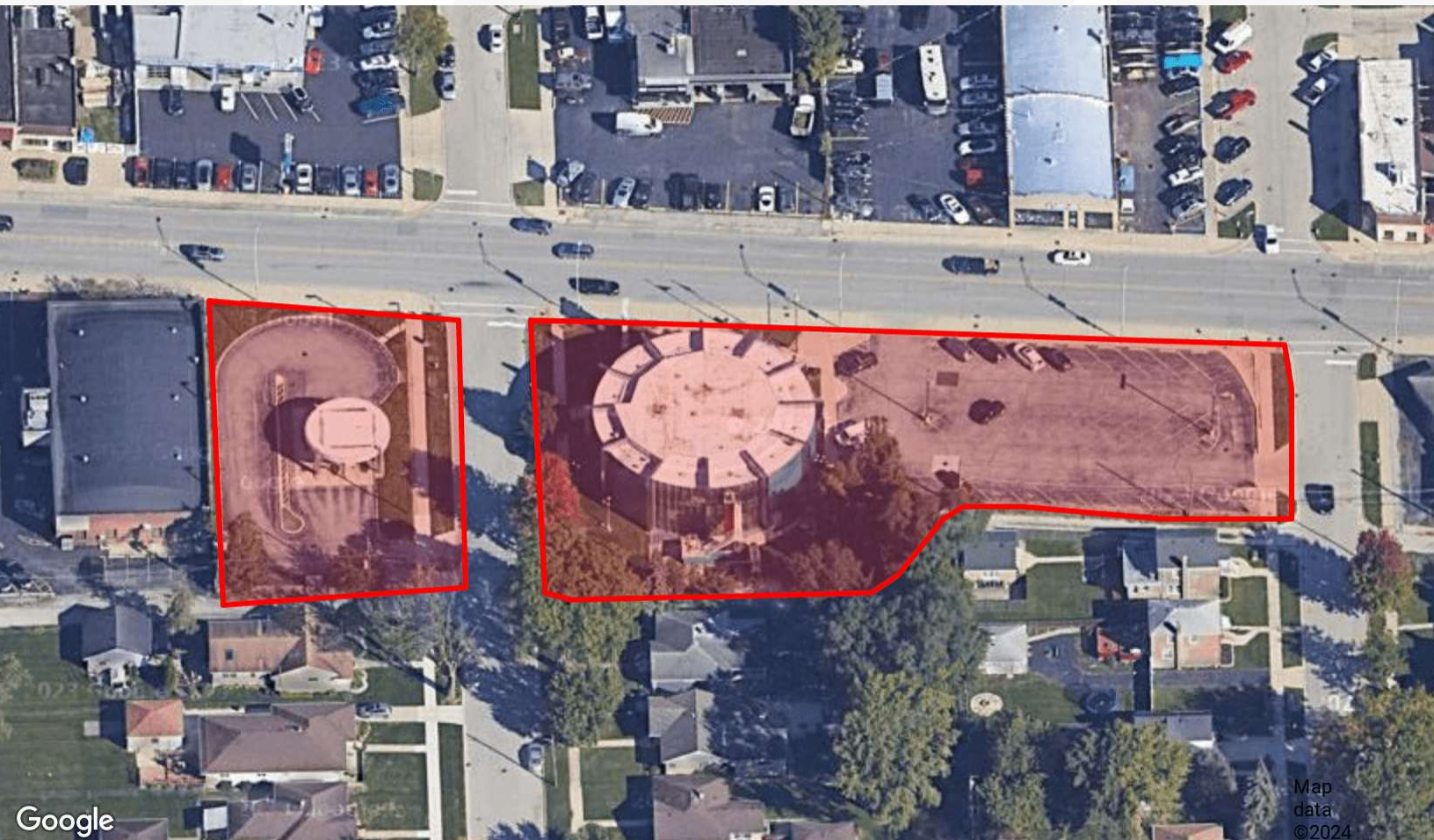
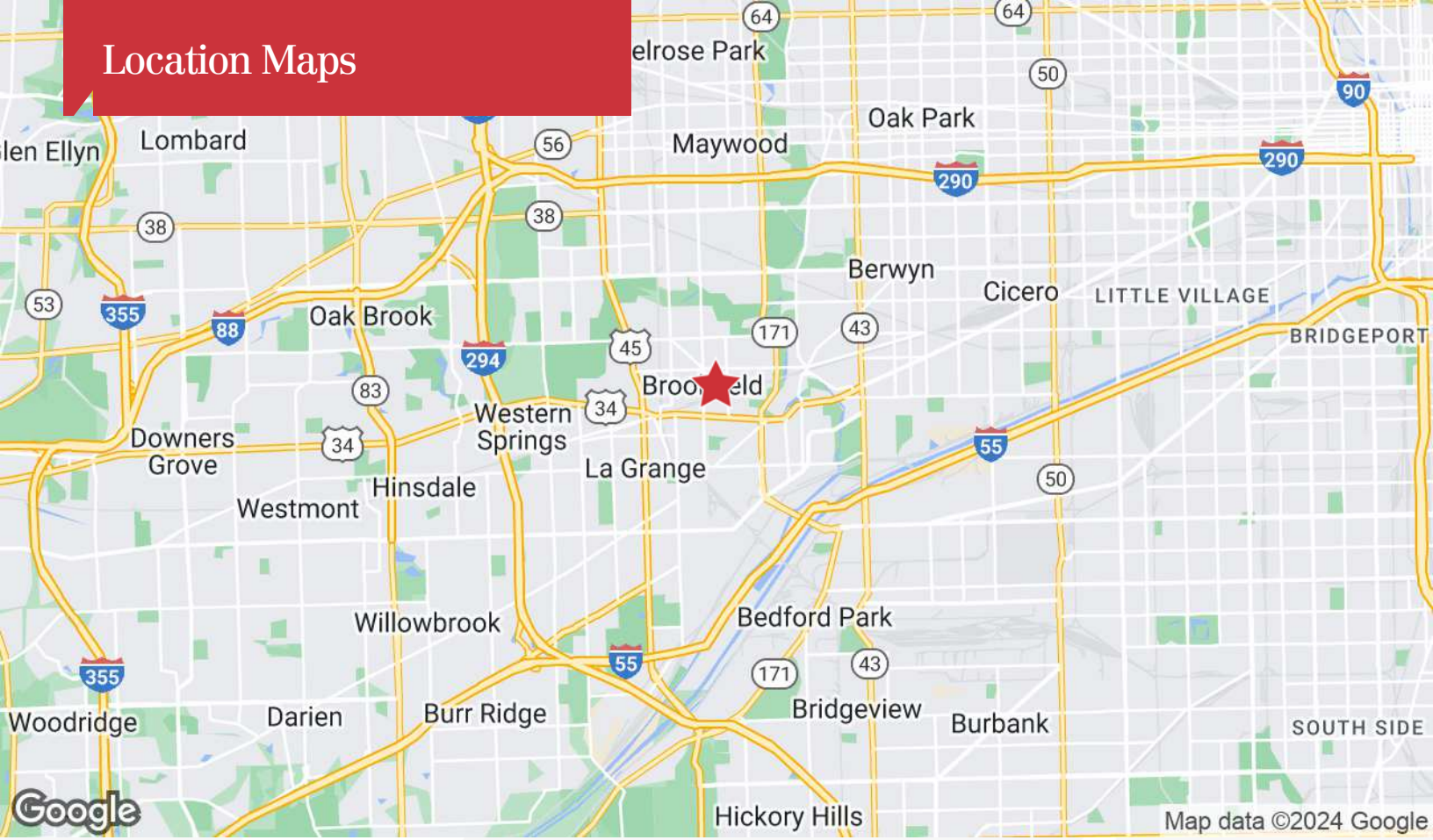
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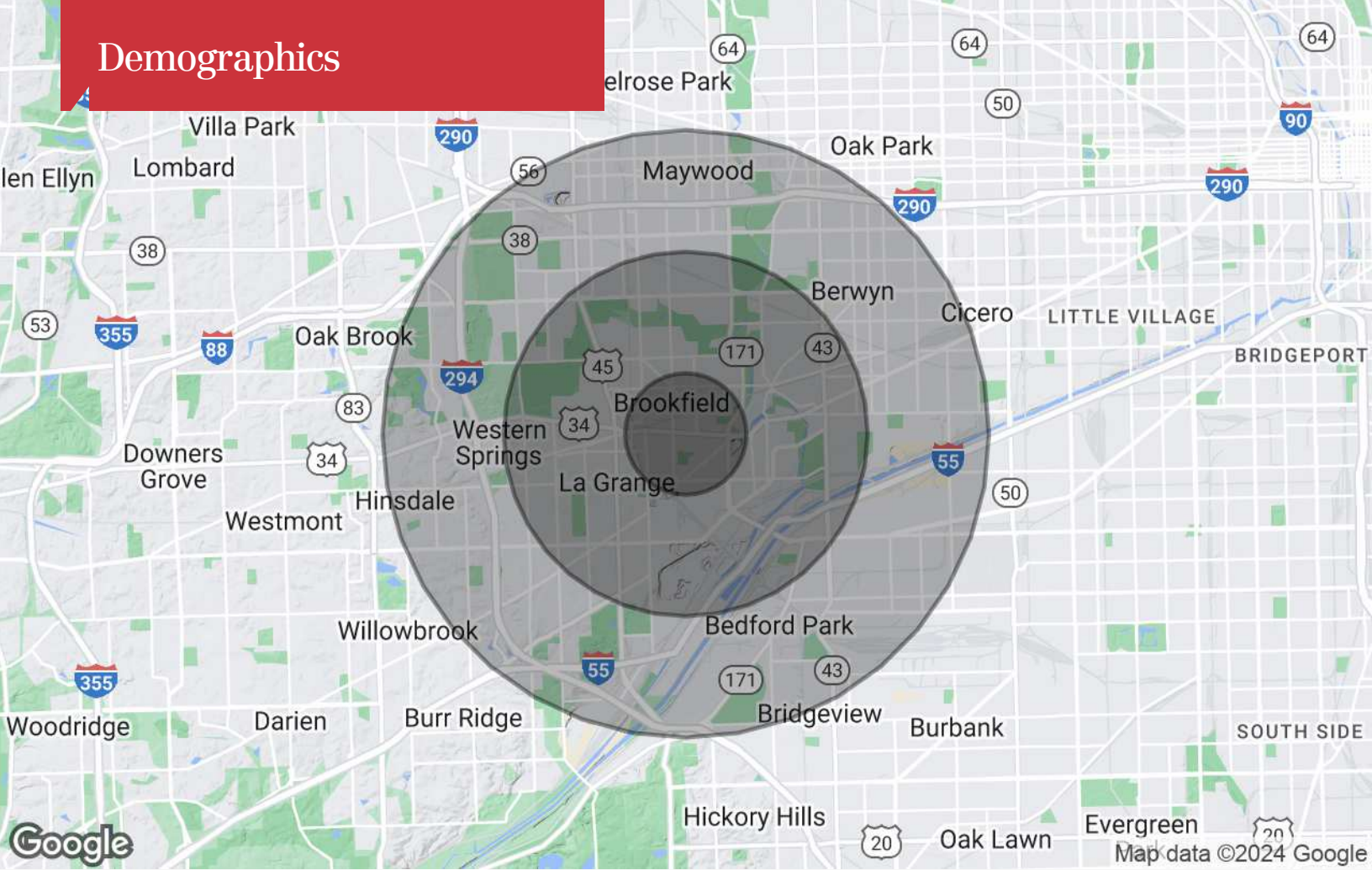
Property Photos



Location Maps



Demographics



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	18,952	110,524	372,270
MEDIAN AGE	40	41	40
MEDIAN AGE (MALE)	39	40	39
MEDIAN AGE (FEMALE)	41	42	41

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	7,261	41,368	133,906
# OF PERSONS PER HH	2.6	2.7	2.8
AVERAGE HH INCOME	\$121,005	\$138,177	\$120,836
AVERAGE HOUSE VALUE	\$354,195	\$452,279	\$392,772

* Demographic data derived from 2020 ACS - US Census