

Bank Of America

1080 Elmhurst Road | Mount Prospect (Chicago), IL 60056

\$ \$4,166,667 % Cap Rate: 6.00%



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**INVESTMENT GRADE CREDIT TENANT
(S&P: A+/STABLE)**



PREMIER CHICAGO SUBURB REAL ESTATE



**LONGSTANDING & LEADING BANK OF
AMERICA BRANCH (\$227.8M IN DEPOSITS)**



**OUTPARCEL TO
GROCERY-ANCHORED CENTER**



RECENT LEASE EXTENSION



**PROXIMITY TO MAJOR ECONOMIC
DRIVERS & BUSINESS DISTRICTS**



ABSOLUTE NNN GROUND LEASE



30K+ DIRECT VPD VISIBILITY



Northmarq
3340 Peachtree Rd NE | Suite 650
Atlanta, GA 30326
northmarq.com



Maggie Holmes
Senior Vice President
mholmes@northmarq.com
678.378.4593

Mike Sladich
Managing Director
msladich@northmarq.com

In Association With:
Isaiah Harf
IL Broker #471019332