

16345 S. Harlem Avenue, Suite 300  
16345 S. Harlem, Suite 300 | Tinley Park, IL | US | Cook County  
Available SF: 3,325 | Lease Rate: \$24.5 | Lease Terms: Modified Gross



Building Type:	Office
Available SF:	3,325
Total SF:	29,240
Number of Stories:	4
Ceiling Eaves:	0.1 Ft.
Expandable:	Yes
Zoning:	Office
Site Size:	1.51 Acres
Year Built:	1994
Specialty Features:	None
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Masonry
Lease Rate:	\$24.5
Lease Terms:	Modified Gross
Last Updated:	Aug 28, 2024

Economic Development Contact

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Village of Tinley Park  
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Realtor/Owner Contact

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Property and Area Description

16345 Harlem Ave is ideally located two miles north of the I-80 full interchange. Four-story elevator building featuring masonry exterior and concrete floors, ADA rest rooms, quarry tiled lobby. Janitors clean five days per week. There is sufficient off street parking for tenants and guests. Tenant controlled HVAC and electric. Electricity is individually metered with each floor having four zones.

Population

	736,568	3,229,949	6,279,510
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	287,708	1,253,563	2,539,374
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: Harlem Avenue/IL-43 (.1 mi.)  
Nearest Interstate: Interstate 80 (3.00 mi.)  
Nearest Commercial Airport: Chicago Midway International Airport (15.00 mi.)  
Rail Served: No  
Rail Served By: None  
Rail Accessible: Unknown  
Rail Infrastructure in Place: No

Utilities

Electric: ComED  
Natural Gas: Nicor Gas  
Water: Village of Tinley Park  
Sewer: Village of Tinley Park