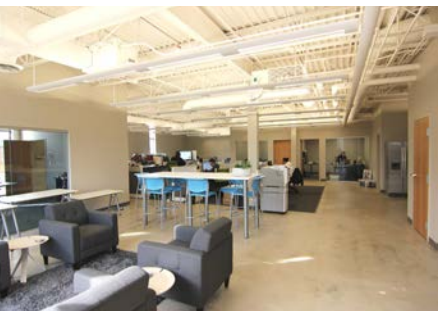


HILLCREST

DEVELOPMENT, LLLP



5121 WINNETKA AVE. NORTH | NEW HOPE



5121 is a fully updated mixed-use, flex industrial with office/showroom property conveniently located in a thriving and established industrial park near Hwy. 169 in New Hope. This dynamic building provides businesses with unique space opportunities in a central location. Join our current tenants in the product design, medical supply and custom systems industries.

- + **103,000 SQUARE FOOT BUILDING**
- + **1,250-2,540 RSF OFFICE/SHOWROOM AVAILABLE**
- + **(ON 1ST FLOOR)**
- + **3,300 RSF OFFICE AVAILABLE**
- + **(ON SECOND FLOOR)**
- + **CENTRAL LOCATION IN NEW HOPE**
- + **UPDATED COMMON AREAS, LOBBY ENTRANCES, AND RESTROOMS**
- + **AMPLE, FREE PARKING**
- + **WILL RENOVATE TO SUIT**
- + **QUICK OCCUPANCY**

RENTAL RATE
FROM \$8.00 /SF
NET (OFFICE)

ESTIMATED
OPEX & TAX
\$4.10/SF





SUITE 100

Newly renovated 1st floor space which offers the opportunity for a private entrance. This 2,540 square foot space has been updated with modern light fixtures and finishes.



SUITE 202

This 3,295 square foot office space on the 2nd floor is ready to occupy, with multiple, individual offices, a training area, and kitchenette.

**LEARN MORE ABOUT 5121 AND VIEW FLOOR PLANS @
HILLCRESTDEVELOPMENT.COM/5121-WINNETKA-AVENUE**

**OR CONTACT OUR DEVELOPMENT &
LEASING TEAM TO SET UP A PRIVATE TOUR!**

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