

1144 W Lake, Oak Park, IL

Updated 10/1/2025

Overview - Class L application

- Building improvements were constructed in 1929.
- The site area is 0.45 acres or 19,685 square feet.
- Improvements Description Name of Property Former Marshall Field Building
- General Property Type Mixed-Use Office/Retail Property Sub Type Mixed Use
- Competitive Property Class C Occupancy Type Multi-Tenant
- Number of Buildings 1 Stories 5 Construction
- Class C Construction Type Masonry Construction Quality Average Condition Average
- Gross Building Area (SF) 92,000; Leasable (SF) 72,000; Land Area (SF) 19,685
- Floor Area Ratio (RA/Land SF) 2.98 Floor Area Ratio (GBA/Land SF) 3.55
- Building Year Built 1929; Year Renovated 1988
- Actual Age (Yrs.) 93
- Number of Parking Spaces 0 Source of Parking Count

Building Construction Details

- Foundation Concrete
- Structural Frame Masonry
- Exterior Walls Stone Roof Flat Interior Finishes Floors
- Carpet, tile, finished concrete, wood plank Walls Painted drywall Ceilings
- Painted drywall, suspended acoustic ceiling tiles, and concrete HVAC
- Roof Central Mounted Heating Boiler Air Conditioning Central Elevators
- Elevators: 4 building passenger; 1 building freight; 1 store

\$3.5 million Rehabilitation Plan including:

- HVAC update; new heating, cooling system
- Vault fill/concrete repair
- Interior Vanilla box and buildout of New Store

Project Budget

General Requirements:	\$100,000
Demo/Abatement/Concrete Repair	\$300,000
Interior Plaster/Door Repair :	\$225,000
HVAC System	\$1,100,000
Electrical :	\$200,000
GC Staffing, Permits, Design, Insurance	\$316,000
Store Buildout	\$1,100,000
Contingency:	\$200,000
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Total Building Project Costs:	\$3,541,000

Building History

1929-1987

Marshall Field's Mementos – Wilmette History Museum



Borders 1997-2011



2026-

Barnes & Noble

