SPACE THAT WORKS

4,200 SF TO 19,994 SF AVAILABLE

LISLE BUSINESS CENTER

2100, 2150, 2200 WESTERN COURT LISLE, IL

CBRE



FLEXIBILITY: LARGE, OPEN EFFICIENT LAYOUTS ALLOW FOR FLEXIBILITY IN YOUR SPACE



CONTROL: CREATE YOUR OWN WORKING HOURS WITH TENANT CONTROLLED ACCESS AND HVAC



ABUNDANT PARKING: 4.3/1000 SF PARKING RATIO SUPPORTS A MODERN WORKPLACE ENVIRONMENT



NATURAL LIGHT: CONTINUOUS WINDOW LINE WITH 9' CEILINGS ALLOW A PLETHORA OF NATURAL LIGHT



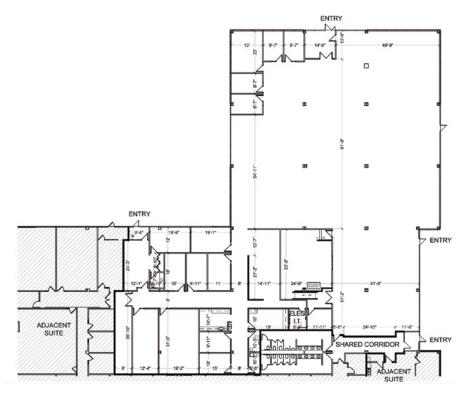
OPTIONALITY: SUITES AVAILABLE FROM 4,200 SF TO 19,994 SF



VISIBILITY: INDIVIDUAL TENANT ENTRY AND SIGNAGE GIVES TENANT PERSONALIZED IDENTITY

SPACE THAT WORKS

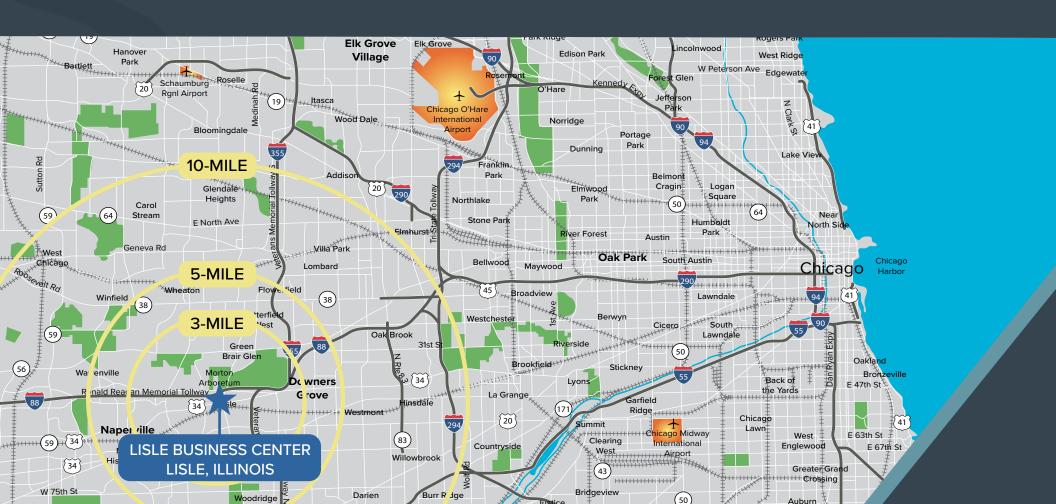
How we work and what maximizes our productivity continues to evolve. Selecting the best space has never been more important. Lisle Business Center has space that works. The open bright efficient layout, location, loading, fiber and flexibility provide unique attributes for the space that works best.



2200 WESTERN CT / SUITE 150 19,994 SF

LOCATION THAT WORKS

- CENTRAL LOCATION IN DUPAGE COUNTY ALLOWS EMPLOYERS TO DRAW FROM LARGE LABOR POOL
- SIGNALIZED ACCESS AT OGDEN AVE AND WESTERN AVE CREATES CONVENIENT COMMUTE DURING PEAK HOURS
- · ACCESS TO NORTH SOUTH (I-355) AND EAST WEST (I-88) HIGHWAYS
- 25 MINUTES TO O'HARE INTERNATIONAL AIRPORT, 30 MINUTES TO MIDWAY INTERNATIONAL AIRPORT
- AMENITIZED LOCATION WITH FOOD, FITNESS, RETAIL, LODGING AND DAYCARE NEARBY
- TENANT SIGNAGE ALONG I-88 IS HIGHLY VISIBLE TO THE 162,800 CARS PASSING DAILY



LOADING & FIBER THAT WORKS



DOCK-HIGH AND
GRADE-LEVEL COMMON
LOADING TO ACCOMODATE
SEMITRAILER DELIVERIES



FIBER RICH LOCATION WITH AT&T, COMCAST, AND ZAYO ABOVE.NET DARK FIBER



FLEXIBILITY AND ZONING
FOR A VARIETY OF USERS



APPROXIMATELY 14'
CLEAR OPEN CEILING / AIR
CONDITIONED FLEX SPACE



LISLE BUSINESS CENTER WOORKS



HIGH IMAGE OFFICE WITH FLEX SPACE



BEAUTIFULLY LANDSCAPED



NEW, WELL-CAPITALIZED OWNERSHIP



SPACE THAT
WORKS FOR YOU



RESPONSIVE, ON-SITE MANAGEMENT





LISLE BUSINESS CENTER I

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