



**555 WATERS EDGE LANE**

*Office Building*

Lombard, IL



**942-3,218 SF OFFICE SPACES FOR LEASE**



presented by  
Your SVN Suburban  
NEXT LEVEL TEAM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 SF/yr (MG)
AVAILABLE SF:	942 - 3,218 SF
LOT SIZE:	2.37 AC
LOT SIZE:	2.37 Acres
BUILDING SIZE:	29,120 SF
YEAR BUILT:	1986
BUILDING CLASS:	B

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	274	1,975	6,351
TOTAL POPULATION	636	4,541	15,528
AVERAGE HH INCOME	\$106,747	\$104,674	\$121,529

LOCATION DESCRIPTION

- Lombard is a western suburbs 23 miles outside of Chicago
- Strategically positioned near the four-way interchanges of I-355 and I-88
- 3.4 miles away from the Lombard Metra station
- Situated near the Roosevelt Road exit, I-355 is just minutes away
- Directly across Finley Road is the Lombard Park District and Four Seasons Soccer Fields
- Located in Oak Creek Business Park

PROPERTY HIGHLIGHTS

- Abundant parking
- Plenty of windows allow for natural lighting throughout
- Suitable for a variety of business needs
- Monument signage available

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## LEASE SPACES



## LEASE INFORMATION

LEASE TYPE:	MG
TOTAL SPACE:	942 - 3,218 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$16.50 SF/yr

## AVAILABLE SPACES

### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 110	Available	1,650 SF	Modified Gross	\$16.50 SF/yr	Beautiful move-in ready space. Large open area with private offices and windows throughout.
Suite 210	Available	942 SF	Modified Gross	\$16.50 SF/yr	Ideal small office suite.
Suite 220	Available	3,218 SF	Modified Gross	\$16.50 SF/yr	Corner suite with open area, private offices, large conference room, kitchenette and in-suite bathrooms.

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## ADDITIONAL PHOTOS



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# AERIAL MAP



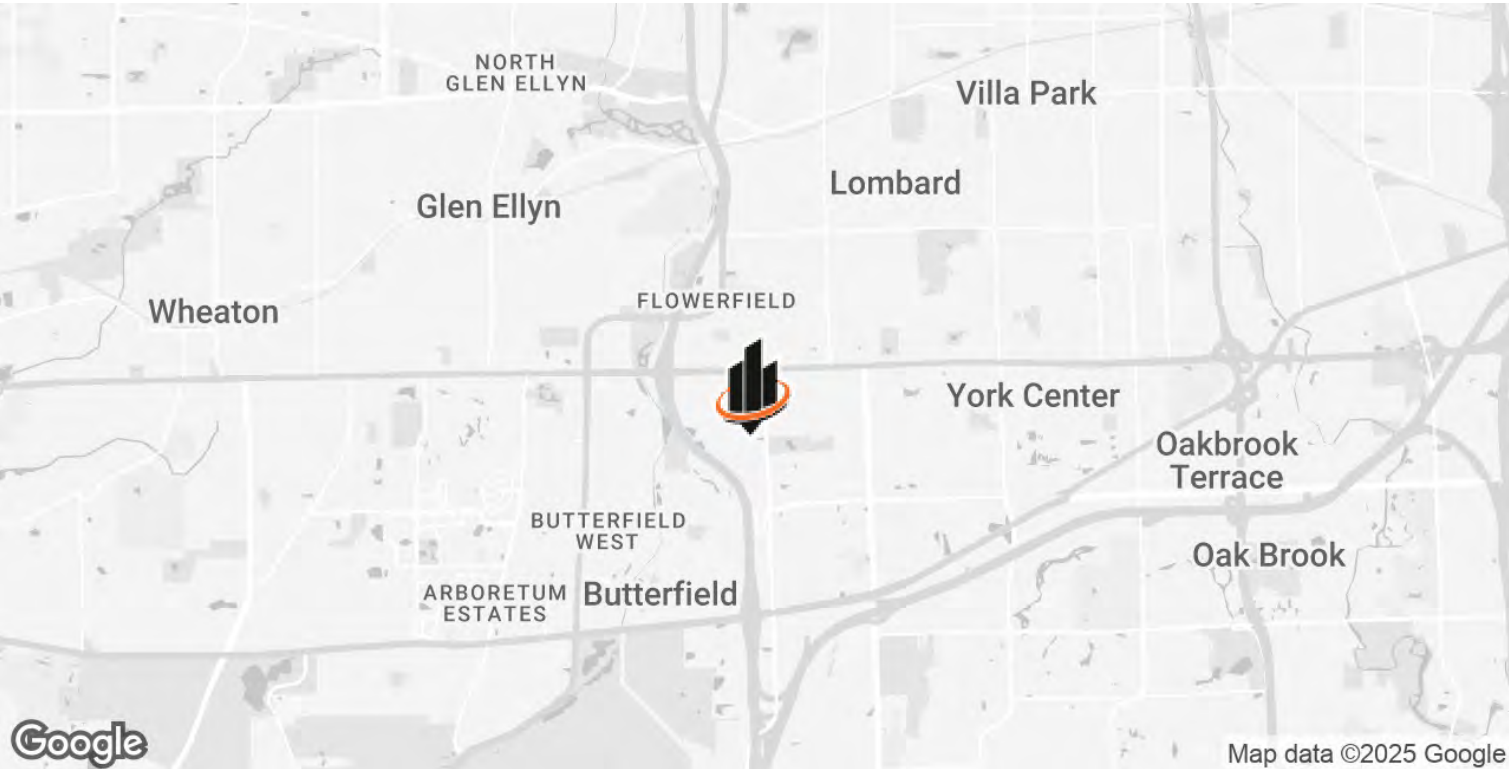
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BIRDSEYE & MAP



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