

1001 W 31ST STREET, DOWNERS GROVE, IL

47,384 SF Office Building Available for Sale

1ST FLOOR FULLY LEASED



Contact:

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NAIHiffman
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PROPERTY SPECS

Year Built 1981

Stories/SF 3-story including lower level

Available 2nd Floor: 22,707 SF Vacant
1st Floor: Fully Leased

Site Pin/SF 06-32-100-012/122,822 SF

HVAC

- Cooling Tower
- Two (2) Redundant condenser loop pumps
- Two (2) 8-ton 100% make-up air units
- 43 Water source heat pumps
- Boiler

Elevators One (1) / 2-Passenger

Sprinklers Wet-pipe sprinkler system

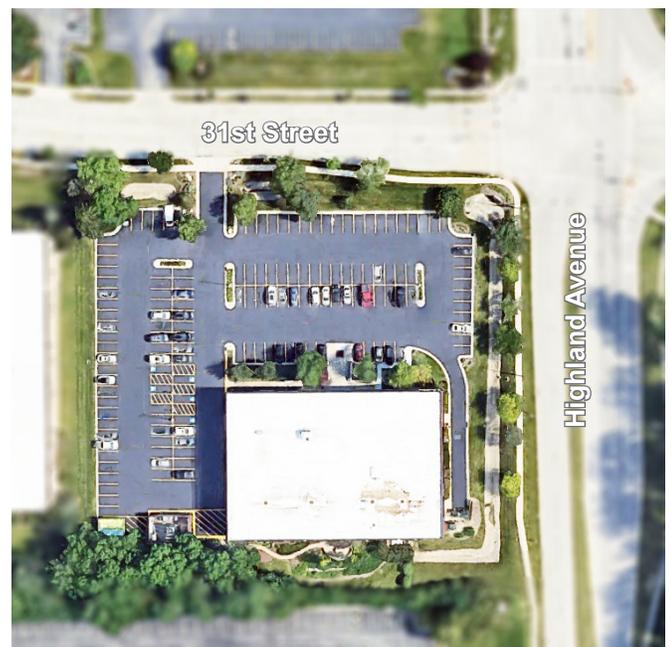
Site Access Access drive from 31st Street provides access to the parking lot

Zoning O-R (Office-Research)

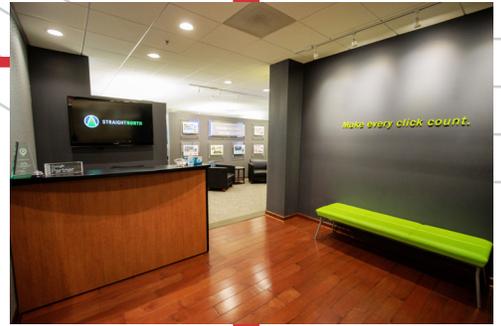
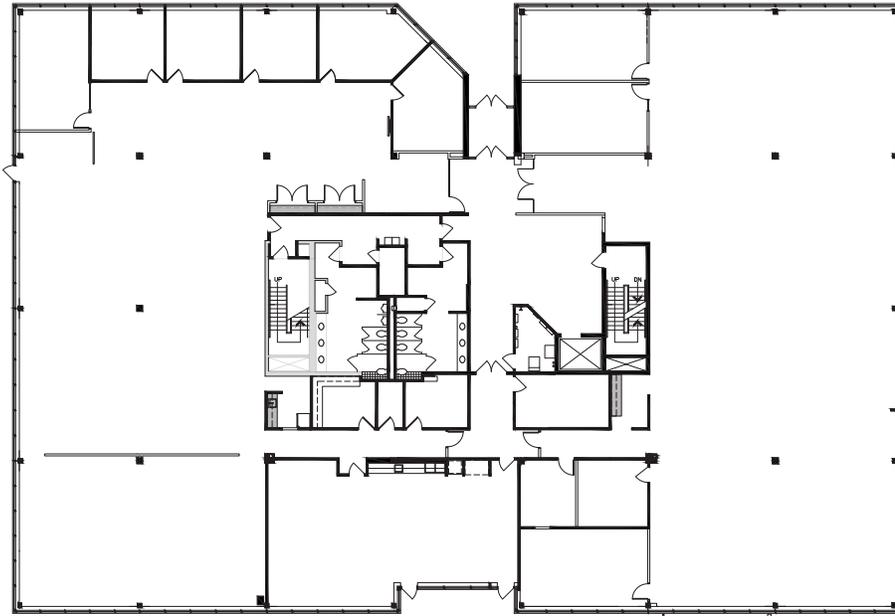
Parking Surface parking for 85 vehicles

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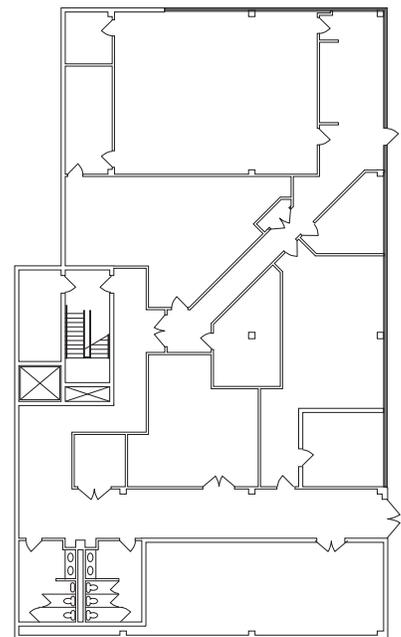
1st Floor - Fully Leased

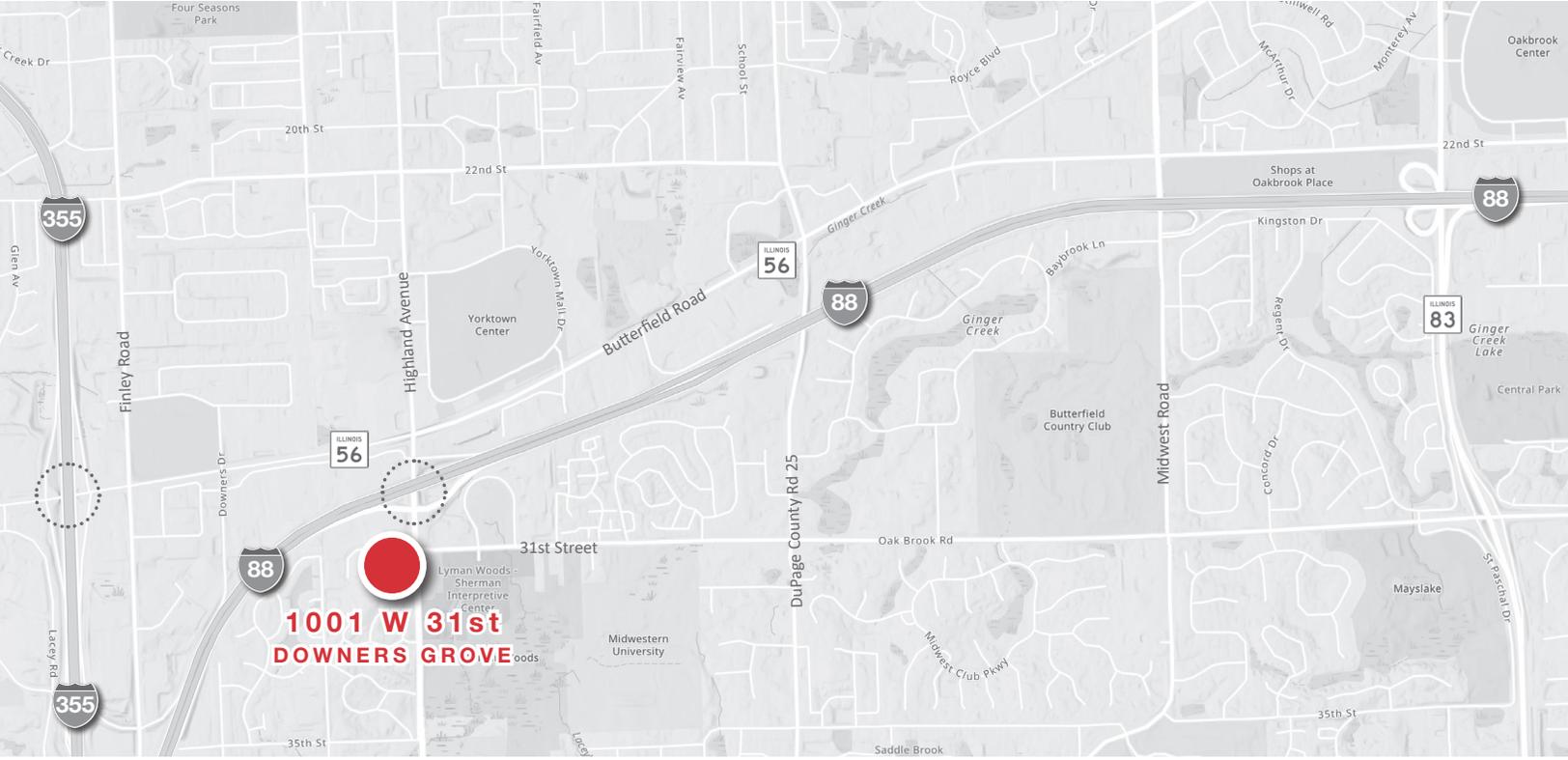


2nd Floor - 22,707 SF Available

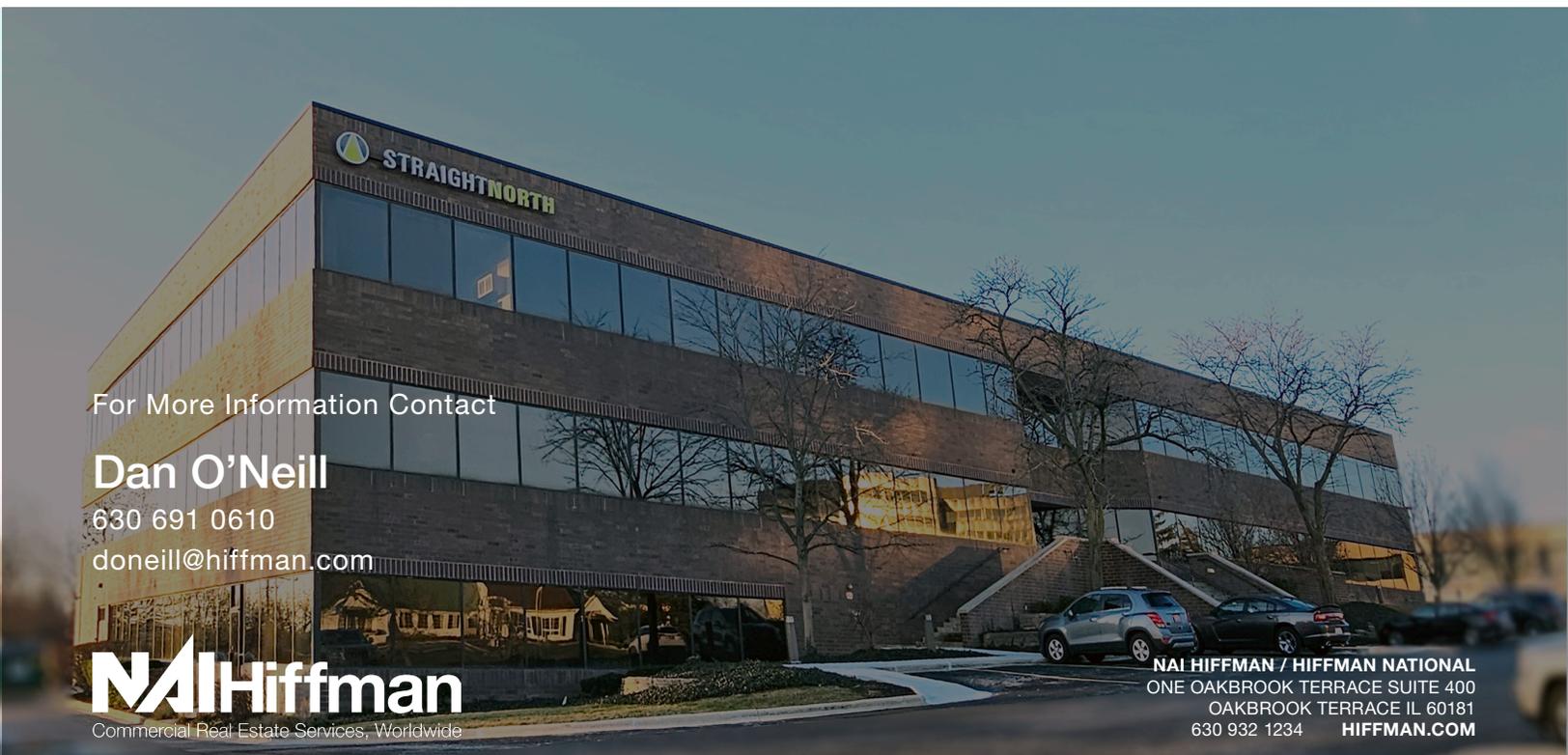


Lower Level





- 47,384 SF 3-Story office building with first two floors above grade, and a lower level.
- 22,707 SF 2nd floor available with building signage opportunity.
- Located immediately off the Highland Avenue exit of I-88 (one-quarter mile) and in close proximity to the Butterfield Road exit on I-355 (one mile east) in the busy Butterfield Road Corridor.
- The building is situated near numerous restaurant and shopping opportunities such as Yorktown Center, Buca di Beppo, Portillo's, Potbelly Sandwich Shop, PGA Tour Superstore, Best Buy, and so much more!



For More Information Contact

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