



2400 S WOLF RD | WESTCHESTER

FULLY FURNISHED OFFICE SPACE FOR LEASE

Up to 23,776 SF Available for Lease (Divisible to 5,000 SF)

**2400 S WOLF RD
WESTCHESTER, IL**

VersaRES.com

BUILDING HIGHLIGHTS

- › Fully furnished 20,000 SF plug and play space on the 2nd floor
- › Building / monument signage available
- › Space divisible to 5,000 SF
- › Abundant window line

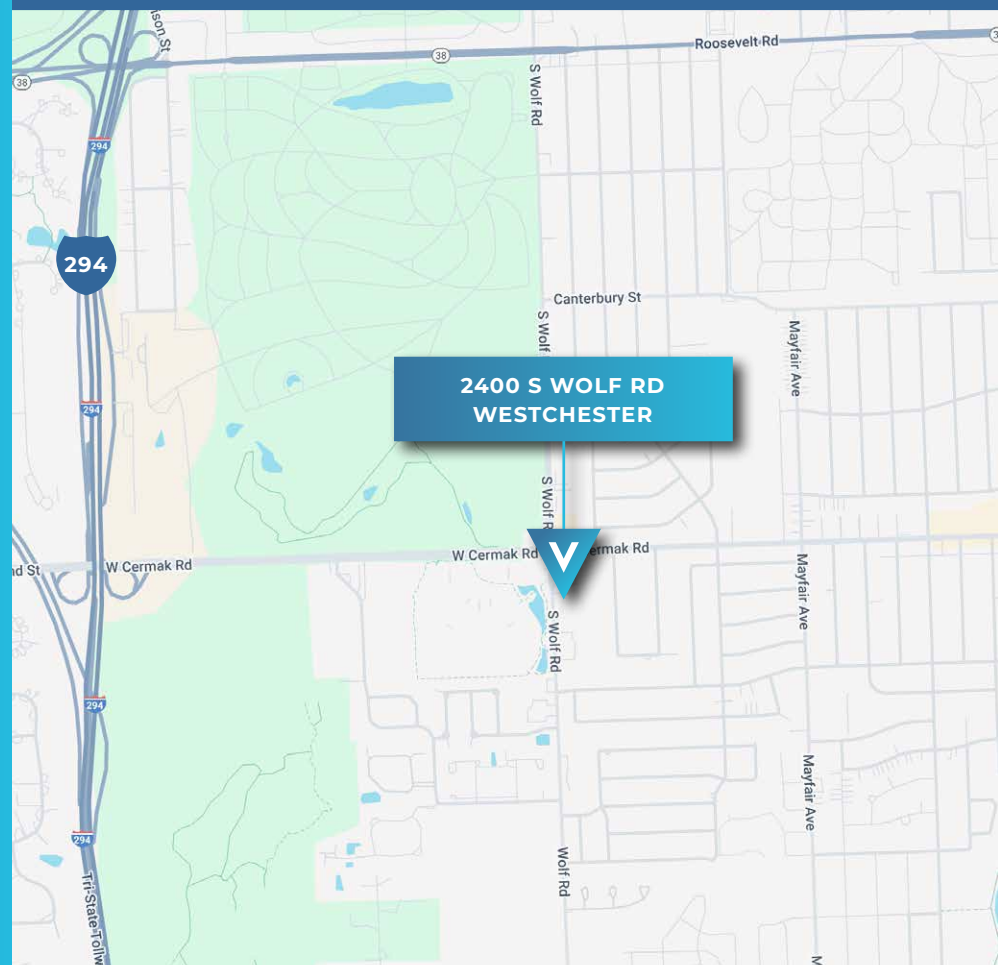
AREA AMENITIES

- › In close proximity to I-294, I-88 and I-290 exits
- › 20 minutes to downtown Chicago
- › Minutes to Oakbrook Center
- › Numerous dining options in the area



BUILDING SUMMARY

LEASE RATE	\$19.50 PSF MG
PARKING RATIO	5.4/1,000 SF
YEAR BUILT	2001
AVAILABLE SF	2,380 SF - 23,776 SF
BUILDING SF	40,000 SF



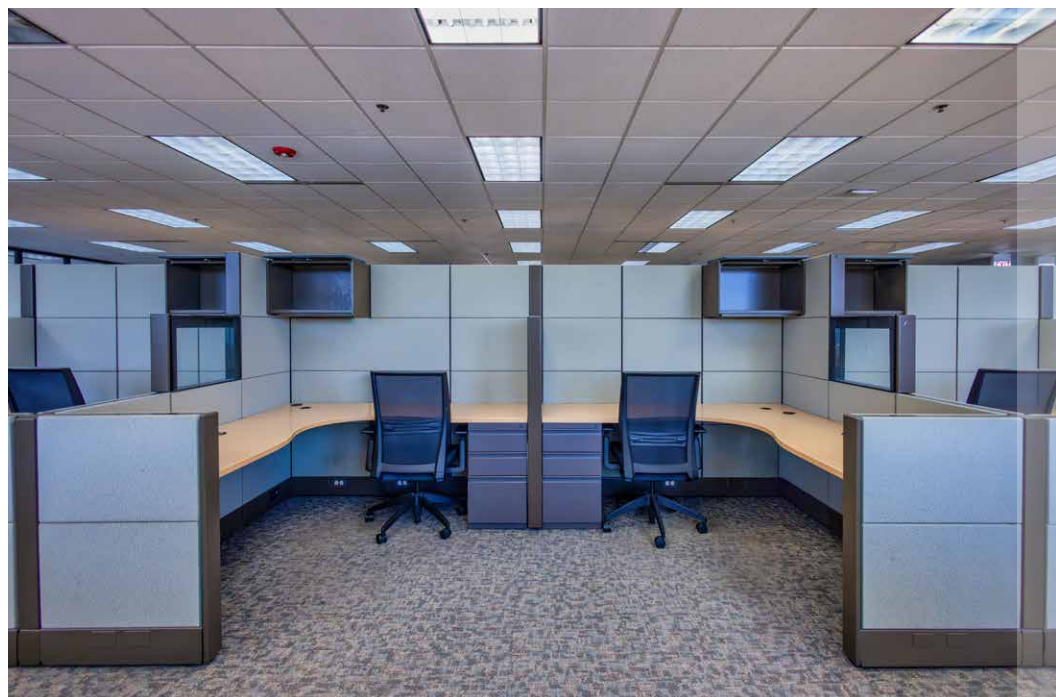
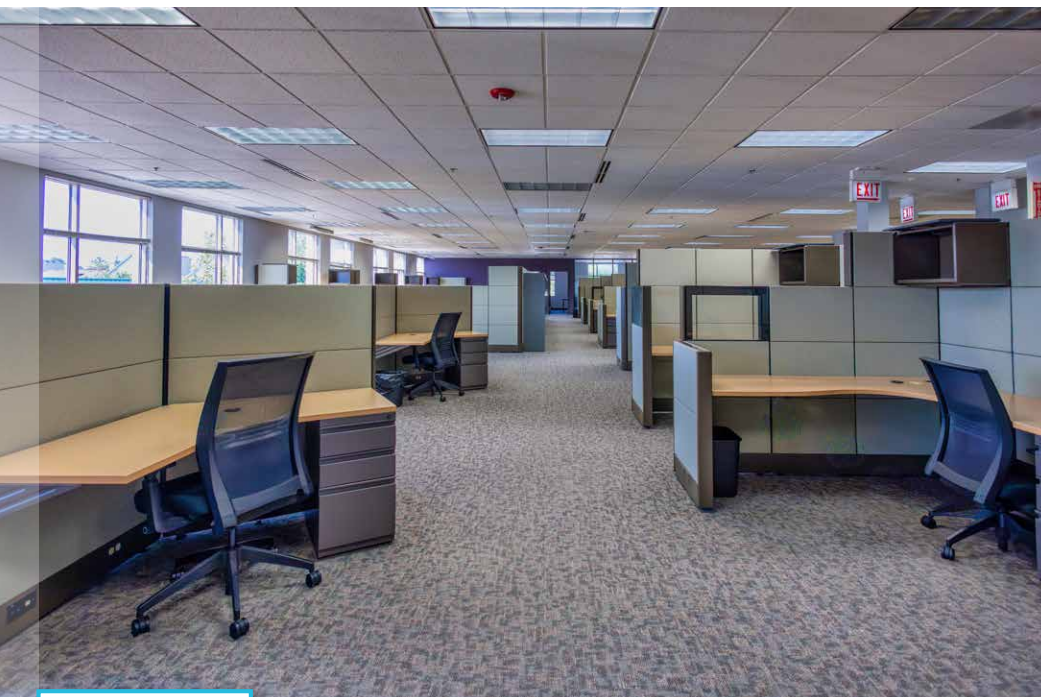
RYAN MOEN, SIOR
PRINCIPAL
DESIGNATED MANAGING BROKER
630.480.6346
RMoen@VersaRES.com



KYLE HARRIS
ASSOCIATE
630.716.3147
KHarris@VersaRES.com

VERSA
REAL ESTATE SERVICES

PHOTOS (FULLY FURNISHED SECOND FLOOR)



RYAN MOEN, SIOR
PRINCIPAL
DESIGNATED MANAGING BROKER
630.480.6346
RMoen@VersaRES.com



KYLE HARRIS
ASSOCIATE
630.716.3147
KHarris@VersaRES.com

VERSA
REAL ESTATE SERVICES

PHOTOS (INTERIOR)



RYAN MOEN, SIOR
PRINCIPAL
DESIGNATED MANAGING BROKER
630.480.6346
RMoen@VersaRES.com



KYLE HARRIS
ASSOCIATE
630.716.3147
KHarris@VersaRES.com

VERSA
REAL ESTATE SERVICES

PHOTOS (BUILDING)



RYAN MOEN, SIOR
PRINCIPAL
DESIGNATED MANAGING BROKER
630.480.6346
RMoen@VersaRES.com



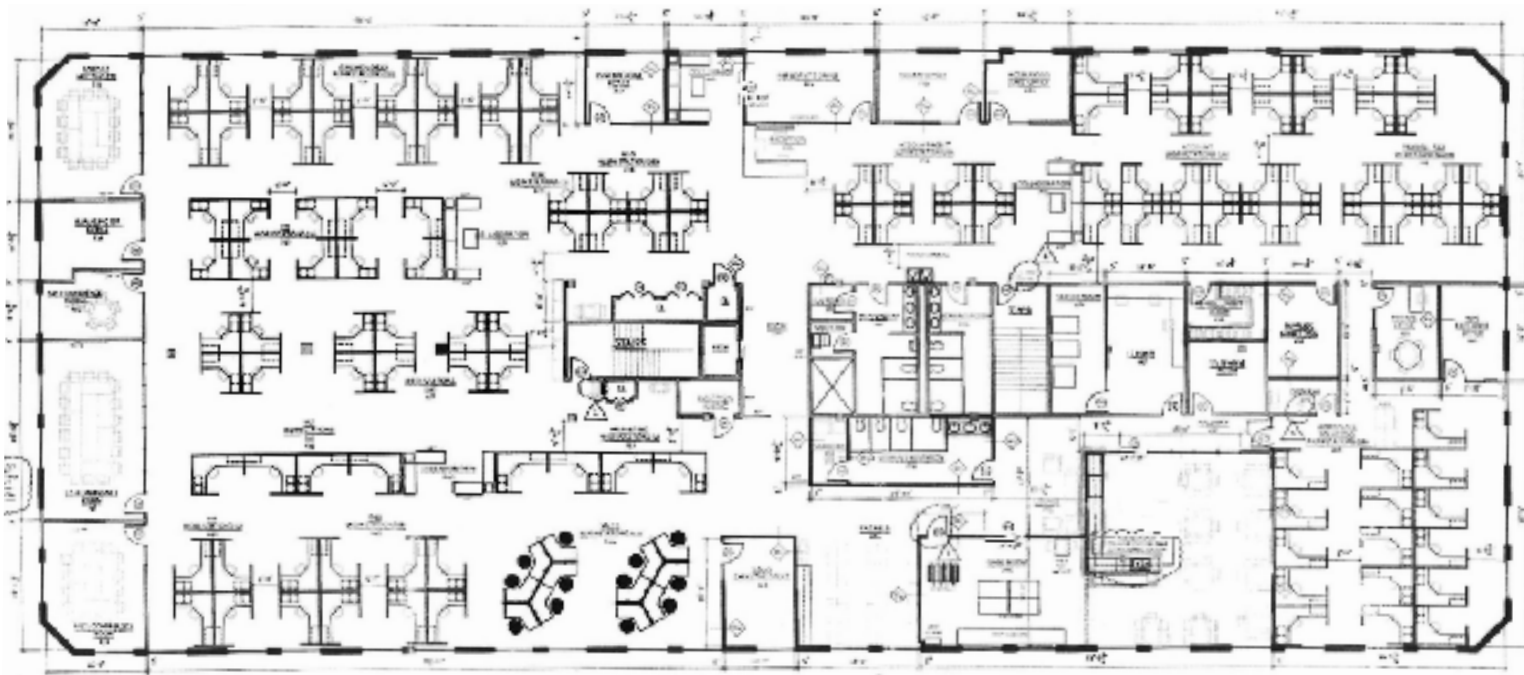
KYLE HARRIS
ASSOCIATE
630.716.3147
KHarris@VersaRES.com

VERSA
REAL ESTATE SERVICES

Fully Furnished Featured Space:

SECOND FLOOR | 19,648 SF (Divisible to 5,000 SF)

2400 S Wolf Rd | Westchester, IL



SPACE NOTES

- » 9 Private Offices
- » Multiple Conference Rooms
- » Kitchen
- » Game Room
- » Fully Furnished
- » 150 Workstations



RYAN MOEN, Sior
PRINCIPAL
DESIGNATED MANAGING BROKER
630.480.6346
RMoen@VersaRES.com



KYLE HARRIS
ASSOCIATE
630.716.3147
KHarris@VersaRES.com

VERSA
REAL ESTATE SERVICES