

OFFICE SPACE FOR LEASE



## THE OFFICES AT GLENDALE TOWN CENTER

290 TOWN CENTER LN, GLENDALE  
HEIGHTS, IL 60139

**R** **ROSSI**  
REAL ESTATE CORP.

**CARLO ROSSI** // 630.652.2999 // [rossicm@rossi-realestate.com](mailto:rossicm@rossi-realestate.com)

1015 Butterfield Rd // Downers Grove, IL 60515 // 630.424.8400 // <http://rossi-realestate.com>



## OFFERING SUMMARY

Available SF:	549 – 5,279 SF
Lot Size:	5.79 Acres
Year Built:	1984
Building Size:	19,469 SF
Renovated:	2020
Zoning:	C-2   Community Commercial District
Market:	North DuPage
Submarket:	Glendale Heights

## PROPERTY OVERVIEW

Welcome to the Offices at Glendale Town Center, newly renovated with contemporary design elements, this secure building is a great place for your business to call home. These office suites feature well-appointed common amenities, including a lobby break-out space with seating for eight and a kitchenette with modern finishes. Offices are available in a range of sizes, with the flexibility to combine adjacent spaces to meet all your business needs.

## PROPERTY HIGHLIGHTS

- Newly Remodeled Common Areas
- Kitchenette
- Common Restrooms
- Elevator Building
- Secure Access After Hours
- Utilities Included in Lease (2nd floor units)
- Recently Remodeled Façade
- 25 Minute Drive to O'Hare International Airport

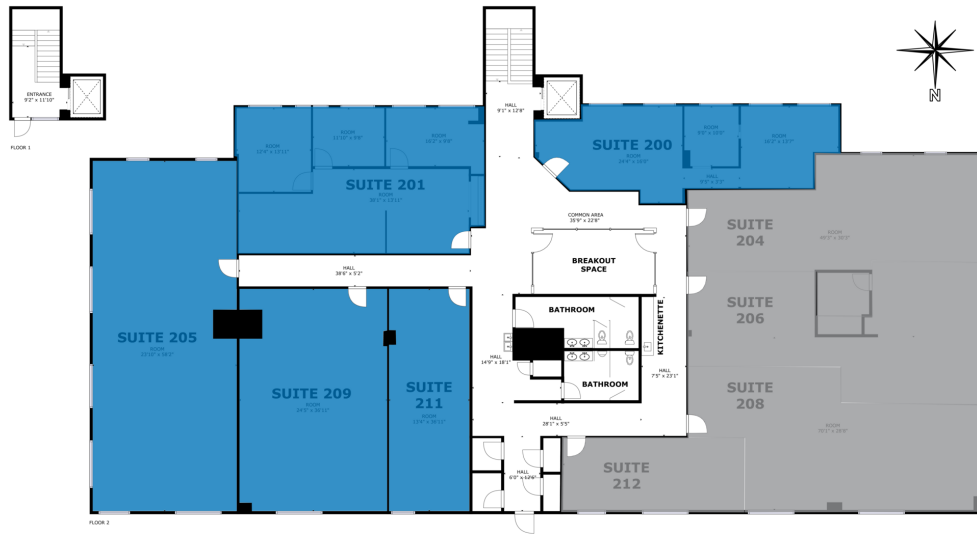
# THE OFFICES AT GLENDALE TOWN CENTER

290 TOWN CENTER LN, GLENDALE HEIGHTS, IL 60139



# THE OFFICES AT GLENDALE TOWN CENTER

290 TOWN CENTER LN, GLENDALE HEIGHTS, IL 60139



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

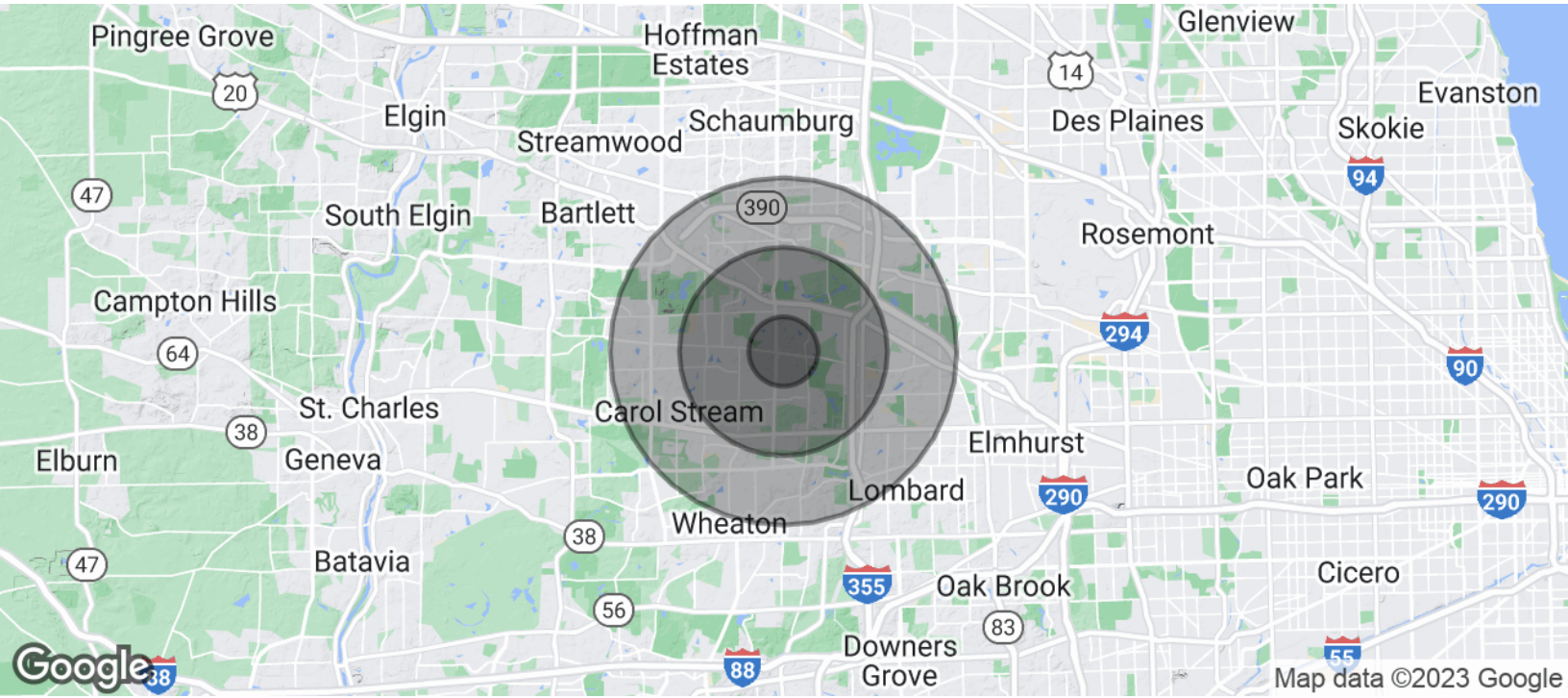
## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	VIDEO
Suite 200	Available	927 - 5,097 SF	Modified Gross	Call for Pricing	<a href="#">View Here</a>
Suite 201	Available	1,344 - 5,279 SF	Modified Gross	Call for Pricing	-
Suite 204	Available Soon	1,165 - 5,097 SF	Modified Gross	Call for Pricing	<a href="#">View Here</a>
Suite 205	Available	2,041 - 5,279 SF	Modified Gross	Call for Pricing	<a href="#">View Here</a>
Suite 206	Available Soon	1,182 - 5,097 SF	Modified Gross	Call for Pricing	<a href="#">View Here</a>
Suite 208	Available Soon	1,274 - 5,097 SF	Modified Gross	Call for Pricing	<a href="#">View Here</a>
Suite 209	Available	1,087 - 5,279 SF	Modified Gross	Call for Pricing	<a href="#">View Here</a>
Suite 211	Available	807 - 5,279 SF	Modified Gross	Call for Pricing	<a href="#">View Here</a>
Suite 212	Available Soon	549 - 5,097 SF	Modified Gross	Call for Pricing	<a href="#">View Here</a>



# THE OFFICES AT GLENDALE TOWN CENTER

290 TOWN CENTER LN, GLENDALE HEIGHTS, IL 60139



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,593	70,679	227,830
Average age	36.7	40.5	39.7
Average age (Male)	34.7	39.3	38.3
Average age (Female)	40.0	41.7	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,168	26,744	85,555
# of persons per HH	2.8	2.6	2.7
Average HH income	\$95,444	\$94,601	\$103,545
Average house value	\$308,736	\$343,132	\$355,490

\* Demographic data derived from 2020 ACS - US Census