



7700 INDUSTRIAL DRIVE

Forest Park, IL 60130 • Office Space for Lease

AVAILABLE NOW • GROSS LEASE • ALL-INCLUSIVE RENT

1,600 SF	\$20.00/SF/YR	\$2,667/MO	Gross Lease
Total Space	Base Rent	Monthly Rent	Lease Type

✓ All-Inclusive Rent

✓ Free Parking

✓ CTA Blue Line Nearby

✓ I-290 Access

THURSTON GAYLE PROPERTIES • ThurstonGayleProperties.com

Designed for grown teams who need room to think, collaborate, and perform — 7700 Industrial Drive delivers 1,600 square feet of move-in-ready office space in a professionally managed single-story building. With all-inclusive gross lease pricing, your business can focus on growth, not utility bills.

SPACE FEATURES

- Open floor plan — configure your way
- Floor-to-ceiling windows with abundant natural light
- High ceilings throughout
- Dedicated receptionist window in lobby
- Shared executive conference room
- Full shared kitchen / break room
- Generous on-site storage room
- Private offices available within suite
- Drop ceiling with recessed lighting
- Only 2 tenants in building — low traffic
- Ample free surface parking

IDEAL FOR

- Professional Services Firms
- Startups & Entrepreneurs
- Regional Headquarters
- Satellite Sales Office
- Flex-Industrial Operations
- Collaborative / Open-Concept Teams

LEASE HIGHLIGHTS

- Gross Lease — all-inclusive rent
- \$20.00 / SF / Year
- \$2,667 / Month
- Tenant improvements negotiable
- Available immediately



Executive Conference Room



Full Kitchen / Break Room



Reception Lobby

INTERIOR GALLERY & LOCATION



Open Office — Floor-to-Ceiling Windows



Spacious Open Floor Plan



Private Office Suite



On-Site Storage Room

LOCATION ADVANTAGES

- **CTA Blue Line** — Forest Park Station minutes away
- **I-290 (Eisenhower Expressway)** — immediate access
- **Midway International Airport** — approx. 20 min
- **O'Hare International Airport** — approx. 25 min
- Flex industrial park setting — professional environment
- Abundant amenities nearby in Forest Park and Oak Park

SCHEDULE A TOUR

This is the address serious businesses call home. All-inclusive rent. Strategic location.
Room to grow.

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