



555 WATERS EDGE LANE

Office Building

Lombard, IL



942-4,160 SF OFFICE SPACES FOR LEASE



presented by
Your SVN Suburban
NEXT LEVEL TEAM

Olivia Czyzynski
312.676.1862

Jennifer Hopkins
312.676.1865

Lina Adamis
224.723.2528

nextlevelsuburbanchicago@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 SF/yr (MG)
AVAILABLE SF:	942 - 4,160 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

	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

LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

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O: 312.676.1862
olivia.czyzynski@svn.com

JENNIFER HOPKINS, MBA
O: 312.676.1865
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LEASE SPACES



1ST FLOOR



2ND FLOOR

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	942 - 4,160 SF	LEASE RATE:	\$16.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	2,288 SF	Modified Gross	\$16.50 SF/yr	Corner suite, move-in ready
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 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.
Suite 210	Available	942 SF	Modified Gross	\$16.50 SF/yr	Ideal small office suite.
Suites 220+210	Available	4,160 SF	Modified Gross	\$16.50 SF/yr	Two suites currently combined into one larger suite.

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ADDITIONAL PHOTOS

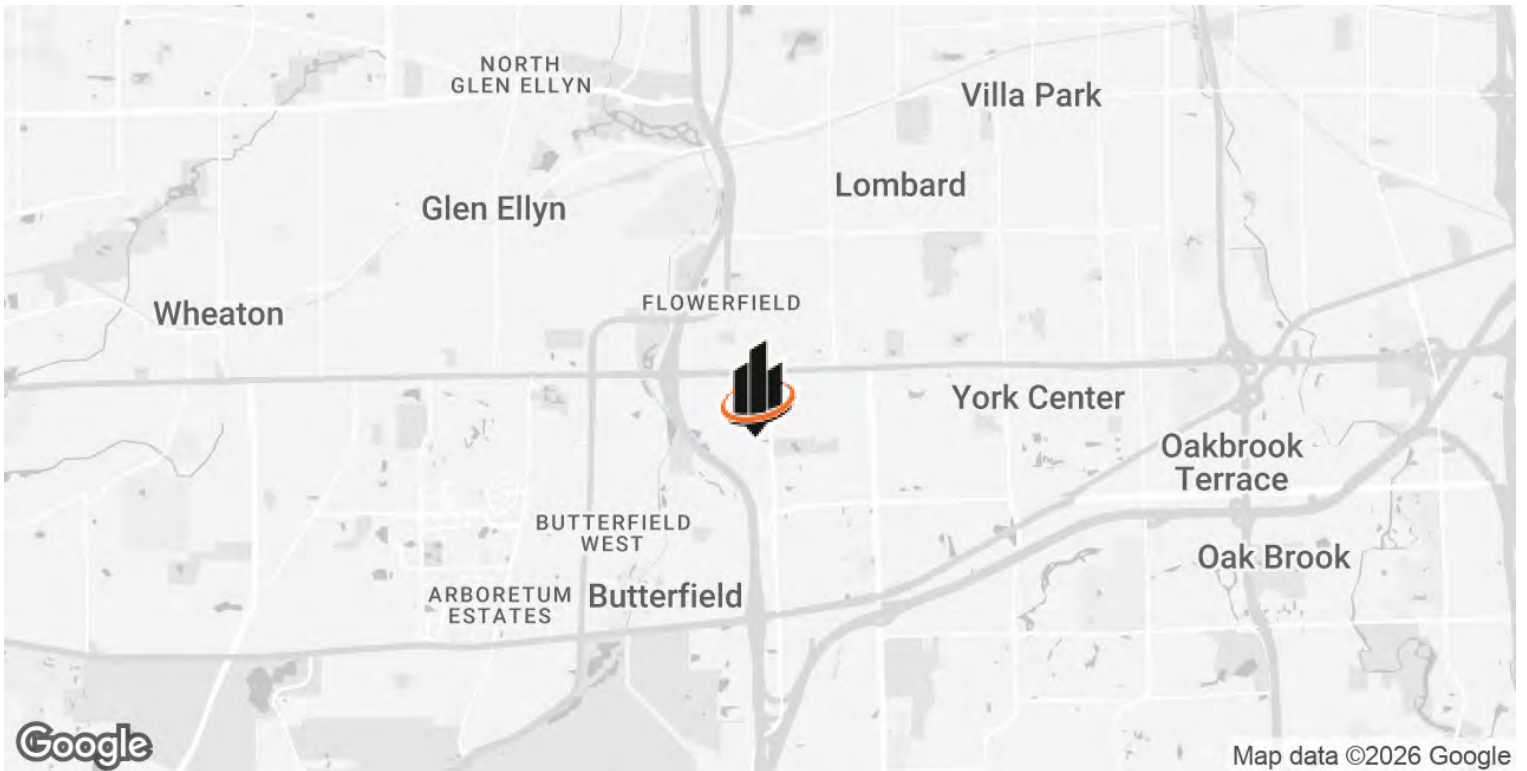


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BIRDSEYE & MAP



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