

For
Lease



4100
N. CASS

5,472 SF
Office/Flex Space
Available

4100 N Cass Ave

Westmont, Illinois 60559

PROPERTY HIGHLIGHTS

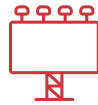
This well-maintained, single-story office/flex building consists of 5,472 SF on 0.45 acres which is suitable for various commercial uses, including office space and light industrial. The space is divisible to 1,633 SF. There are multiple garage spaces offering additional storage or workspace. It has access off Cass Ave, north of the highly trafficked Grand Ave, with an existing monument sign on Cass Ave.



5,472 SF AVAILABLE
(DIVISIBLE TO
1,633 SF)



LEASE RATE:
\$19.00/SF MODIFIED
GROSS



MONUMENT
SIGNAGE



ADDITIONAL
STORAGE &
WORKSPACE



OFFICE/FLEX SPACE
AVAILABLE



PRIME LOCATION
NORTH OF
OGDEN AVE

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PROPERTY OVERVIEW:

- Two (2) car attached garage & detached garages with four (4) overhead doors
- Existing Office & Warehouse
- Single-story, 0.45 Acre Site
- Divisible to 1,633 SF

SITE PLAN

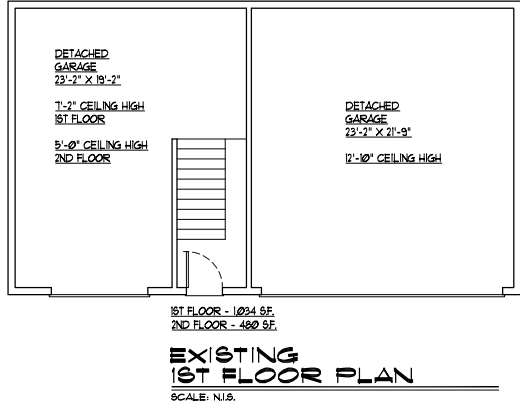
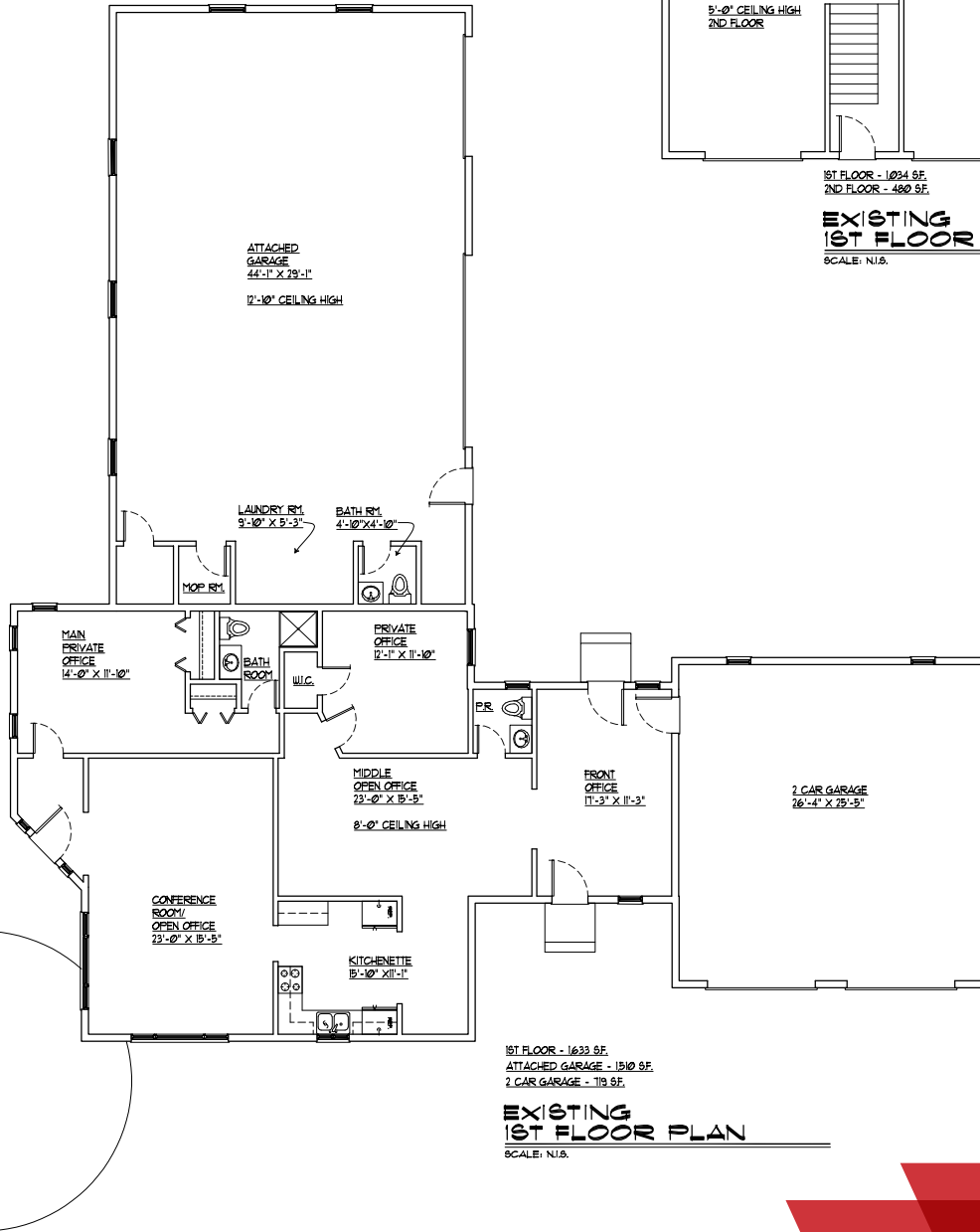




PHOTO GALLERY

1. Exterior
2. Interior Office #1
3. Exterior Patio
4. Interior Office #2
5. Exterior Garage + Warehouse Space



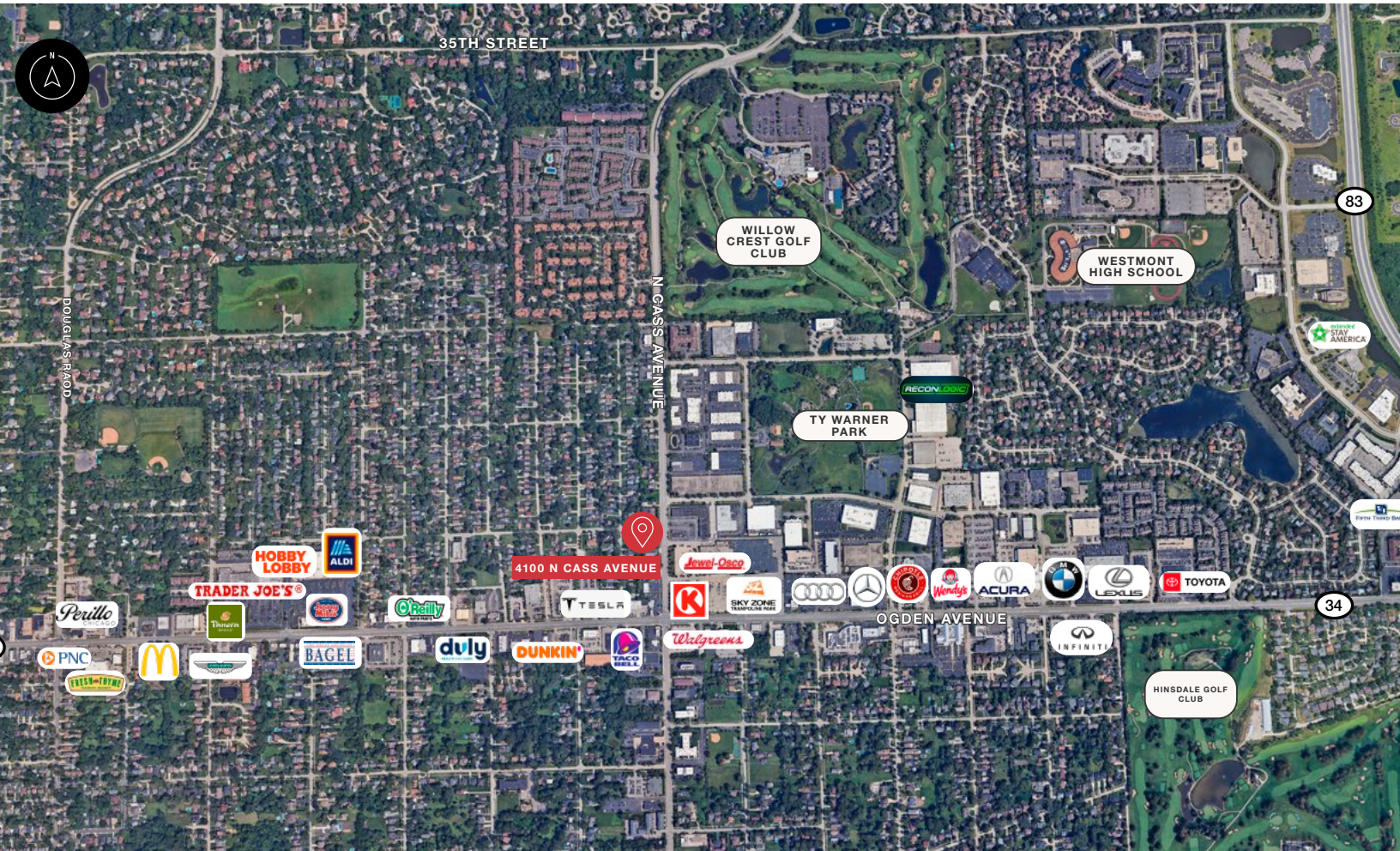
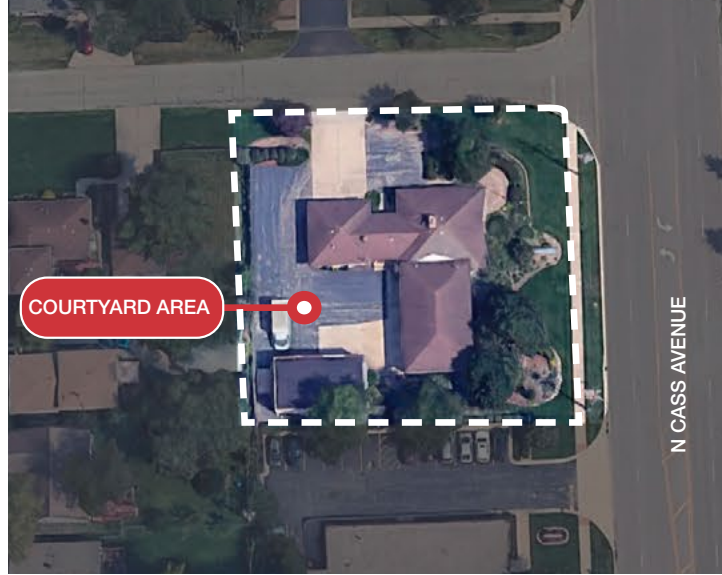
4100 N CASS AVE, WESTMONT, ILLINOIS | FOR LEASE



WELL-MAINTAINED SITE

SUITABLE FOR VARIOUS COMMERCIAL USES

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