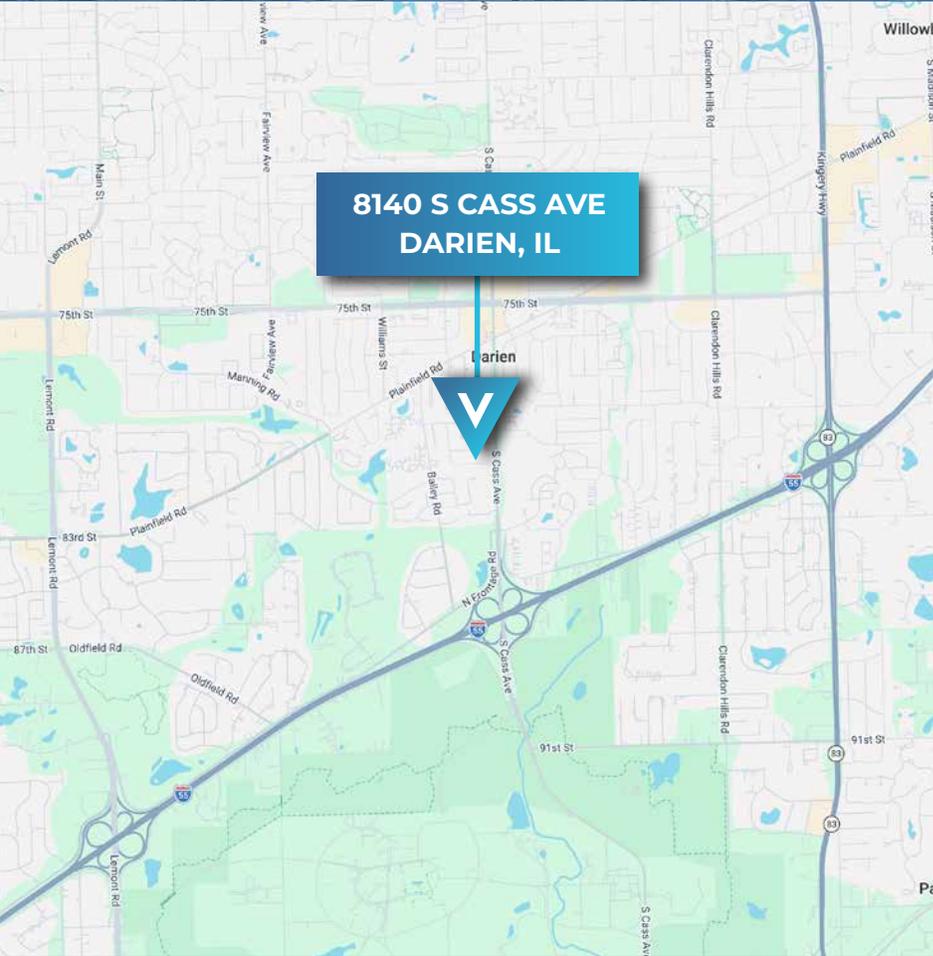


OFFICE BUILDING FOR SALE / LEASE

6,412 SF Building
Ideal for Office /
Medical Uses

8140 S CASS AVE
DARIEN, IL





PROPERTY SUMMARY

ASKING PRICE	\$1,450,000 (\$226 PSF)
LEASE RATE	\$19.00 NNN
AVAILABLE SF	6,412 SF
REAL ESTATE TAXES	\$18,130
YEAR BUILT	1998

BUILDING HIGHLIGHTS

- 6,412 SF Stand Alone Office
- Two Conference Rooms
- 12 Private Offices
- Kitchen with Full Size Refrigerator and Dishwasher
- 4 Restrooms

AREA AMENITIES

- Close Proximity to I-55
- On Cass Avenue between Plainfield Rd and I-55

CONTACT FOR MORE INFO:

ANGELA WING

ASSOCIATE

630.481.6792

AWing@VersaRES.com

RYAN MOEN

PRINCIPAL

DESIGNATED MANAGING BROKER

630.480.6346

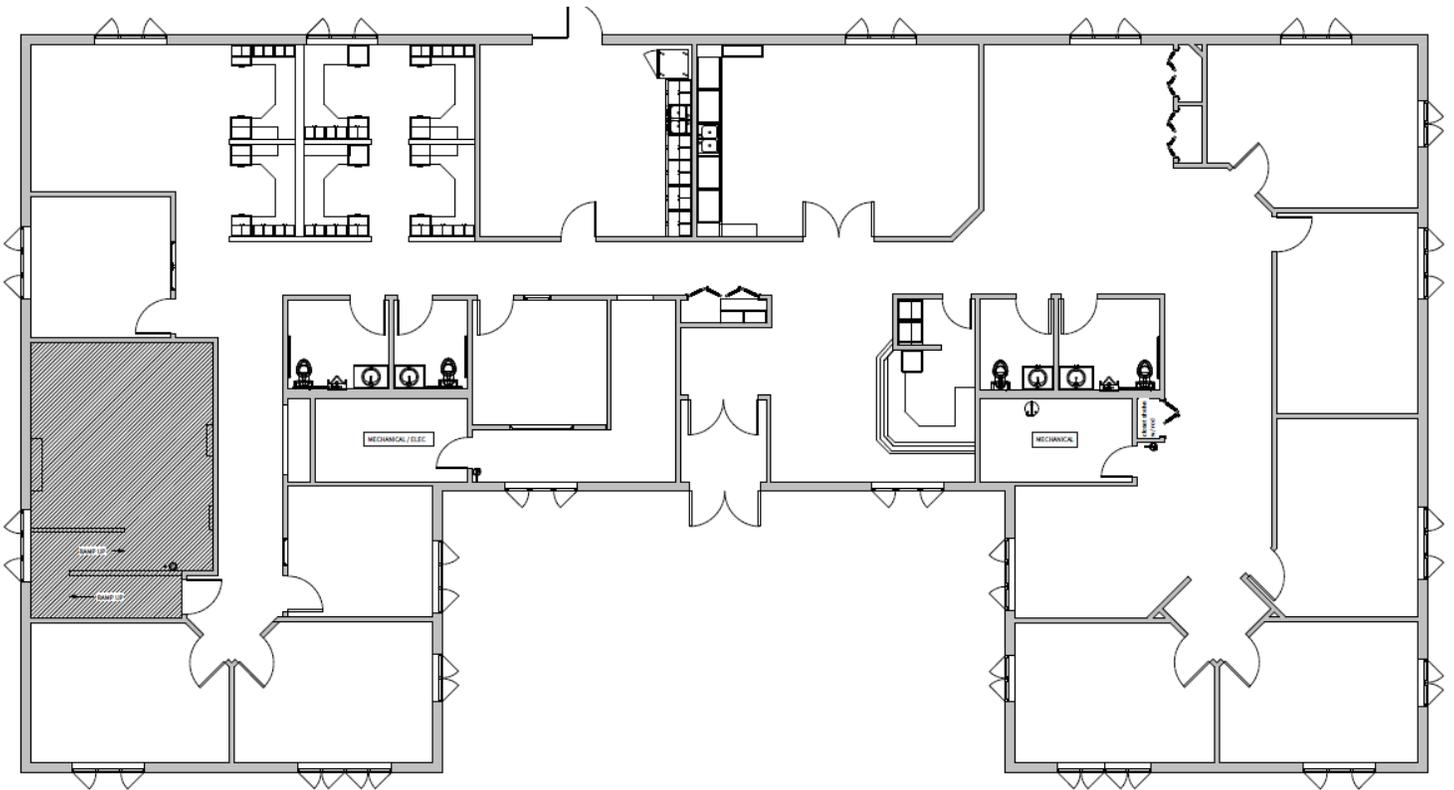
RMoen@VersaRES.com



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SPACE NOTES

- 12 Private Offices with Windows
- 2 Conference Rooms with Windows
- Ample Reception Area
- Kitchenette
- IT & Storage Rooms



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