



7025 and 7035 Veterans Blvd.

7025 Veterans Blvd, Burr Ridge, IL 60527



TRIUMPH REAL ESTATE



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7025 and 7035 Veterans Blvd.

\$2,000,000

Property consists of two 5,000 sf buildings with shared parking lot for 40 vehicles.

Each building has two office suites with separate entrances. Office suites range in size from 1,900 sf to 3,100 sf.

Three of four offices are/will be vacant by year end. The Owner and user of the fourth space will vacate to accommodate an owner user.

Property is located in DuPage County near I-55 and interstate 294 with easy access to downtown and airports.

The Burr Ridge Center with shopping, dining and hotels is minutes away.

Contact Broker for more information or to set up a tour....

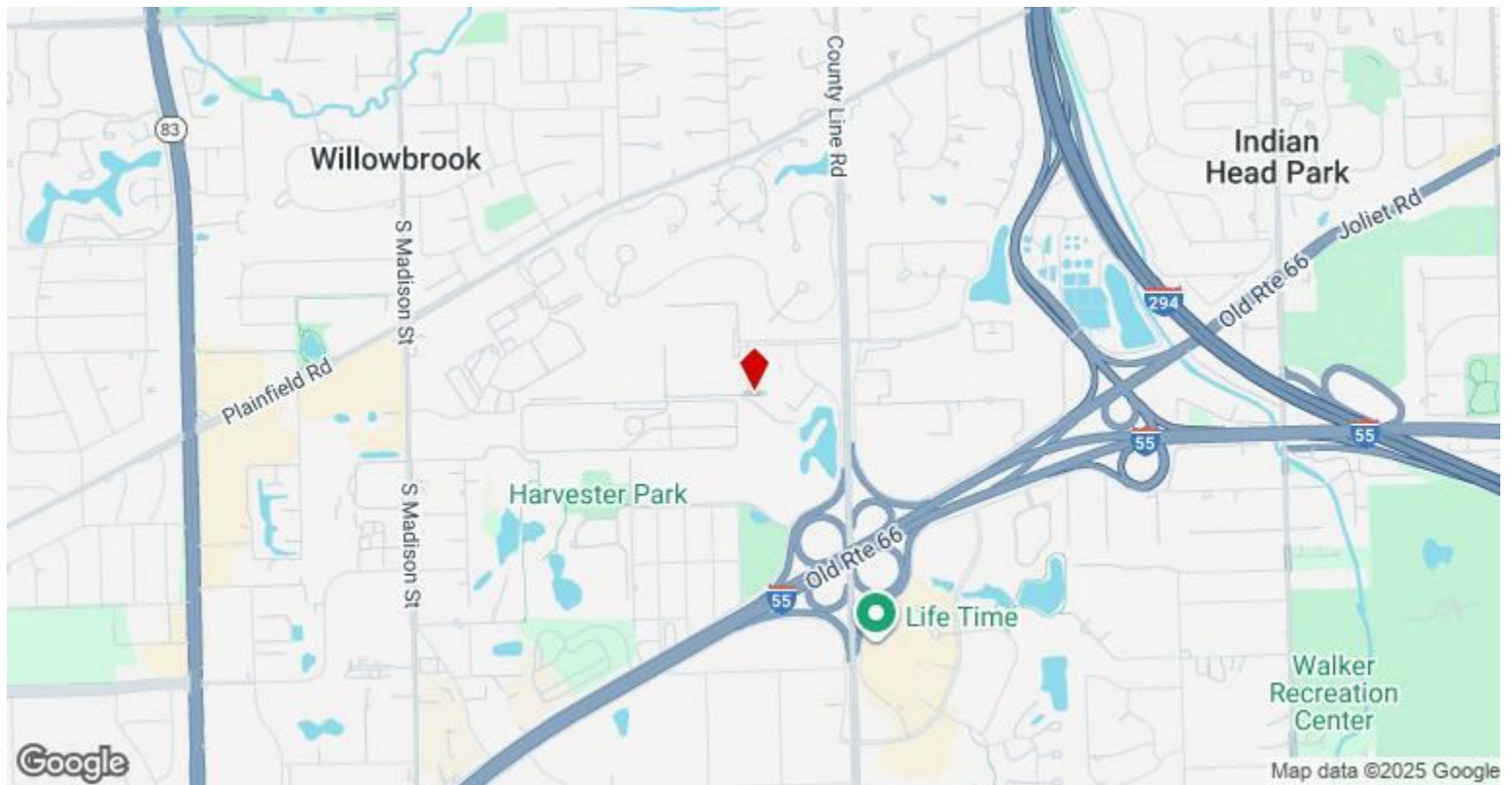
- Location! Location! Location!
- Each building can be used by one or two tenants.
- Minutes away from dining, shops, hotels.
- Roofs replaced 2024.



Price:	\$2,000,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.22 AC
Gross Building Area:	10,000 SF
Rentable Building Area:	10,000 SF
No. Stories:	1
Year Built:	2006
Tenancy:	Multi
Parking Ratio:	4/1,000 SF
Zoning Description:	Office
APN / Parcel ID:	09-24-406-004
Walk Score ®:	18 (Car-Dependent)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
William J Arendt & Assoc	-	



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Property Photos

