



## 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

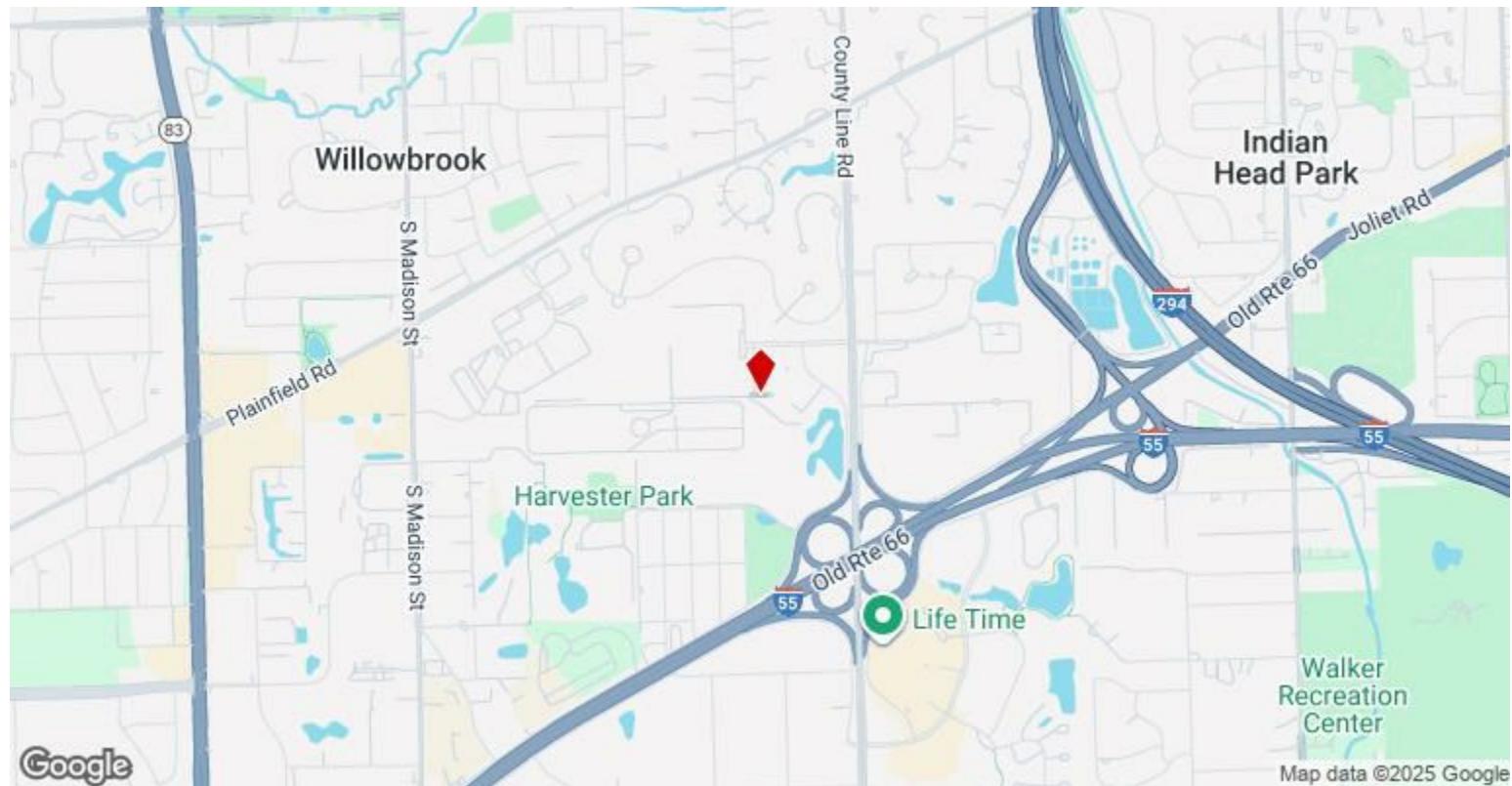
APN / Parcel ID: 09-24-406-004

Walk Score ®: 18 (Car-Dependent)

## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
William J Arendt & Assoc	-	



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## Property Photos

