

8140 S CASS AVE | DARIEN

AVAILABLE FOR SALE / LEASE

6,412 SF Modern
Stand-Alone Office /
Medical Building in
Darien, IL

Single-Story
1st Floor Suite

12 Private
Offices



VERSA REAL ESTATE SERVICES

1 Mid America Plz, 3rd Floor
Oakbrook Terrace, IL 60181

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**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
YEAR RENOVATED	2023

BUILDING HIGHLIGHTS

- 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



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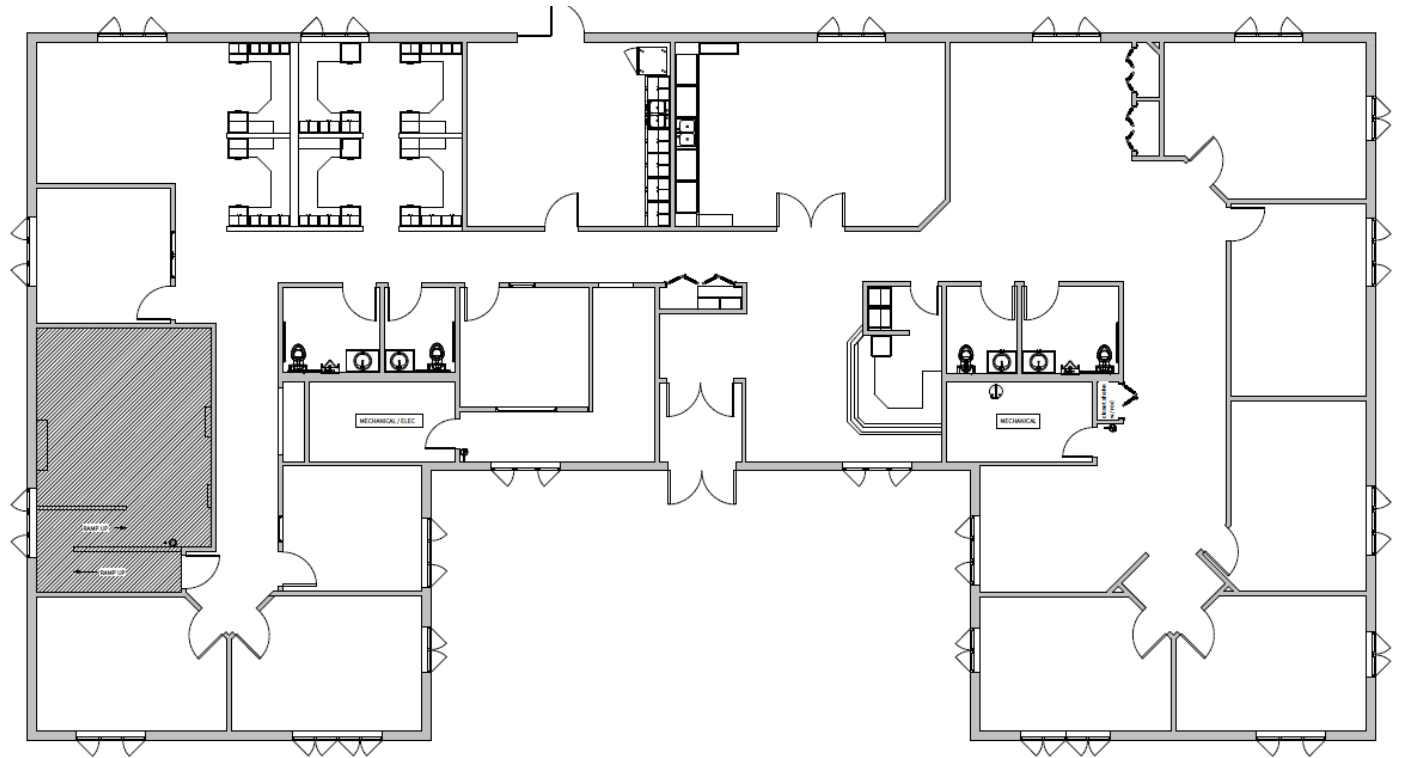
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SPACE NOTES

1ST FLOOR | 6,412 SF

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



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