

# OAK BROOK PLACE

2301 & 2311 W 22ND STREET, OAK BROOK, IL 60523

## OFFICE SPACE - HEATED EXECUTIVE PARKING



### OFFERING SUMMARY

|                       |                        |
|-----------------------|------------------------|
| <b>Available RSF:</b> | 2,155 - 7,373 RSF      |
| <b>Building Size:</b> | Approx. 182,259 SF     |
| <b>Year Built:</b>    | 1980<br>Renovated 2019 |
| <b>Parking Ratio:</b> | 4 / 1,000 SF Ratio     |
| <b>Access:</b>        | 24- Hour Access        |
| <b>Lease Rate:</b>    | \$23.50 PSF (MG)       |

### PROPERTY HIGHLIGHTS

- Institutional & Well Capitalized Ownership
- Recently Renovated Lobby and Common Areas
- Can Accommodate Medical Users
- Heated Underground Executive Parking
- Spec Units with Immediate Occupancy
- Will Entertain Flexible Lease Terms
- Minutes from Full I-88 Interchange
- Building Storage
- Minutes from Restaurants, Shopping & Amenities

OWNED AND MANAGED BY:

JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

**BRIAN SILVERMAN**  
PARTNER  
312.462.1023  
BRIAN@JBSCRE.COM

**JASON SHIBATA**  
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312.462.1022  
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ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED



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## SITE MAP



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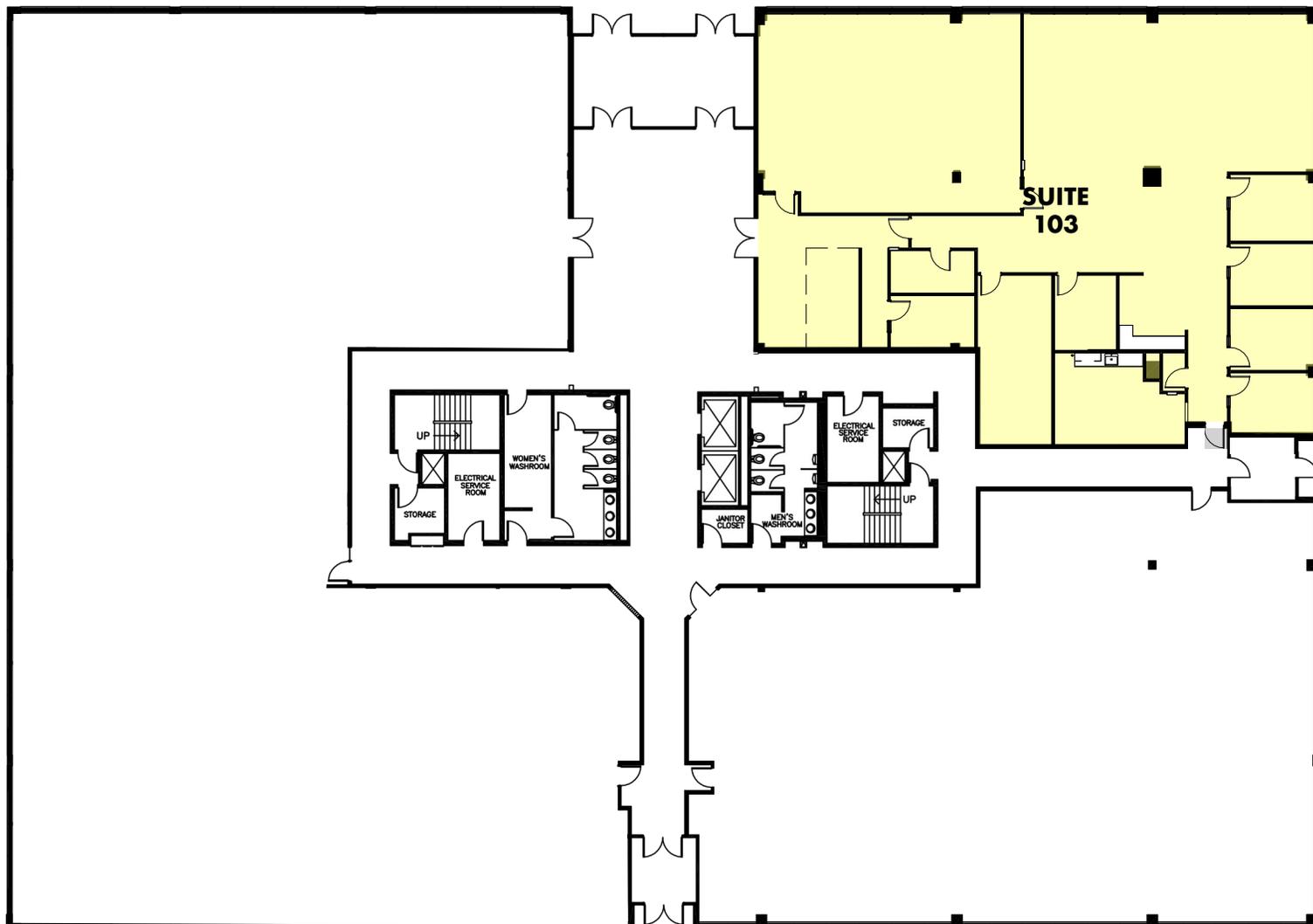


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**1 OAK  
BROOK  
PLACE**  
2301 W 22ND ST.

## FIRST FLOOR AVAILABILITIES



| SPACE | LEASE RATE       | SIZE (SF) | TERM       | COMMENTS |
|-------|------------------|-----------|------------|----------|
| 103   | \$23.50 PSF (MG) | 5,930 SF  | Negotiable | Turn-Key |

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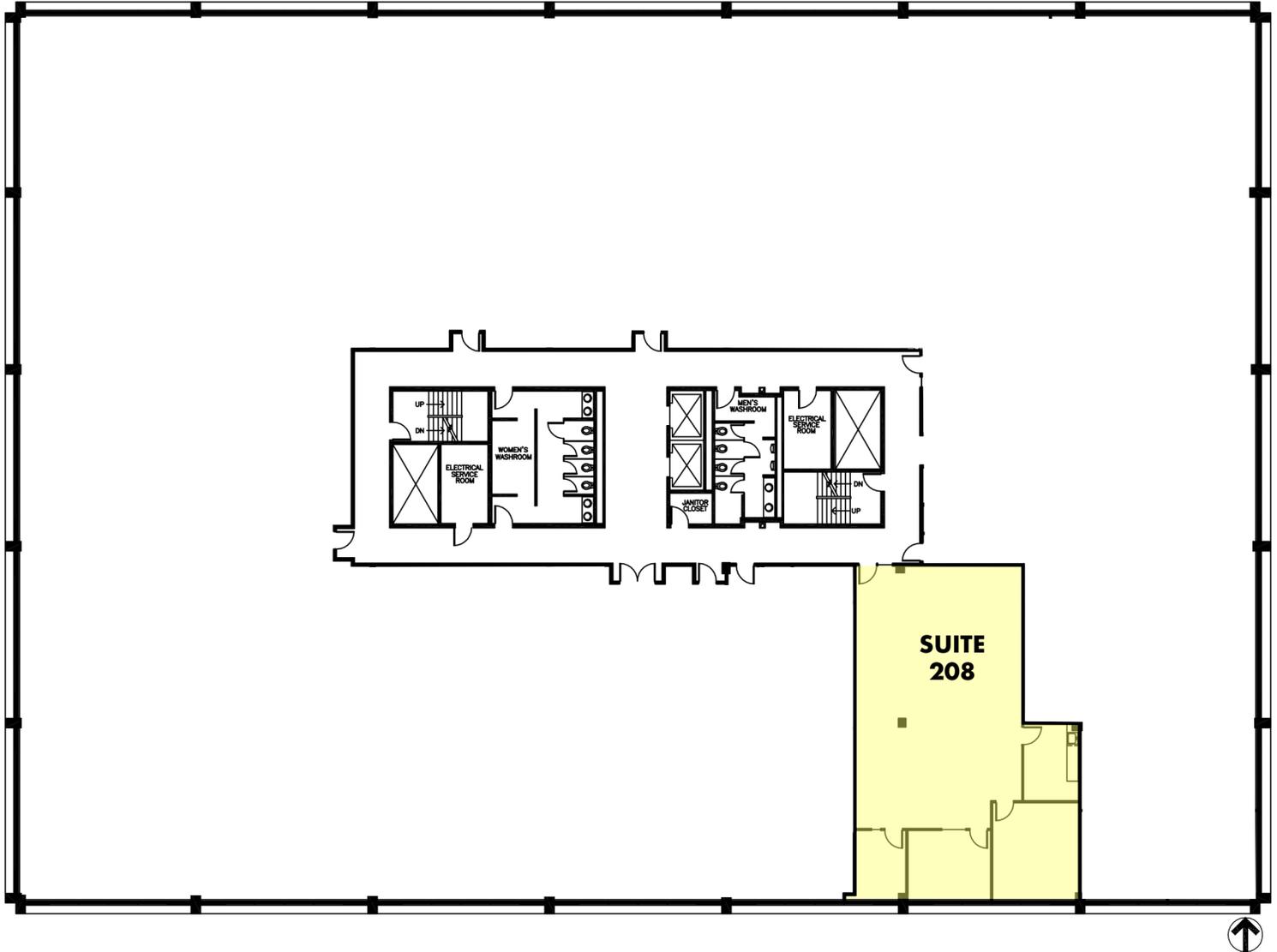


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**1** OAK  
BROOK  
PLACE  
2301 W 22ND ST.

## SECOND FLOOR AVAILABILITIES



| SPACE | LEASE RATE       | SIZE (SF) | TERM       | COMMENTS |
|-------|------------------|-----------|------------|----------|
| 208   | \$23.50 PSF (MG) | 2,155 SF  | Negotiable | Turn-Key |

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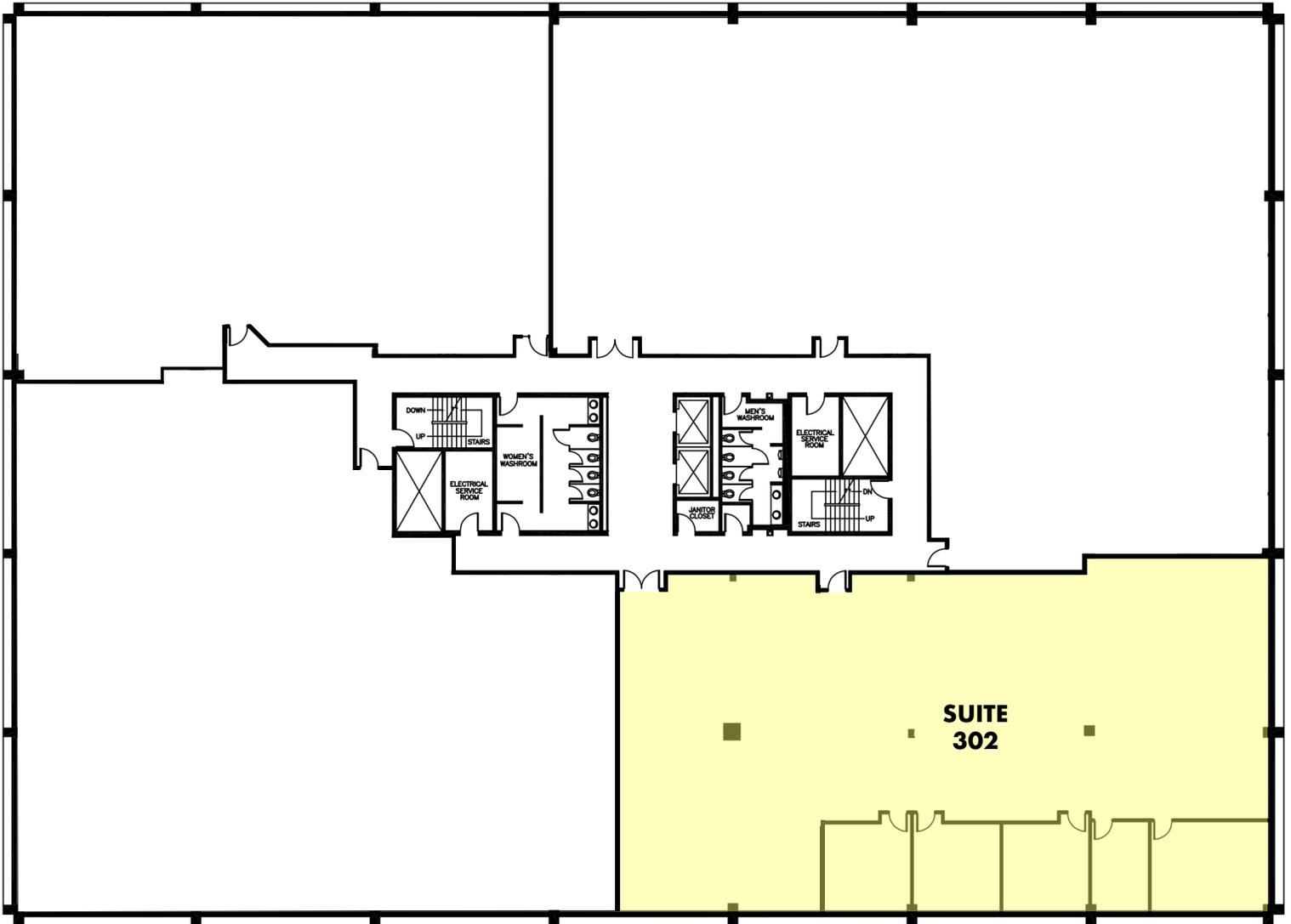


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**1** OAK  
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PLACE  
2301 W 22ND ST.

## THIRD FLOOR AVAILABILITIES



| SPACE | LEASE RATE       | SIZE (SF) | TERM       | COMMENTS |
|-------|------------------|-----------|------------|----------|
| 302   | \$23.50 PSF (MG) | 7,373 SF  | Negotiable |          |

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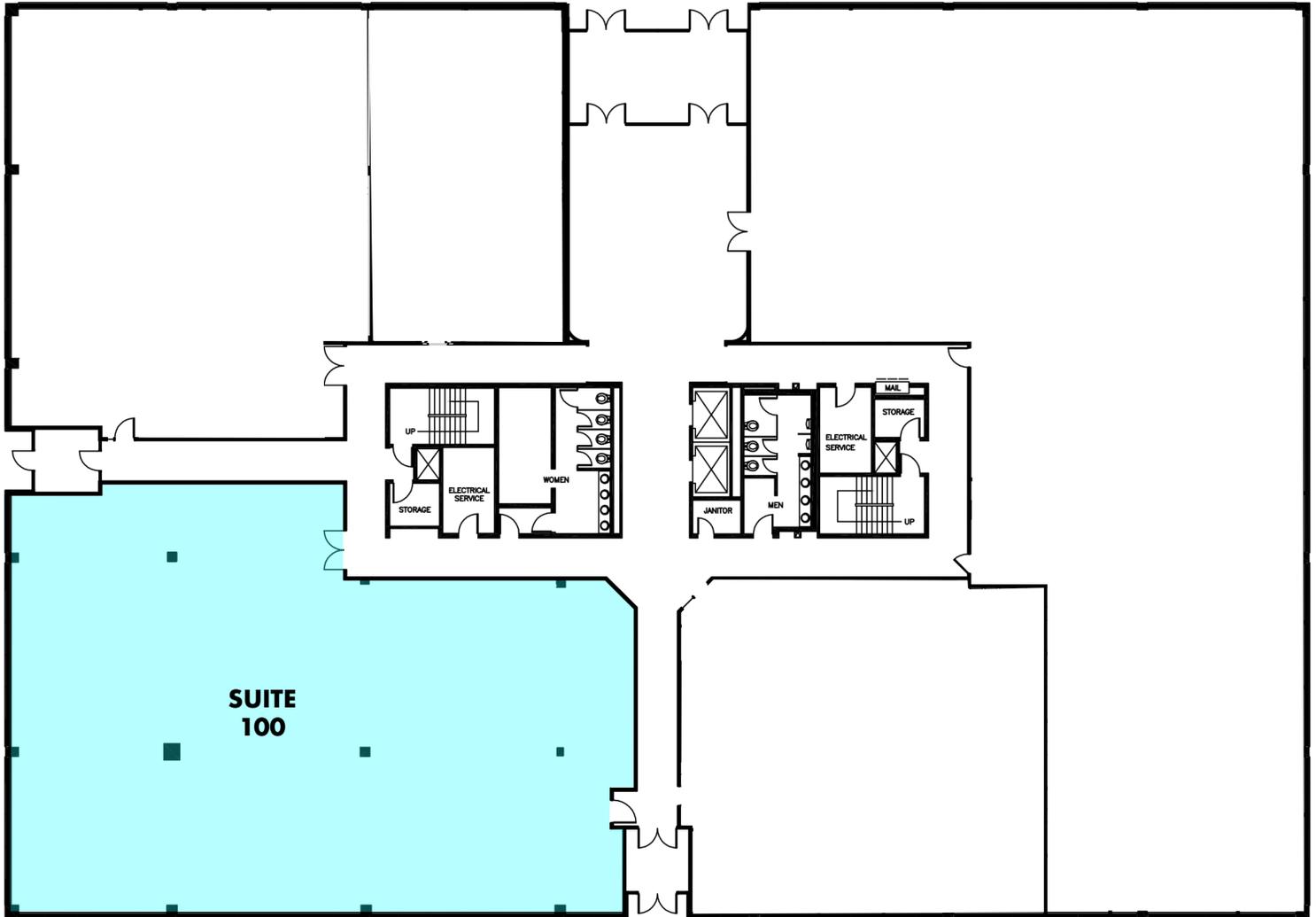


# TWO OAK BROOK PLACE

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**2** OAK  
BROOK  
PLACE  
2311 W 22ND ST.

## FIRST FLOOR AVAILABILITIES



| SPACE | LEASE RATE       | SIZE (SF) | TERM       | COMMENTS                          |
|-------|------------------|-----------|------------|-----------------------------------|
| 100   | \$23.50 PSF (MG) | 6,544 SF  | Negotiable | Corner Unit with Exposed Ceilings |

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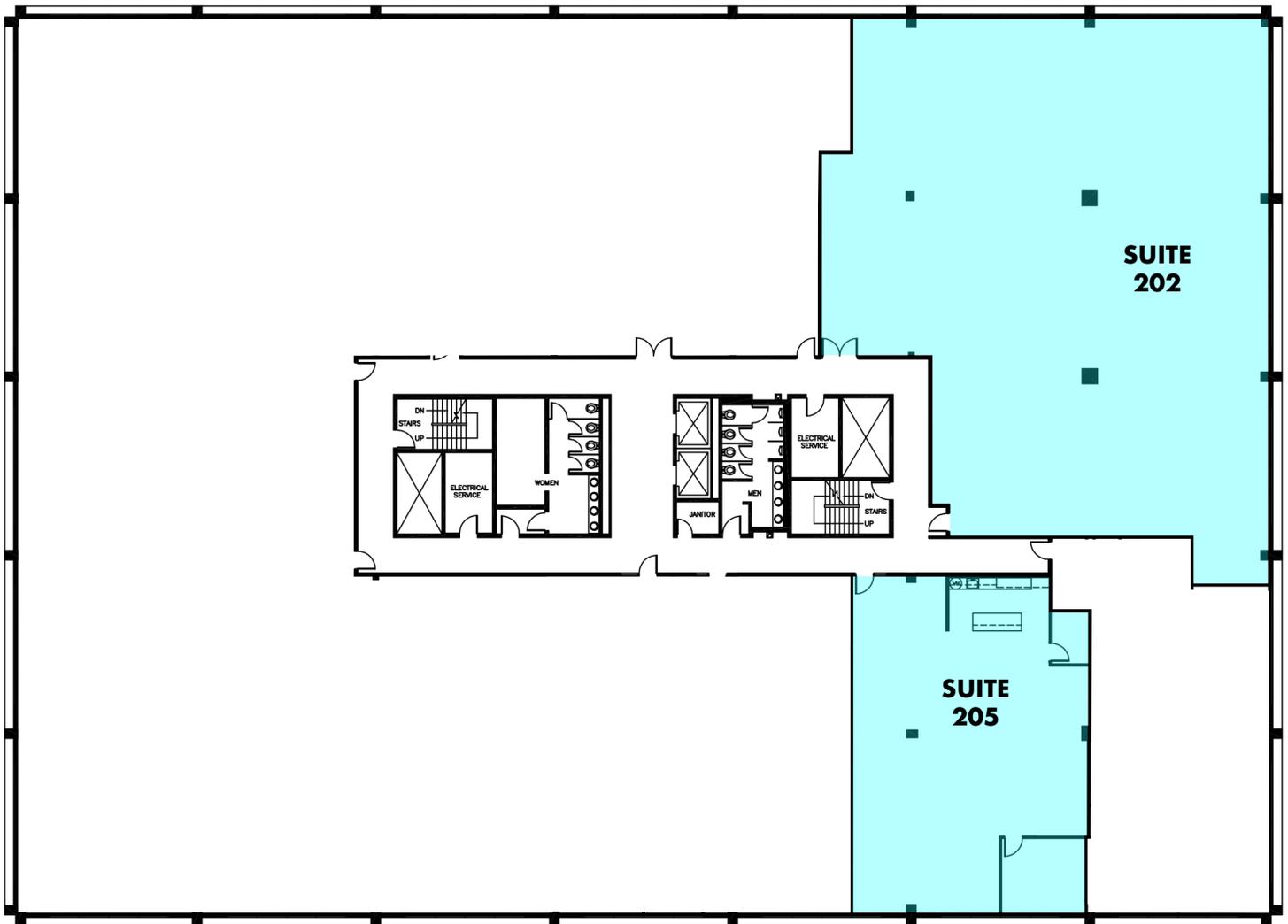


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**2** OAK BROOK PLACE  
2311 W 22ND ST.

## SECOND FLOOR AVAILABILITIES



| SPACE | LEASE RATE       | SIZE (SF) | TERM       | COMMENTS    |
|-------|------------------|-----------|------------|-------------|
| 205   | \$23.50 PSF (MG) | 2,598 SF  | Negotiable |             |
| 202   | \$23.50 PSF (MG) | 6,840 SF  | Negotiable | Corner Unit |

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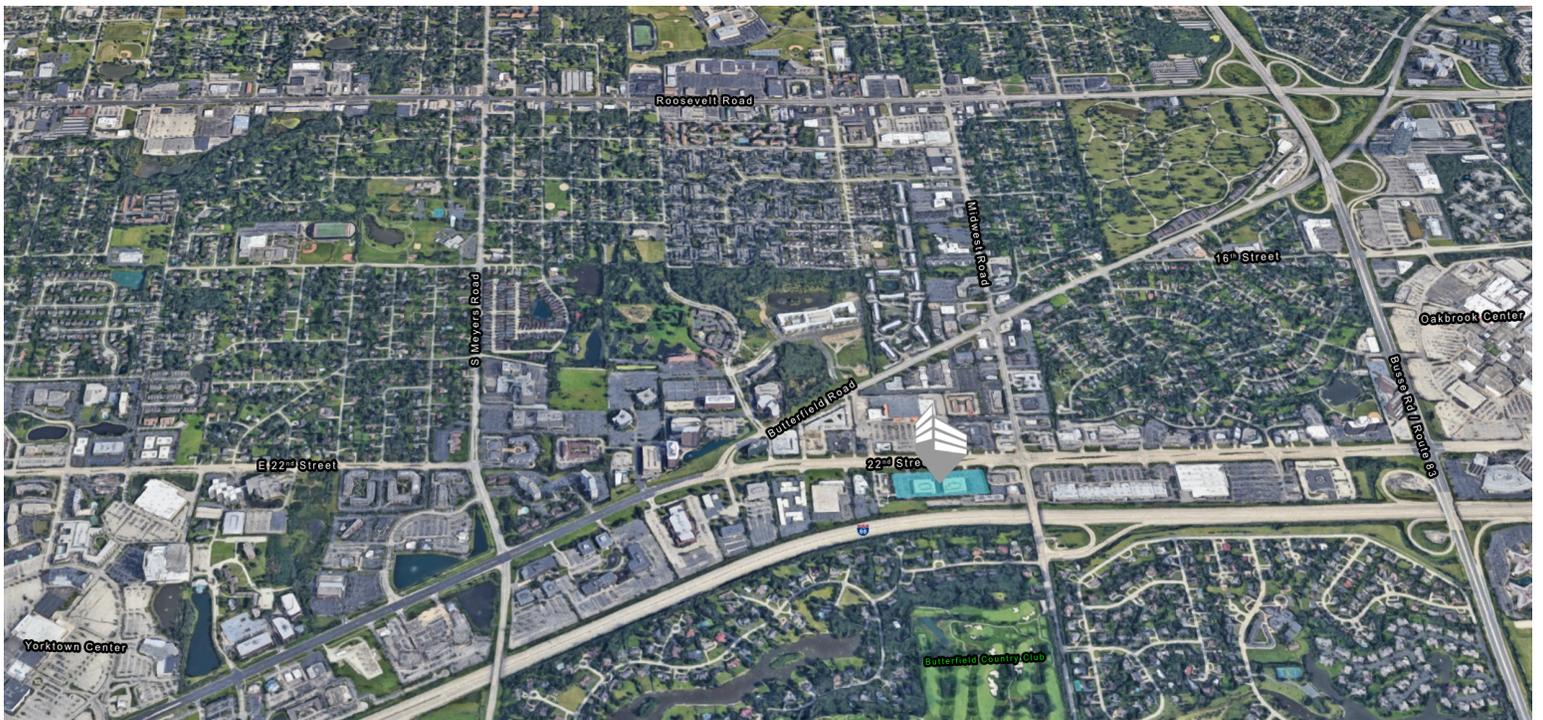
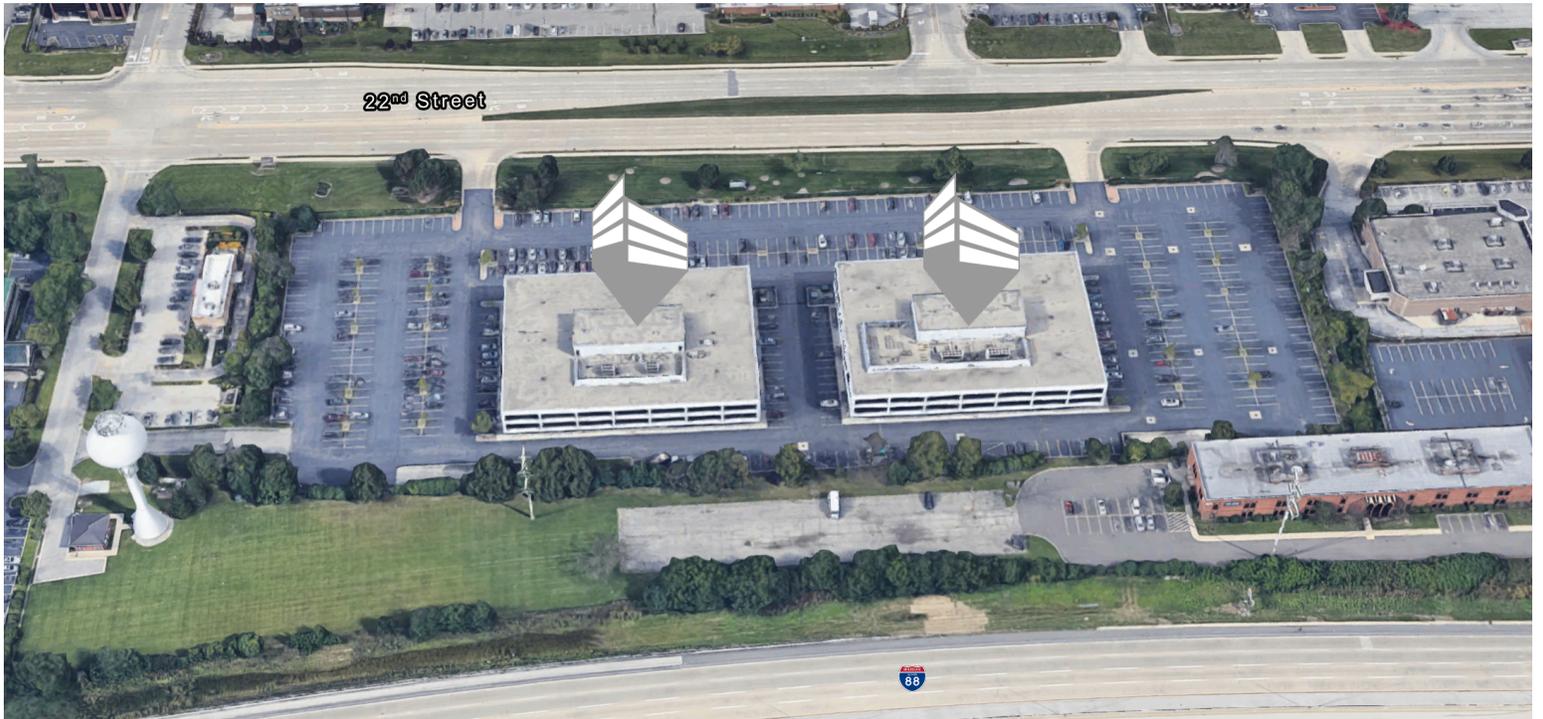
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## LOCATION MAPS



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