

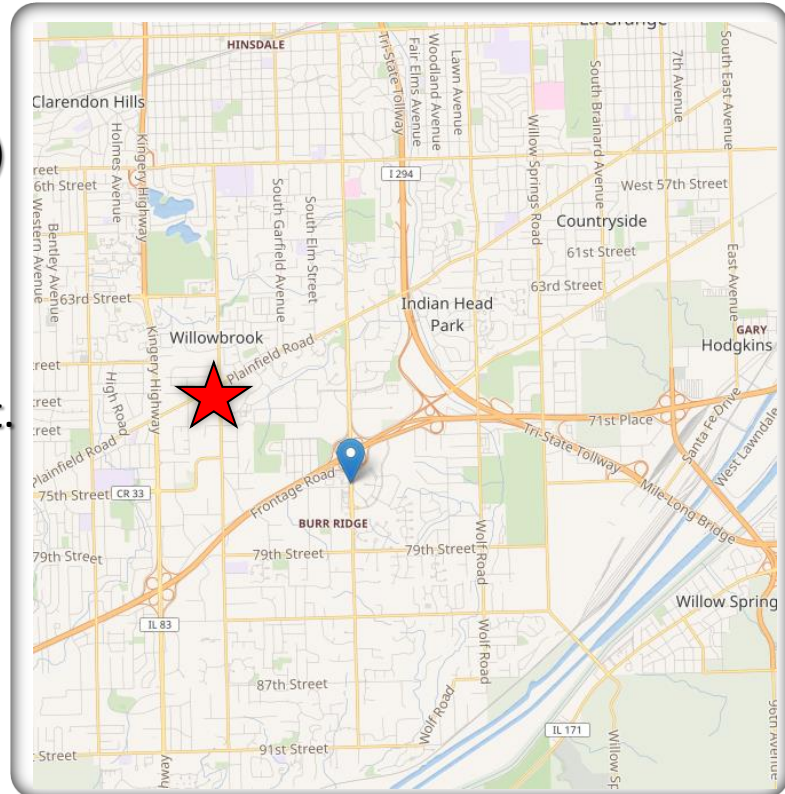
# FOR LEASE

## OFFICE/MEDICAL

6910 Madison Street, Willowbrook, IL 60527

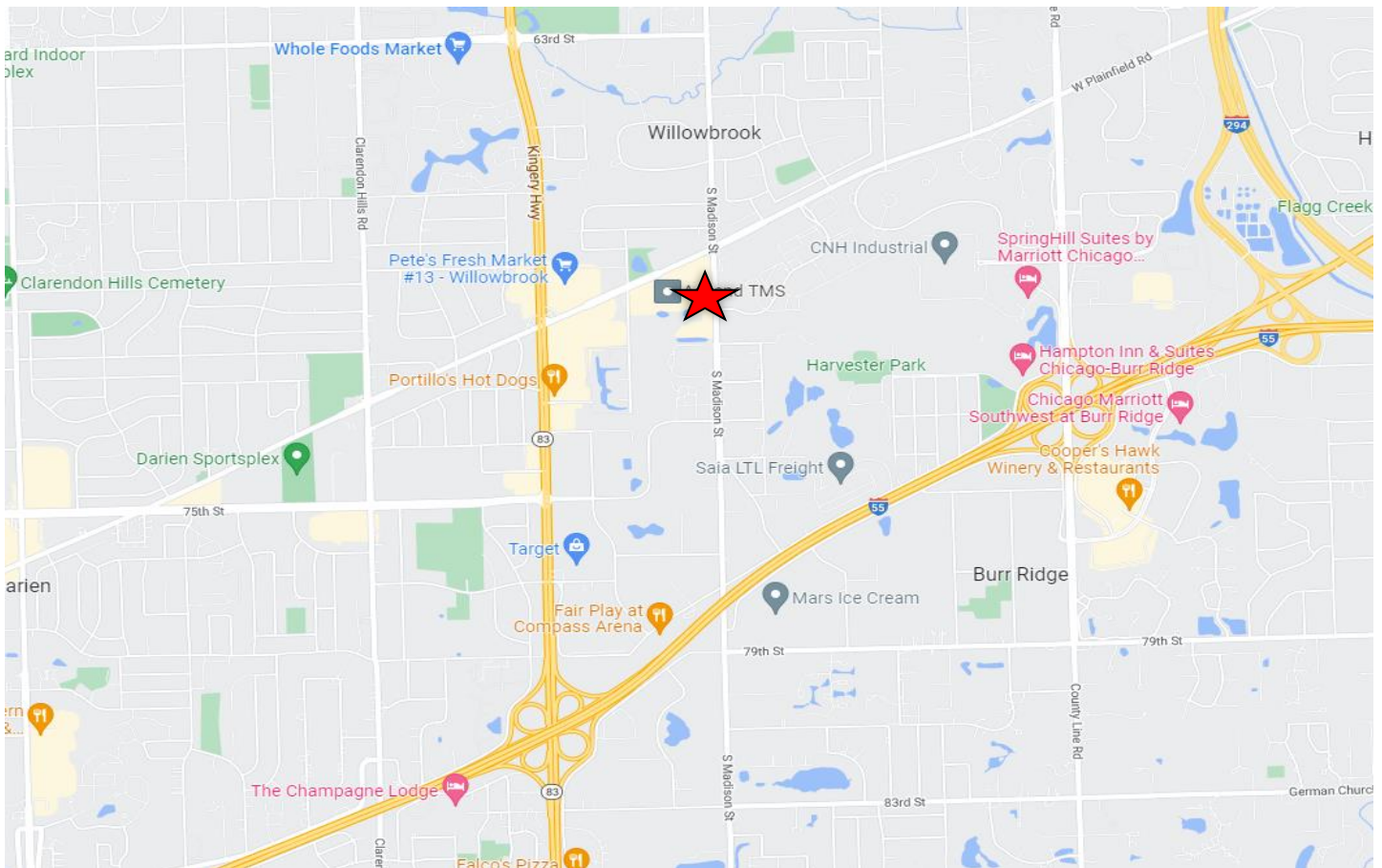
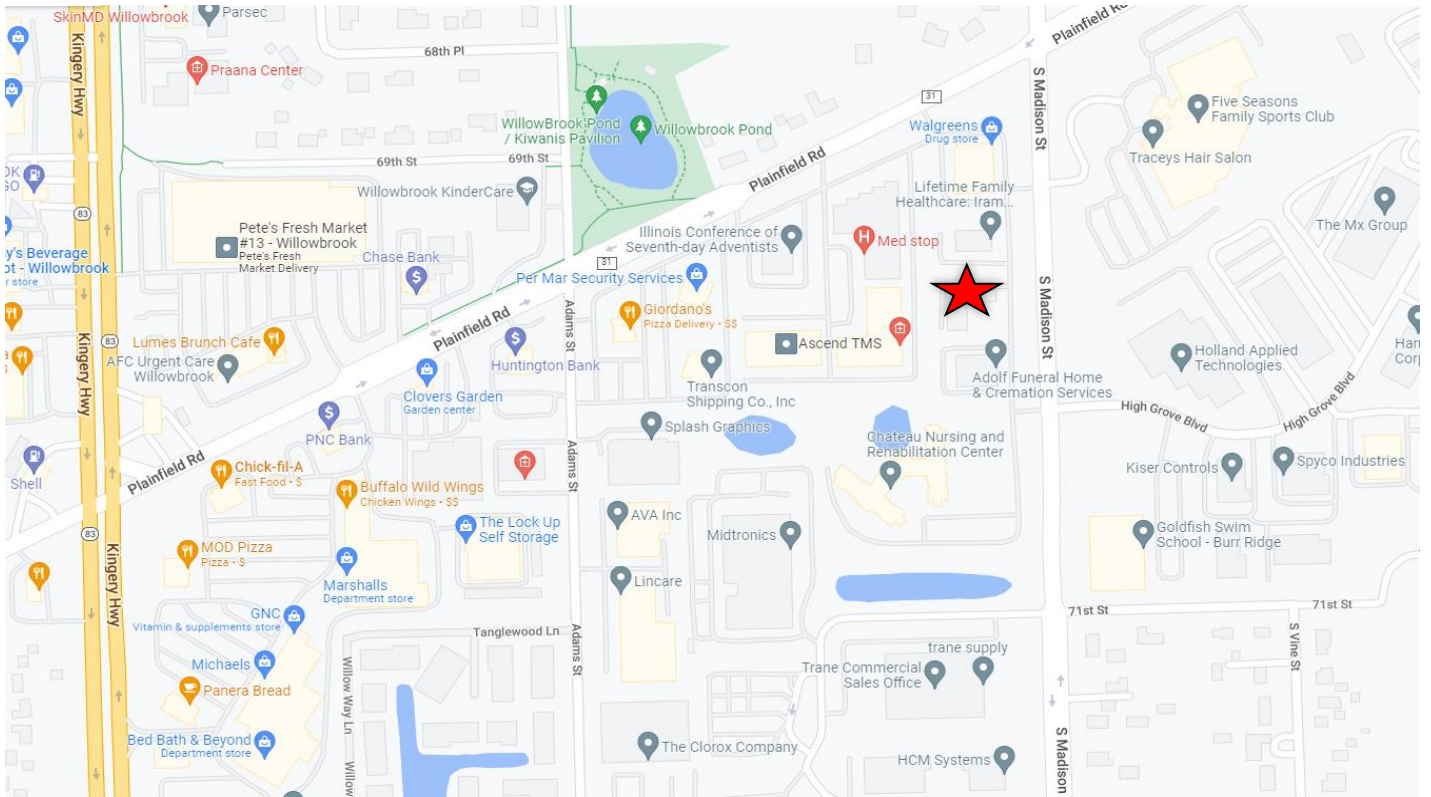


- 1<sup>st</sup> Time Offered for Lease since 1990's
- Lease entire building of 7,500 SF (1<sup>st</sup>FL)
- Or approx. 14,700 SF with Basement accessible via Elevator and 3 staircases
- Or 2,000 SF Min. & up to 7,500 SF Cont.
- \$14.00 PSF | NNN
- \$5.98 Pass Thru (Tax, Ins, CAM)
- 54 Parking Stalls / Includes 3 Handicap
- Easy Access to I-55, I-294





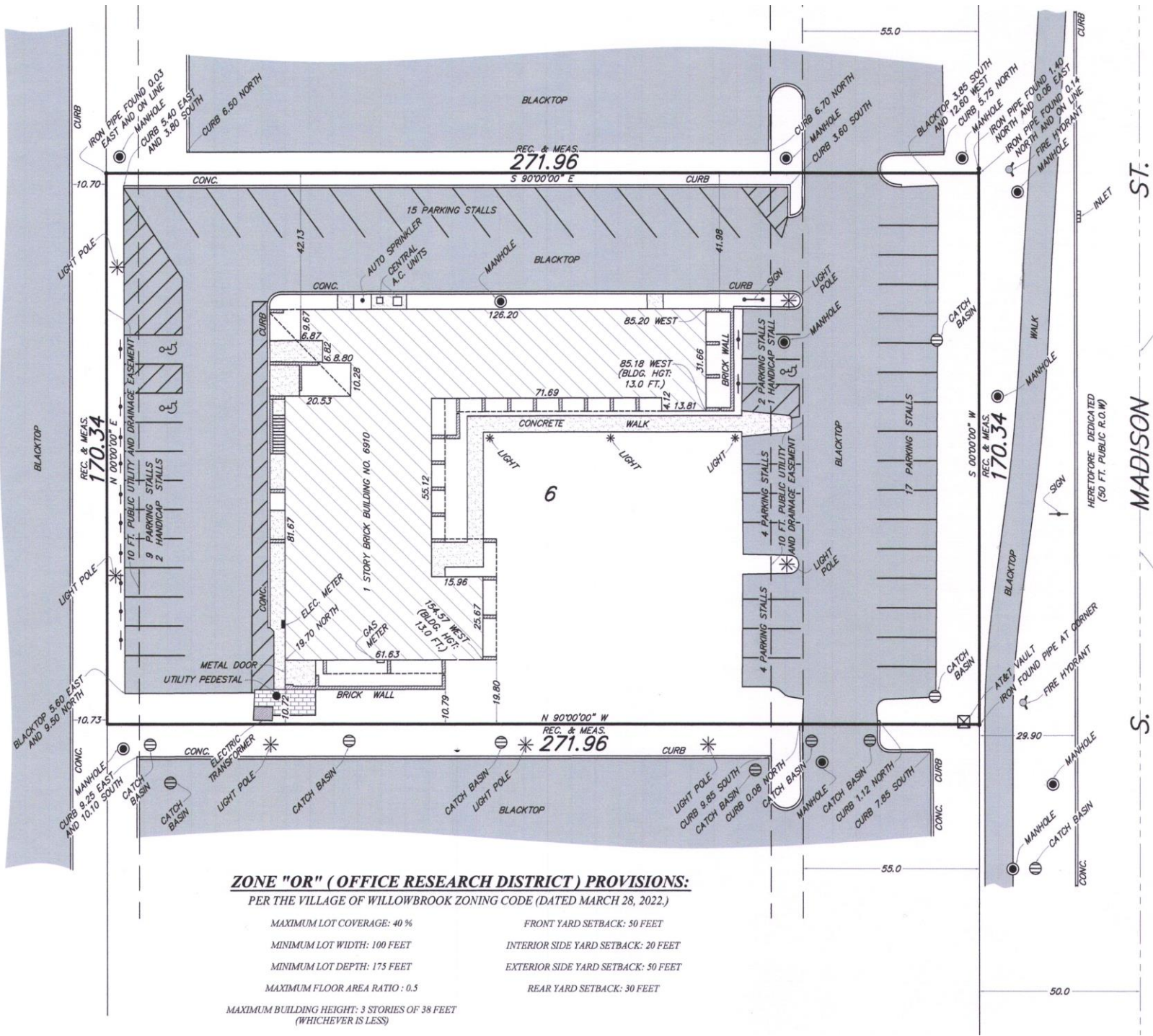
## LOCATION MAP: Willowbrook, IL









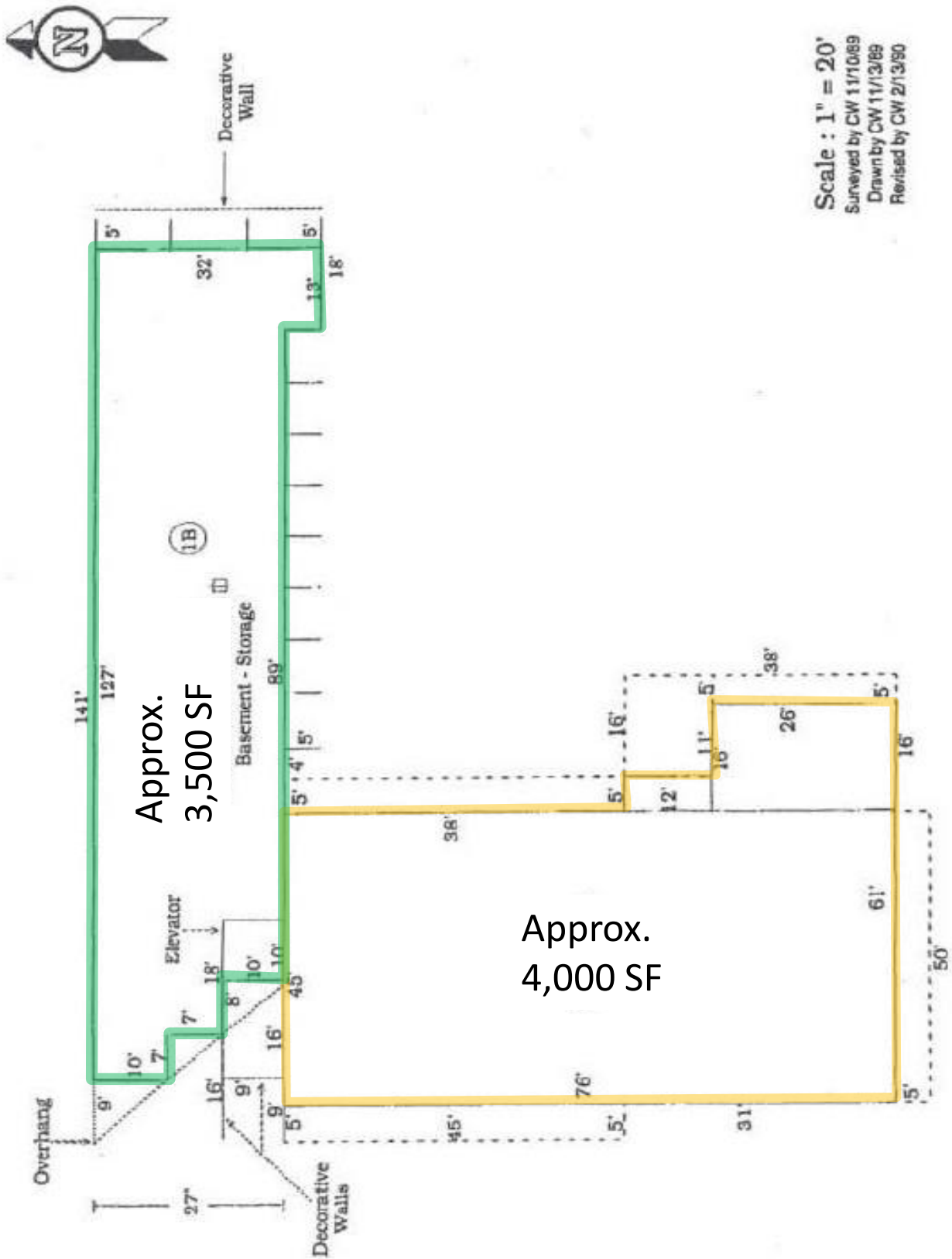


**ZONE "OR" (OFFICE RESEARCH DISTRICT) PROVISIONS:**  
 PER THE VILLAGE OF WILLOWBROOK ZONING CODE (DATED MARCH 28, 2022.)

MAXIMUM LOT COVERAGE: 40 %	FRONT YARD SETBACK: 50 FEET
MINIMUM LOT WIDTH: 100 FEET	INTERIOR SIDE YARD SETBACK: 20 FEET
MINIMUM LOT DEPTH: 175 FEET	EXTERIOR SIDE YARD SETBACK: 50 FEET
MAXIMUM FLOOR AREA RATIO : 0.5	REAR YARD SETBACK: 30 FEET

MAXIMUM BUILDING HEIGHT: 3 STORIES OF 38 FEET  
 (WHICHEVER IS LESS)

# Building Outline

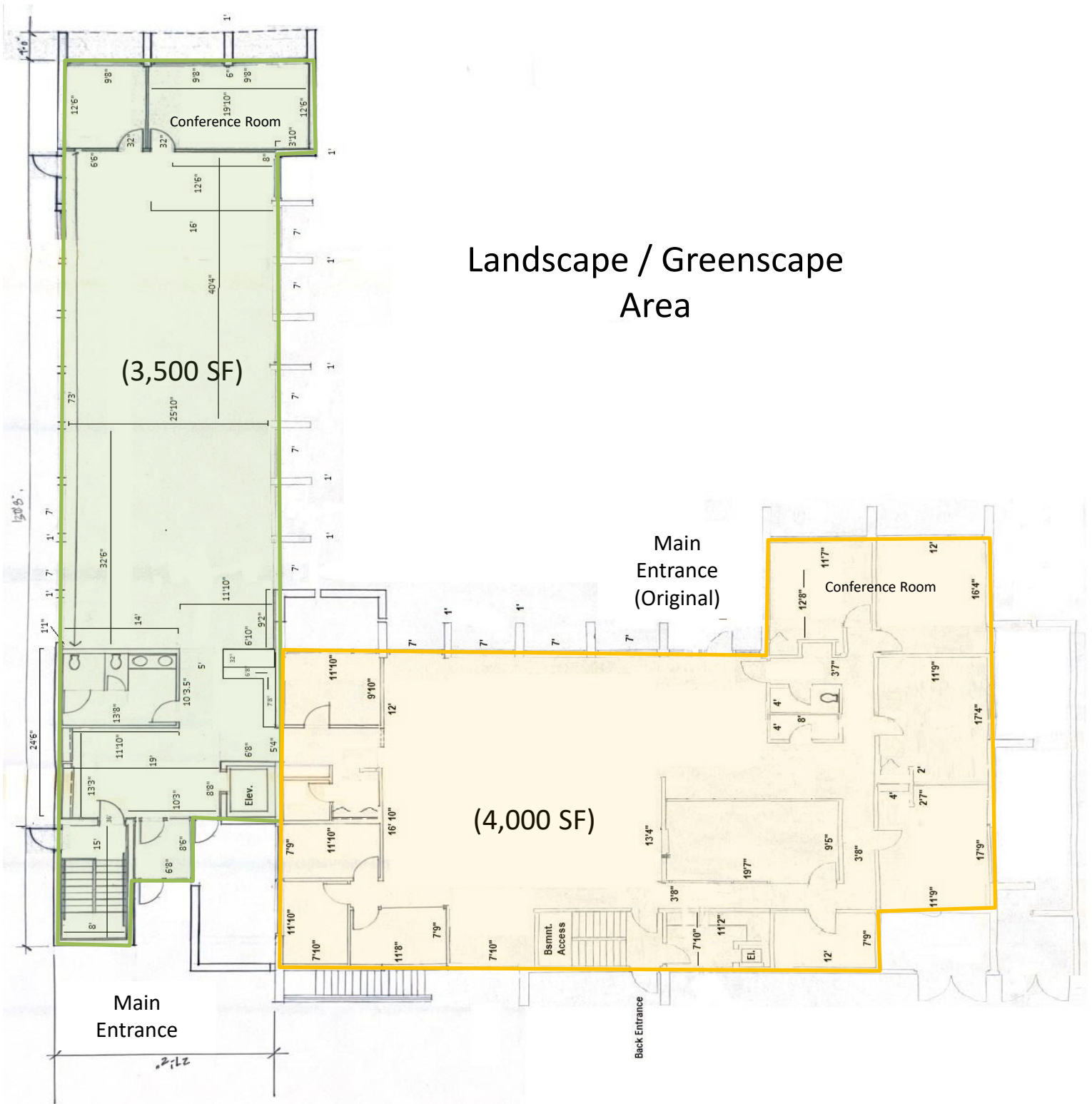


Scale : 1" = 20'  
 Surveyed by CW 11/10/89  
 Drawn by CW 11/13/89  
 Revised by CW 2/13/90

Approx.  
3,500 SF

Approx.  
4,000 SF

**Floor Plan – 7,500 SF  
(Current Layout)**

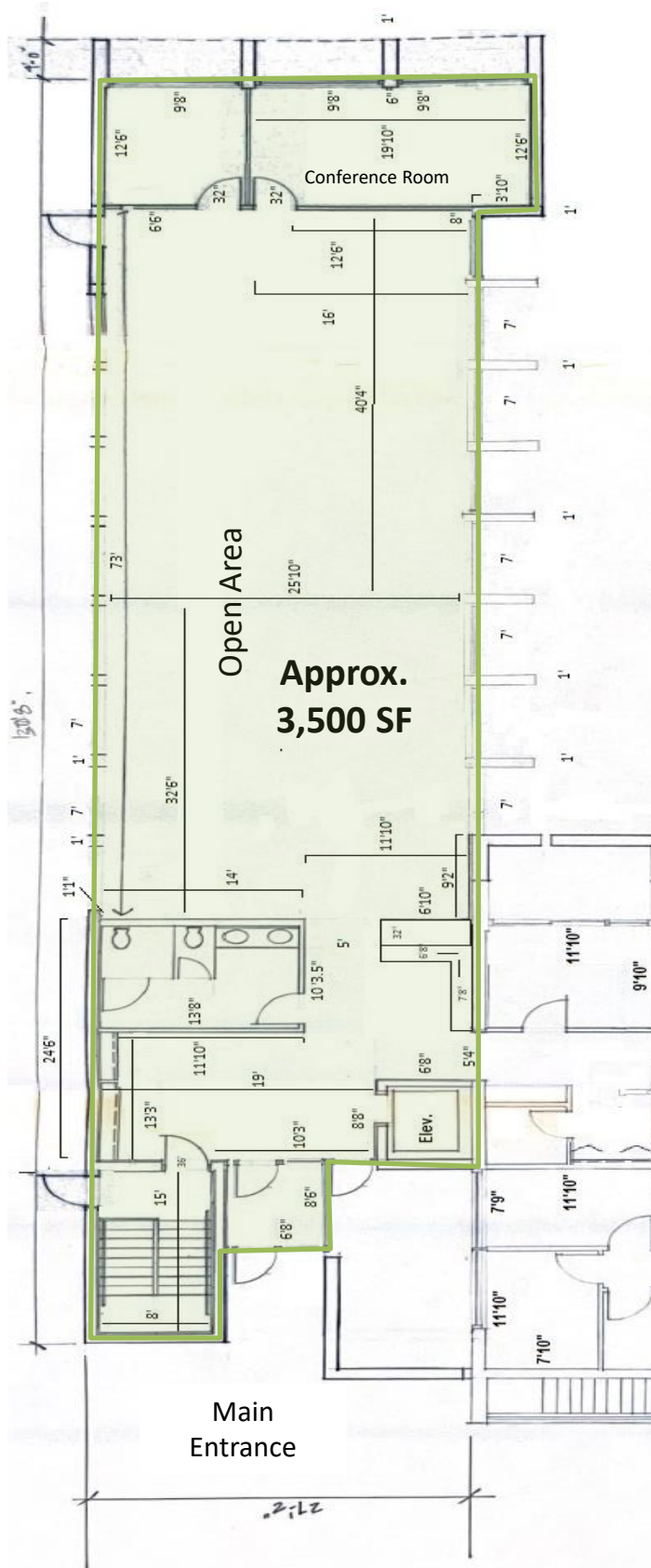


Landscape / Greenscape Area





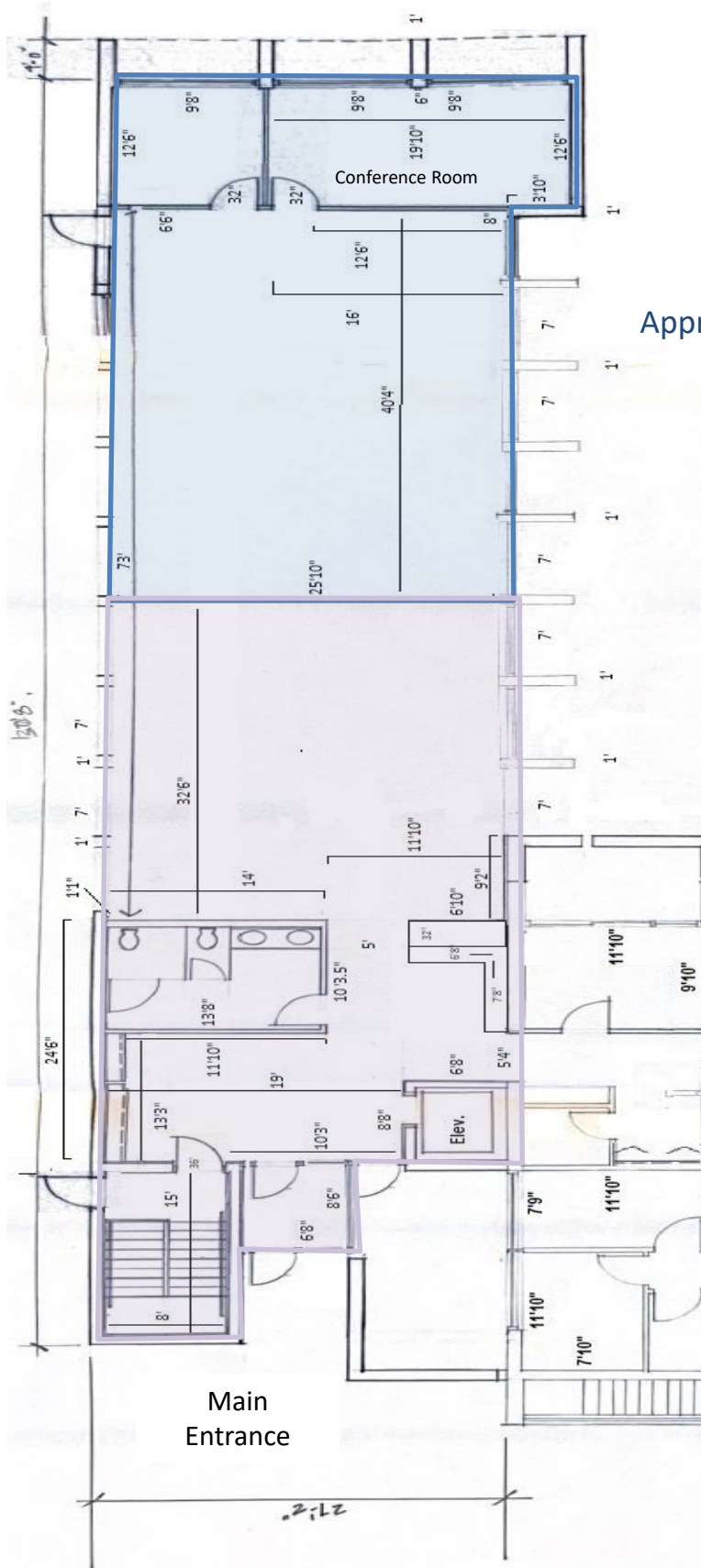
# Floor Plan – 3,500 SF (Existing)





# Concept Plan – Two Tenants

(1,650SF & 1,850 SF)



Approx. 1,650 SF

Approx. 1,850 SF

**Interior Photos – Entryway/Reception Area**





**Interior Photos – North Building (3,500 SF)**





**Interior Photos – West Building (4,000 SF/ 1<sup>st</sup> Floor )**



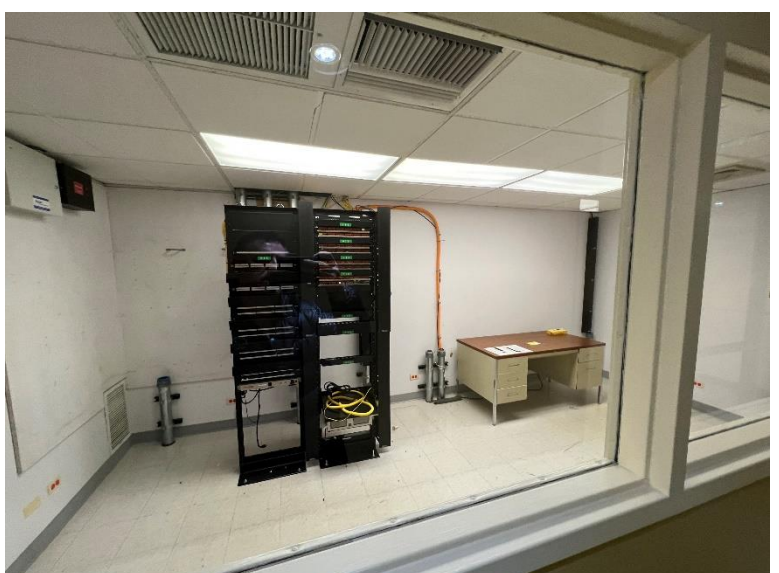


**Interior Photos – West Building (4,000 SF/ 1<sup>st</sup> Floor ) – cont.**



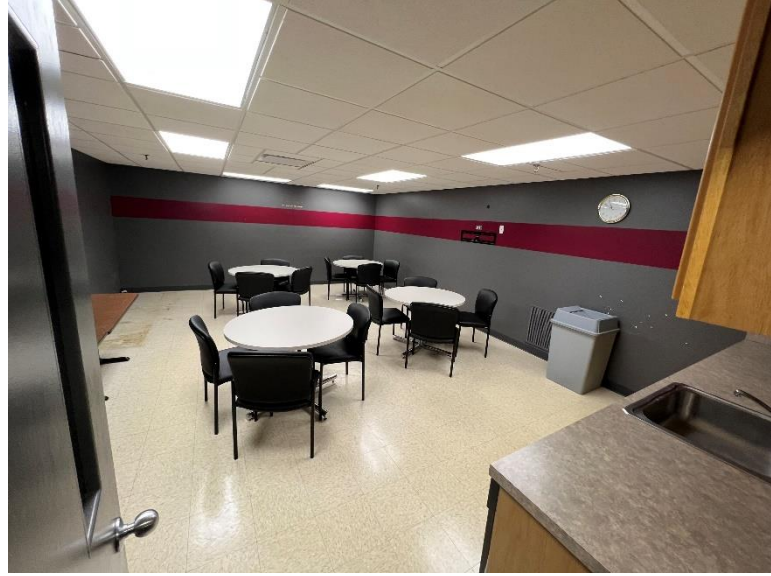


**Interior Photos – West Building (4,000 SF/ 1<sup>st</sup> Floor ) – cont.**





**Interior Photos – West Building - Basement Areas & Break Room**





**Interior Photos – North Building – Basement with Elevator Access**

