



**PREMIER SUBURBAN MULTI-TENANT OFFICE INVESTMENT OPPORTUNITY**

Strategically Located • Highly Visible • 48,000 SQ. FT.

**3060-80 OGDEN AVENUE, LISLE, IL** | OFFERING MEMORANDUM

**OFFERING  
PRESENTED BY:**



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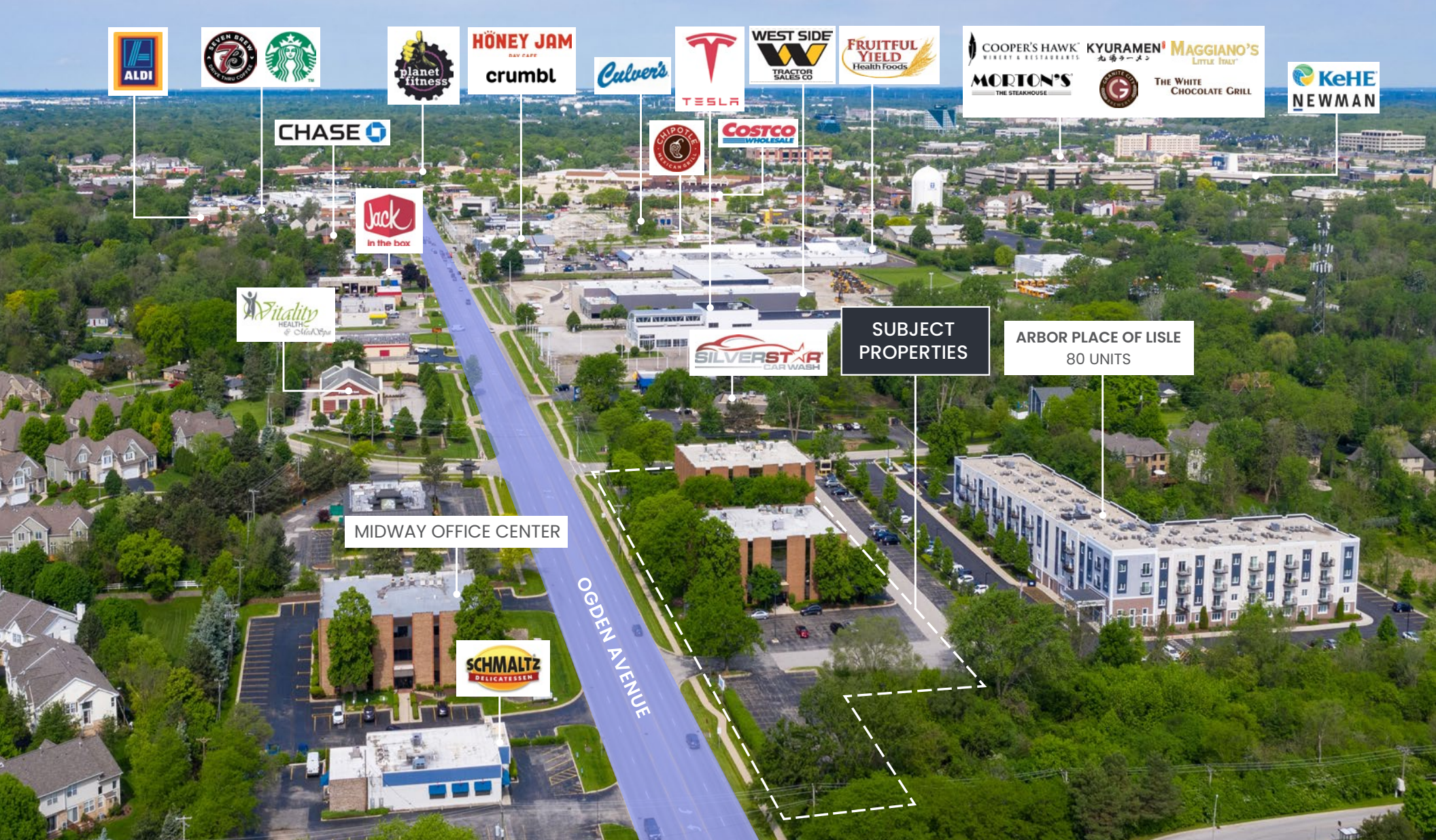
## PROPERTY OVERVIEW

3060-3080 Ogden Avenue is a well-maintained, 48,000 SF multi-tenant office investment located along highly visible Ogden Avenue in Lisle, Illinois. The property consists of two professional office buildings with an established tenant base, significant recent capital improvements, and convenient access throughout Chicago's western suburbs.

Ownership has completed extensive upgrades, including modernized lobbies and common areas, LED lighting, updated monument signage, interactive digital directories, roof improvements, new suite entry doors, enhanced landscaping, and various building system upgrades. These improvements have strengthened the property's competitive position while helping reduce near-term capital needs.

Located approximately 1 mile from I-88 and 1.5 miles from I-355, the property provides convenient access to the dining, retail, business, and transportation amenities of Lisle and Naperville. Investors have the opportunity to acquire a well-maintained suburban office asset with strong visibility, in-place income, and additional upside through the lease-up of existing vacancies.

Property Address	3060-80 Ogden Avenue, Lisle, IL
Property Type	Multi-Tenant Office
<b>Offering Price</b>	<b>\$3,950,000</b>
Price PSF	\$82.29
Cap Rate (Current)	7.16%
Cap Rate (Proforma)	10.71%
Total Building Size	48,000 SF
Restrooms	12
Stories	3
Lot Size	3.01 AC
Year Built	1981
Zoning	B-2, Lisle
Power	3-Phase Heavy Power
HVAC	Central Forced Air
Sprinkler System	Wet Sprinkler System
Construction Type	Solid Masonary
Roof Type	Flat Membrane
PIN	08-08-201-025, 036, 037



Interstate 88  
~1 Mile



Interstate 355  
~1.5 Miles



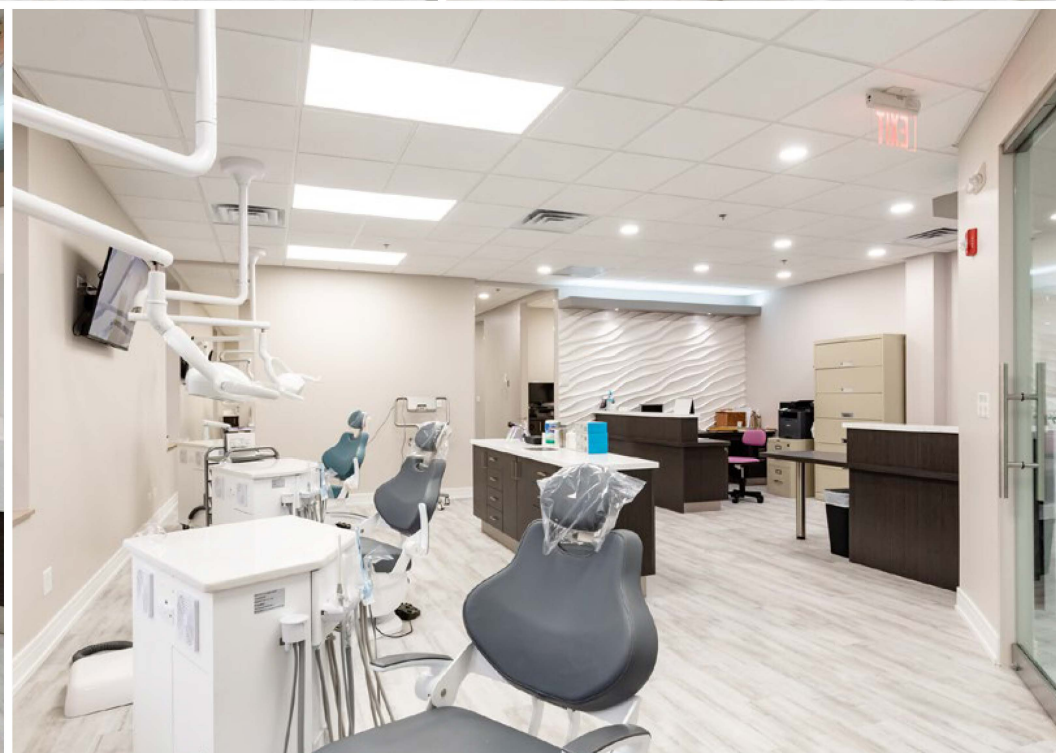
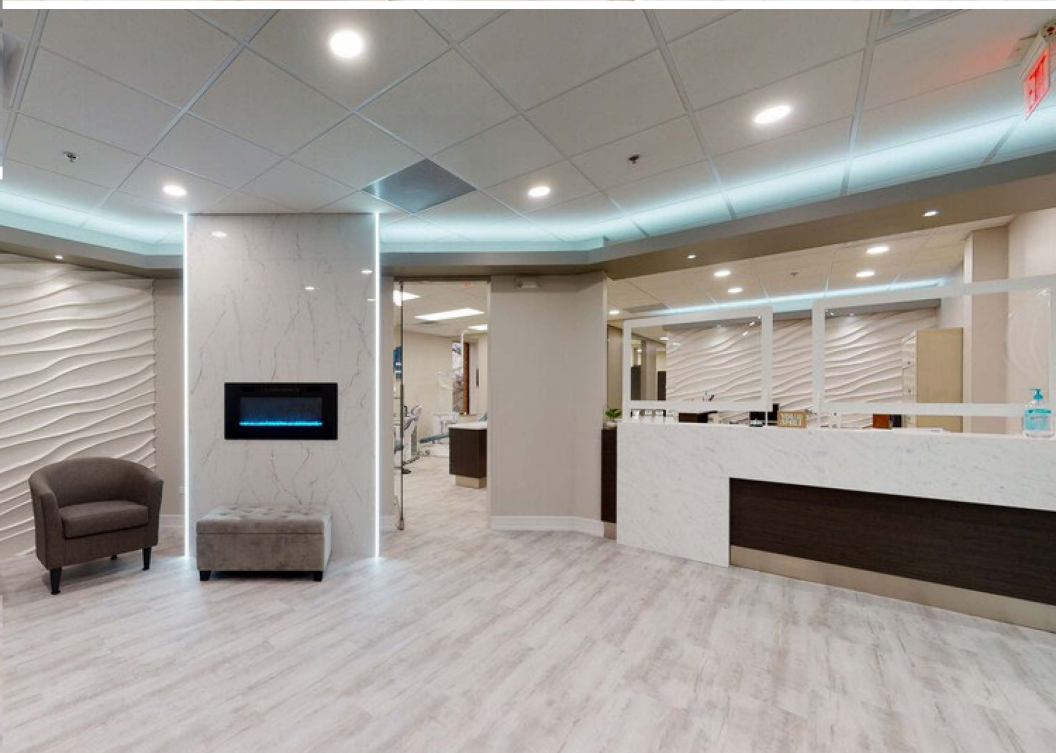
Route 53  
~2.5 Miles



Route 59  
~4.5 Miles



Lisle Metra Station  
~2 Miles







Pita Inn  
UNCLE JULIO'S MEXICAN

MAGGIANO'S LITTLE ITALY

Chevron

158,800 VPD

INTERSTATE 88

BMO

Advocate HealthCare

SHERATON

INTERNATIONAL

UNIVERSAL TECHNICAL INSTITUTE

KeHE NEWMAN

Marriott

Bright Horizons  
C.H. ROBINSON  
DeVry University

INTERSTATE 88

DOUBLE TREE by Hilton

REMPREX  
BUREAU VERITAS

EMBASSY SUITES by Hilton

COOPER'S HAWK MISERY & RESTAURANTS

Wendy's

Office DEPOT

LAKESIDE APARTMENTS 568 UNITS

NAPERVILLE YARD

COSTCO WHOLESALE

MART  
DOLLAR TREE

BUONA

McDonald's

FRUITFUL YIELD Health Foods  
crumbl

TESLA

SUBJECT PROPERTIES

WINGS TIME

thrive  
IGNITE MEDICAL RESORT

planet fitness

快乐小羊 Happy Lamb Hot Pot

tropical CAFE SMOOTHIE

Culver's

WEST SIDE TRACTOR SALES CO

HONEY JAM DAY CAFE

SILVERSTAR CAR WASH

Panera BREAD

CVS pharmacy

FIRST WATCH

WEST SIDE TRACTOR SALES CO

OGDEN AVENUE (ROUTE 34)

meineke

SEVEN SEAS CAR WASH

GERALD COLLISION CENTER

ALDI

Casey's

Jack in the box

Vitality HEALTH & SPA

MIDWAY OFFICE CENTER

SCHMALTZ DELICATESSEN

PIZZERIA

23,900 VPD

DUNKIN'  
Domino's  
JIMMY JOHN'S

Starbucks

CHASE

KLA SCHOOLS

# RENT ROLL

Unit	Tenant	SF	Current Rent (mo)	Current Rent/SF	Pro Forma Rent (mo)	Pro Forma Rent/SF	Move-in Date	Lease End Date	Option Periods
3080-100	Xnet Info Systems	1,408	\$2,886	\$24.60	\$2,886	\$24.60	5/1/2017	8/31/2028	(5) 3-Year
3080-101	Vacant	1,147	\$1,768	\$18.50	\$1,768	\$18.50	-	-	-
3080-102	Vacant	1,142	\$1,760	\$18.50	\$1,761	\$18.50	-	-	-
3080-104	Silly Goose Speech Therapy	135	\$360	\$32.00	\$360	\$32.00	6/1/2025	5/31/2027	(1) 1-Year
3080-104B	The Black Sheep Sanctuary	206	\$412	\$24.00	\$412	\$24.00	5/1/2025	4/30/2027	(1) 1-Year
3080-104C	Dr. Anna K. Zabiegly, PSYD, P.C.	228	\$412	\$21.68	\$412	\$21.68	4/1/2025	3/31/2027	(1) 2-Year
3080-104D	Minar Engineering Co	160	\$350	\$26.25	\$350	\$26.25	11/1/2025	10/31/2026	(1) 2-Year
3080-107	Land Improvement	863	\$1,797	\$25.00	\$1,797	\$25.00	5/1/2017	12/31/2027	(1) 2-Year
3080-108	Allied Nursing Services	379	\$684	\$21.67	\$684	\$21.67	3/1/2024	2/28/2027	(1) 3-Year
3080-109	Natural Skin Care System	600	\$1,561	\$31.22	\$1,561	\$31.22	5/1/2017	12/31/2028	(1) 5-Year
3080-200/206	Proficio Consultancy Inc	3,895	\$6,667	\$20.54	\$6,667	\$20.54	6/1/2018	10/31/2028	(1) 5-Year
3080-202	Dr. Carrie Skony, LLC	1,246	\$1,962	\$18.90	\$1,962	\$18.90	11/1/2020	10/31/2026	(1) 3-Year
3080-203	MFS (Verizon)	217	\$604	\$33.41	\$604	\$33.41	5/1/2017	MTM	-
3080-204	Cornerstone Christian Health Services	1,543	\$2,315	\$18.00	\$2,315	\$18.00	5/1/2017	2/28/2027	(1) 5-Year
3080-300	Vacant	1,890	\$2,913	\$18.50	\$2,913	\$18.50	-	-	-
3080-302	John J. O'Brien, American Family Insurance	423	\$733	\$20.80	\$733	\$20.80	6/1/2022	11/30/2026	(1) 1-Year
3080-303	Xnet Info Systems	814	\$1,668	\$24.60	\$1,668	\$24.60	5/1/2017	12/31/2028	(2) 3-Year
3080-305	Jennifer C. Dunn MD	1,548	\$2,055	\$15.93	\$2,055	\$15.93	5/1/2023	4/30/2028	(2) 5-Year
3080-306	Advanced Massage PLLC	515	\$818	\$19.06	\$818	\$19.06	12/1/2022	12/31/2027	(2) 1-Year
3080-307	All Suffience Home Care	1,098	\$1,795	\$19.62	\$1,795	\$19.62	4/1/2023	12/31/2026	(1) 3-Year
3080-308	Proficio Consultancy Inc	1,018	\$1,619	\$19.08	\$1,619	\$19.08	11/1/2021	10/31/2028	(1) 5-Year

# RENT ROLL

Unit	Tenant	SF	Current Rent (mo)	Current Rent/SF	Pro Forma Rent (mo)	Pro Forma Rent/SF	Move-in Date	Lease End Date	Option Periods
3060-100	Total Health	1,750	\$3,099	\$21.25	\$3,099	\$21.25	12/1/2018	11/30/2032	(1) 5-year
3060-101	Vacant	1,072	\$1,652	\$18.50	\$1,653	\$18.50	-	-	-
3060-102	Vacant	1,069	\$1,648	\$18.50	\$1,648	\$18.50	-	-	-
3060-103	Atomic Logistics	695	\$1,000	\$17.27	\$1,000	\$17.27	7/1/2025	6/30/2028	(1) 1-year
3060-105	CTResources	258	\$561	\$26.11	\$561	\$26.11	12/1/2021	12/31/2027	(1) 3-year
3060-107	NPTE Final Frontier	235	\$601	\$30.68	\$601	\$30.68	10/1/2023	9/30/2026	(1) 2-Year
3060-110	Accupuncture Science Chiropractic	1,092	\$1,641	\$18.03	\$1,641	\$18.03	11/1/2023	10/31/2027	(2) 5-Year
3060-200	Vacant	1,797	\$2,770	\$18.50	\$2,770	\$18.50	-	-	-
3060-201	Alex Imbronjev P.C.	896	\$1,426	\$19.10	\$1,426	\$19.10	1/1/2023	6/30/2028	(1) 2-Year
3060-202	Holistic Healing & Wellness Studio	963	\$1,575	\$19.63	\$1,575	\$19.63	5/1/2022	1/31/2027	(1) 3-Year
3060-203	Meah Immigration	1,123	\$1,623	\$17.34	\$1,623	\$17.35	9/1/2020	8/31/2026	(2) 3-Year
3060-205	Levanda Wellness & Restoration	286	\$572	\$24.00	\$572	\$24.00	10/1/2024	9/30/2026	(1) 2-Year
3060-210	Vacant	1,541	\$2,375	\$18.49	\$2,376	\$18.50	-	-	-
3060-300	Acacia Dental Center	2,710	\$3,100	\$13.73	\$3,100	\$13.73	5/1/2017	1/31/2027	(3) 5-year
3060-301	Charity Shaw-Moyado, LLC	959	\$1,563	\$19.56	\$1,563	\$19.56	3/1/2022	3/31/2028	(1) 3-Year
3060-302	ABC Senior Services	664	\$1,086	\$19.63	\$1,086	\$19.63	7/1/2020	6/30/2028	(1) 3-Year
3060-305	Vacant	1,057	\$1,629	\$18.50	\$1,630	\$18.50	-	-	-
3060-310	Vacant	1,846	\$2,845	\$18.50	\$2,846	\$18.50	-	-	-
<b>Total</b>		<b>40,488</b>	<b>\$65,906</b>		<b>\$65,910</b>				
<b>Total Annual Rent</b>			<b>\$790,866</b>		<b>\$790,914</b>				

# FINANCIAL SUMMARY

## SUMMARY

Purchase Price	\$3,950,000
Number of Buildings	2
Number of Suites	39
Total Building SqFt	48,000
Total Suite SqFt	40,488
Current Occupancy %	70.63%
Pro Forma Occupancy %	90%
Down Payment %	25.0%
Interest Rate (annual)	6.50%
Amortization (years)	25
Loan Term (years)	5

## FINANCING

Down Payment	\$987,500
Loan Amount	\$2,962,500
Price Per SqFt	\$82.29
Monthly Payment	\$20,003.01
Debt Service (annual)	\$240,036
Balance After 12 Payments	\$2,913,586
Principal Reduction (Year 1)	\$48,914

## INCOME / EXPENSE SUMMARY

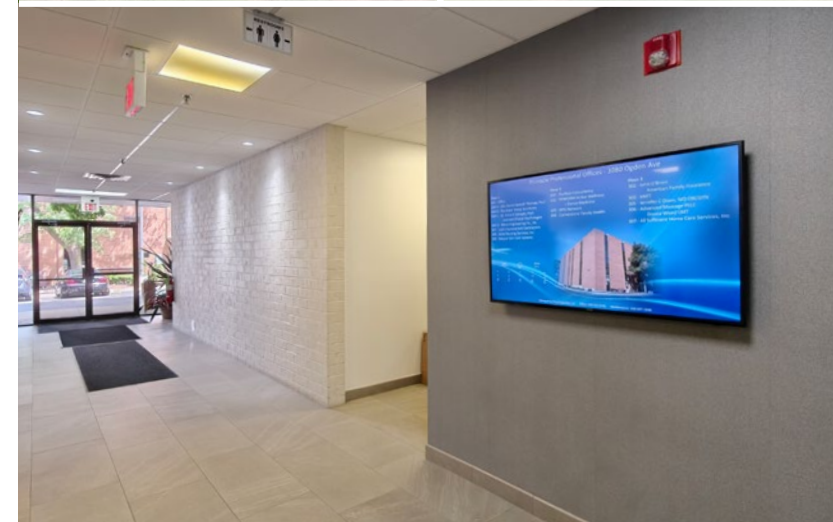
	2023 Year End	2024 Year End	2025 Year End	Current	Pro Forma
Gross Scheduled Rent	\$615,287	\$631,844	\$608,607	\$790,866	\$790,914
Less: Vacancy/Deductions				-\$232,314	-\$79,086
Total Effective Rental Income	\$615,287	\$631,844	\$608,607	\$558,552	\$711,828
<b>Effective Gross Income (EGI)</b>	<b>\$615,287</b>	<b>\$631,844</b>	<b>\$608,607</b>	<b>\$558,552</b>	<b>\$711,828</b>
<b>Less: Expenses</b>	<b>\$306,472</b>	<b>\$322,012</b>	<b>\$278,209</b>	<b>\$275,706</b>	<b>\$288,728</b>
Real Estate Taxes	\$75,708	\$74,471	\$69,642	\$69,642	\$75,000
Insurance	\$12,763	\$14,069	\$18,567	\$18,567	\$18,567
Utilities - Electric, Gas, Water/Sewer	\$66,232	\$75,715	\$73,281	\$73,281	\$73,281
Cleaning	\$18,111	\$19,237	\$19,458	\$19,458	\$19,458
Trash Removal	\$4,174	\$5,753	\$8,005	\$8,005	\$8,005
Repairs & Maintenance	\$10,715	\$13,826	\$16,839	\$16,839	\$16,839
Life Safety (Sprinklers/Fire/Etc.)	\$12,947	\$11,834	\$8,159	\$8,159	\$8,159
Capital Improvements	\$59,689	\$48,782	\$10,665	\$10,665	\$10,665
Waste Removal	\$4,174	\$5,753	\$9,200	\$9,200	\$9,200
Landscaping	\$4,255	\$9,940	\$4,763	\$4,763	\$4,763
Snow Removal	\$6,939	\$11,040	\$9,200	\$9,200	\$9,200
Management Fee (% of EGI)	5%	5%	5%	5%	5%
Management Fee (\$)	\$30,764	\$31,592	\$30,430	\$27,928	\$35,591
Expenses as % of EGI	49.8%	51.0%	45.7%	49.4%	40.6%
<b>Net Operating Income (NOI)</b>	<b>\$308,815</b>	<b>\$309,833</b>	<b>\$330,399</b>	<b>\$282,846</b>	<b>\$423,100</b>

## RETURNS

	Current	Pro Forma	Current	Pro Forma
Cap Rate	7.16%	10.71%	Debt Coverage Ratio	1.18
GRM	4.99	4.99	Principal Reduction (Year 1)	\$48,914
Debt Service (annual)	\$240,036	\$240,036	Total Return (Year 1)	\$91,724
Net Cash Flow After Debt	\$42,810	\$183,064	Total Return % (Year 1)	9.29%
Cash-on-Cash	4.34%	18.54%		23.49%

# CAPITAL IMPROVEMENTS

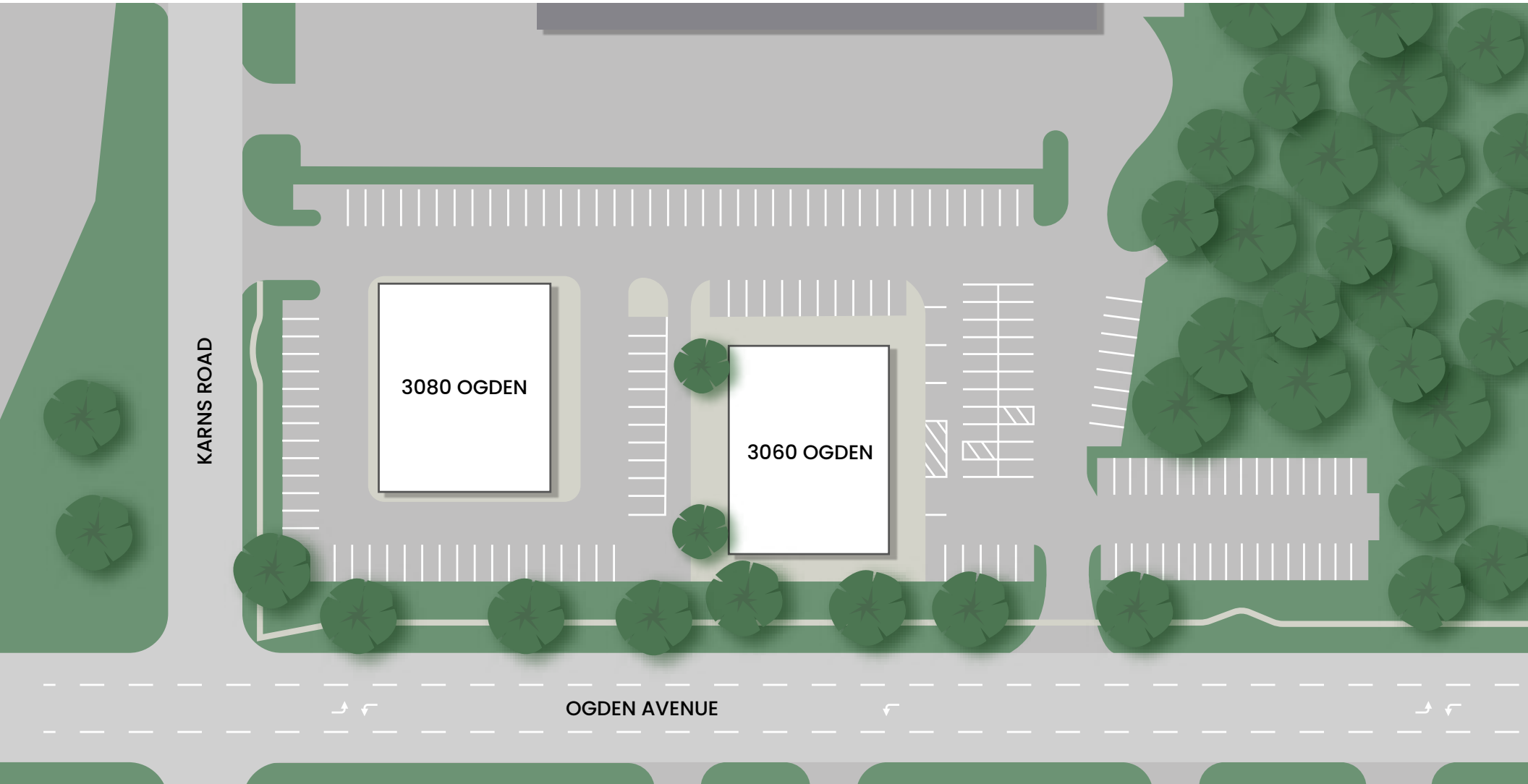
- New LED lighting throughout both buildings (lobbies, hallways, bathrooms & suites)
- LED lighting in all parking lots
- New roof system – 2019 (3080 building)
- Comprehensive roof system upgrades – 2019 (3060 building)
- Replaced old interior signage with new, uniformed suite placards
- New exterior monument signs on Ogden Ave
- New interior suite doors with glass inset-both buildings master-keyed
- New directional signage for each floor
- Installed interactive digital directories in both lobbies
- New contemporary porcelain tile in the lobbies and hallways
- Continued landscape design throughout the campus
- New paint and modern wallpaper in the lobbies and hallways
- Industrial artwork throughout the buildings
- Replaced three first floor duct heaters
- Completed upgrades for compliance with municipal codes







# SITE PLAN





KARNS ROAD

OGDEN AVENUE



## LOCATION OVERVIEW

### LISLE, ILLINOIS

Lisle is one of the premier suburban office markets along Chicago's I-88 East-West Corridor, positioned between Oak Brook and Naperville. The village has developed a strong reputation as a corporate office hub, with large-scale campus environments, Class A office buildings, and excellent regional accessibility via I-88 and I-355.

The heart of the office market is Lisle's Corporate Corridor, which includes major office parks such as Arboretum Lakes, Corporate Lakes, Central Park of Lisle, Corporetum Campus, and Corporate West. These developments contain some of the largest concentrations of office space in DuPage County and have attracted national and international corporations. Several notable corporate headquarters include Navistar, Molex (global headquarters), and SunCoke Energy (corporate headquarters). Lisle is also part of the broader Illinois Technology and Research Corridor and is home to the Region III headquarters of the Nuclear Regulatory Commission.

Lisle offers an institutional-quality office environment with a corporate presence, strong transportation access, and a history of attracting headquarters and regional office users, making it one of DuPage County's most established suburban office markets.



## DEMOGRAPHIC SNAPSHOT

	2 miles	5 miles
2025 Population	36,364	227,235
2025 Households	14,627	89,055
Avg Household Size	2.40	2.50
Median Home Value	\$467,790	\$444,831
Avg Household Income	\$143,345	\$147,576
Median Age	40.20	42.00



## Education

Some High School, No Diploma	569	5,028
High School Graduate	2,734	19,640
Some College, No Degree	5,276	35,488
Associate Degree	1,360	9,697
Bachelor's Degree	9,712	58,264
Advanced Degree	7,281	42,592



## Employment

Civilian Employed	19,481	121,359
Civilian Unemployed	722	4,800
Civilian Non-Labor Force	9,448	59,593
U.S. Armed Forces	37	135



**2-MILE POPULATION:**  
36,364



**MEDIAN AGE:**  
40.20



**AVERAGE HOUSEHOLD INCOME:**  
\$143,345 (2-mile)



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**PREMIER SUBURBAN MULTI-TENANT OFFICE INVESTMENT OPPORTUNITY**

**3060-80 OGDEN AVENUE, LISLE, IL**

OFFERING MEMORANDUM

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