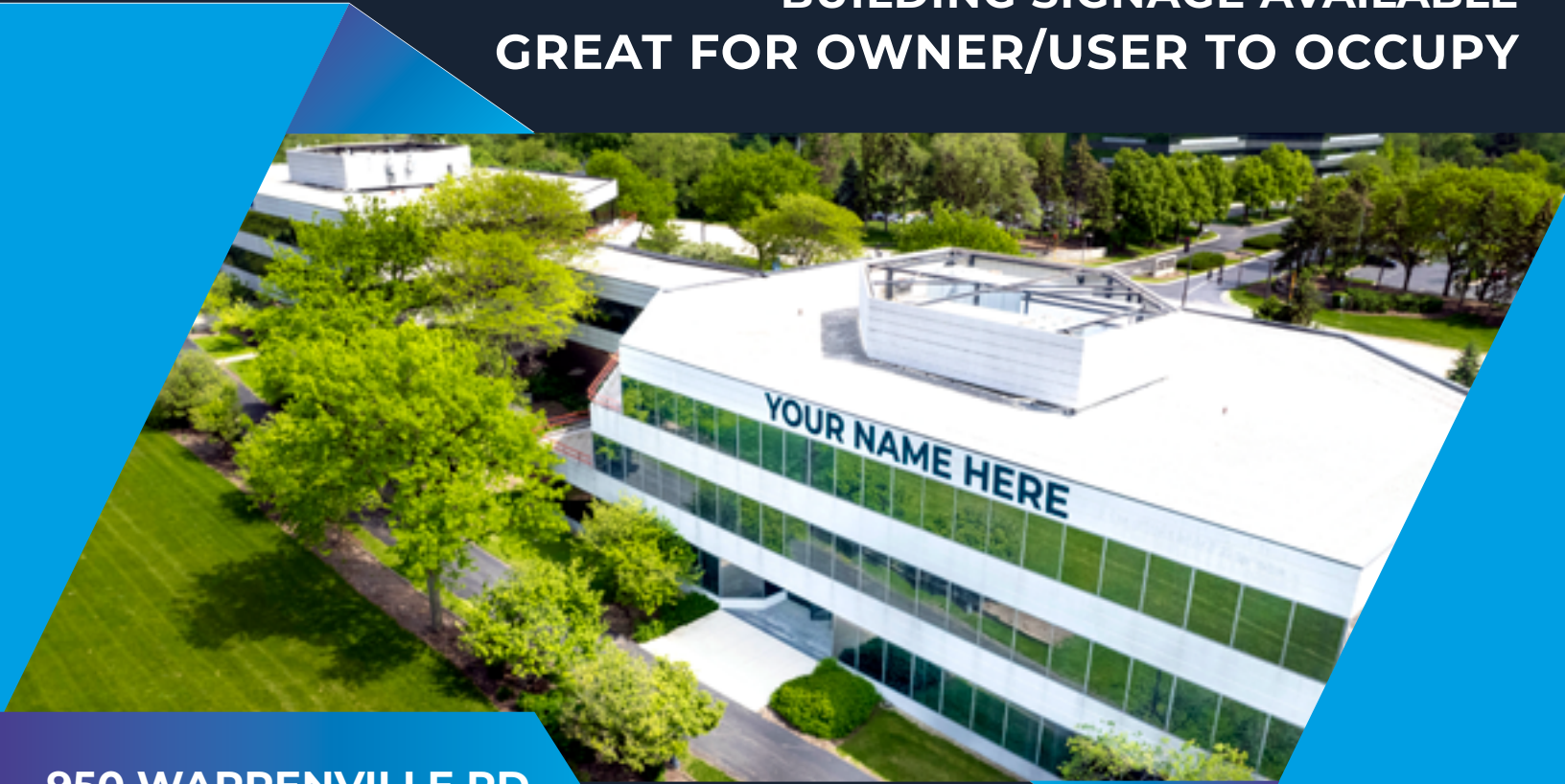


42,000 SF CLASS A OFFICE BUILDING FOR SALE

BUILDING SIGNAGE AVAILABLE
GREAT FOR OWNER/USER TO OCCUPY



**950 WARRENVILLE RD
LISLE**

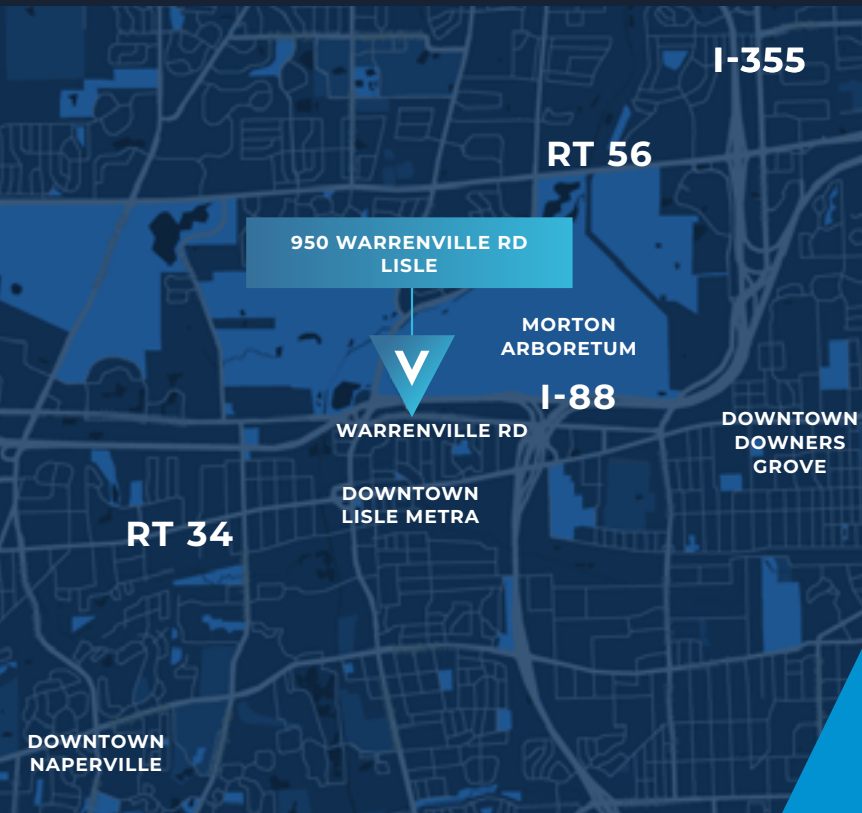
OCCUPY THE ENTIRE BUILDING OR A PORTION AND LEASE OUT THE REMAINING



INVESTMENT HIGHLIGHTS

- › Asking Price: \$4,800,000
- › Building Size: 42,064 SF
- › Average Floor Plate: 14,021 SF
- › New Interior/Exterior LED Lights
- › Building and Monument Signage
- › Classroom Space Buildout on 3rd Floor
- › Dock in Place
- › Low Dupage County Taxes





AREA AMENITIES

- › Immediate Access to I-88 at Route 53
- › Minutes to Downtown Lisle Metra Stop
- › Adjacent to Morton Arboretum
- › Numerous fast serve and sit down restaurants in the area
- › Close proximity to several hotels



PROPERTY SUMMARY

- › Building Size: 42,064 SF
- › # of Floors: 3
- › Year Built: 1985
- › Parking Spaces: 140
- › Est. Real Estate Taxes: \$63,937 (\$1.52 PSF)

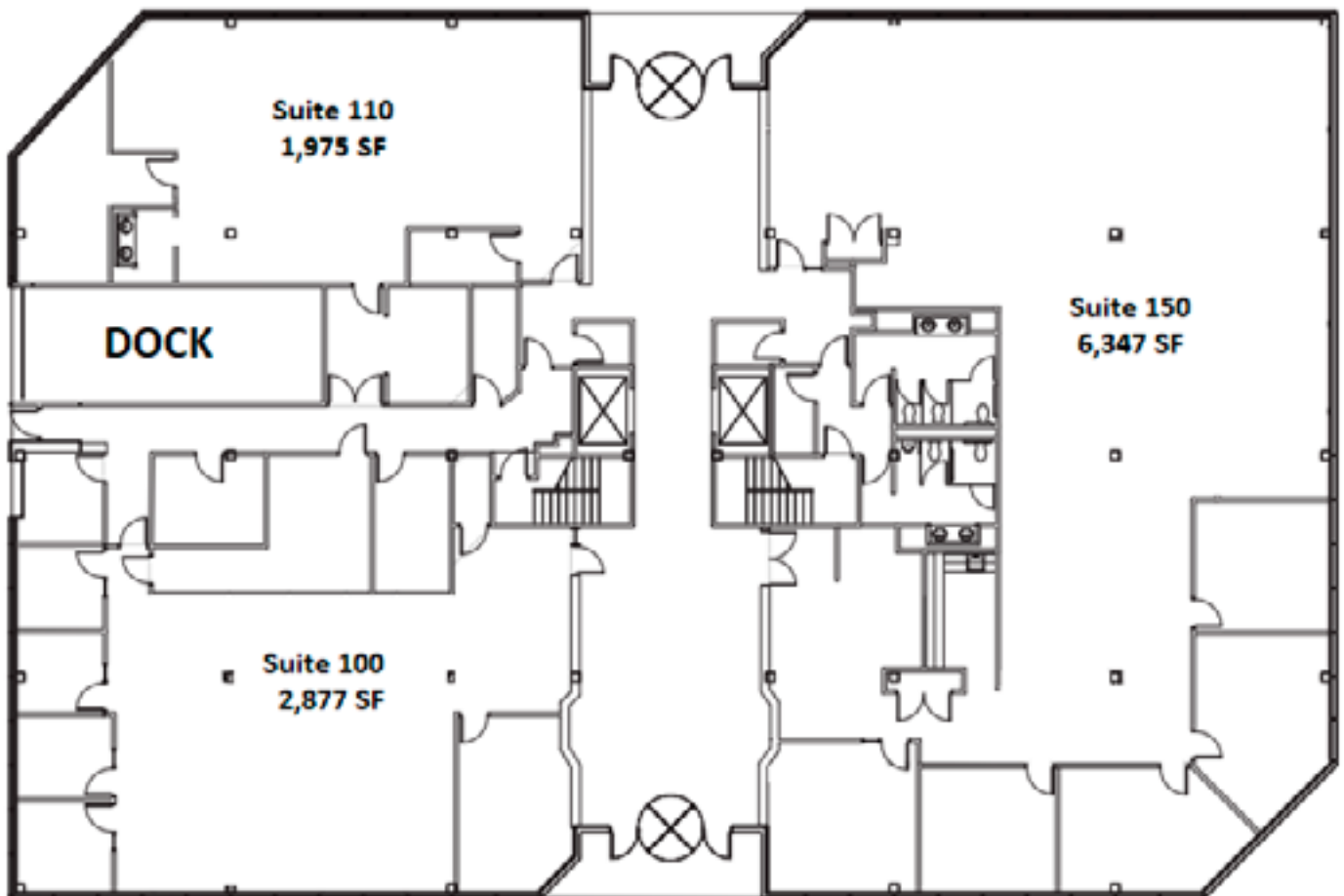
OWNER/USER OPPORTUNITY



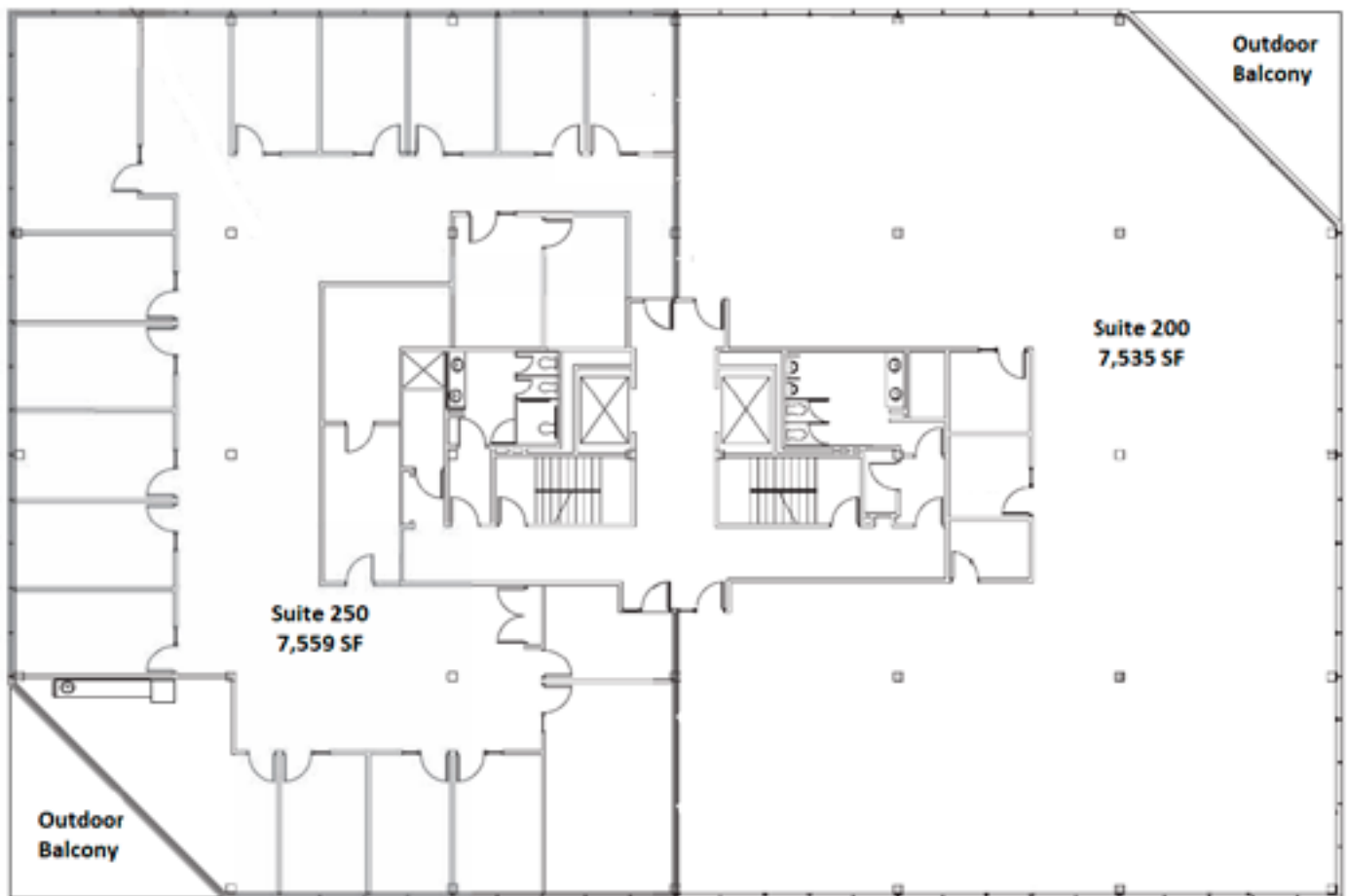
FOR MORE INFORMATION CALL OR TEXT:
RYAN MOEN, SIOR **JOHN MILLNER, CCIM**
 630.480.6346 630.480.6342
 RMoen@VersaRES.com JMillner@VersaRES.com



1ST FLOOR
(SUITE 100, 110 & 150)
TOTAL SF: 11,199



2ND FLOOR
(SUITE 200 & 250)
TOTAL SF: 15,094



3RD FLOOR

(SUITE 300)

TOTAL SF: 15,771



[CLICK TO SEE VIRTUAL TOUR](#)

PROPERTY DETAILS

950 WARRENVILLE RD
LISLE, IL

GENERAL INFORMATION

ADDRESS

950 WARRENVILLE RD

CITY, STATE

LISLE, IL

ZIPCODE

60532

COUNTY

DUPAGE

OFFICE MARKET

WESTERN EAST WEST OFFICE CORRIDOR

MARKET

CHICAGOLAND METROPOLITAN STATISTICAL AREA

INTERSECTION

WARRENVILLE RD, EAST OF ROUTE 53

TRAFFIC COUNTS

150,000 VPD (I-88)

BUILDING TYPE

3-FLOOR OFFICE BUILDING WITH SURFACE PARKING

SQUARE FEET

42,064 SF

YEAR BUILT

1985

ZONING

OR-OFFICE RESEARCH

EXTERIOR INFORMATION

PARKING

140 PARKING SPACES

ROOF

BALLAST RUBBER MEMBRANE

FIRE ALARM

IN PLACE

FIRE SPRINKLER

IN PLACE

MECHANICAL INFORMATION

HVAC

TRANE VAV ROOFTOP UNITS WITH ELECTRIC HEAT

ELECTRIC

NON-PCB, PAD-MOUNTED, UTILITY OWNED TRANSFORMERS (COM ED)

GAS

NICOR

WATER

VILLAGE OF LISLE

ELEVATOR

THREE ELEVATORS IN PLACE

LOADING DOCK

ONE LOADING DOCK WITH OVERHEAD DOOR

PHOTOS

