

444 SCOTT DRIVE

2,000-40,000 SF Office Space

BLOOMINGDALE ILLINOIS



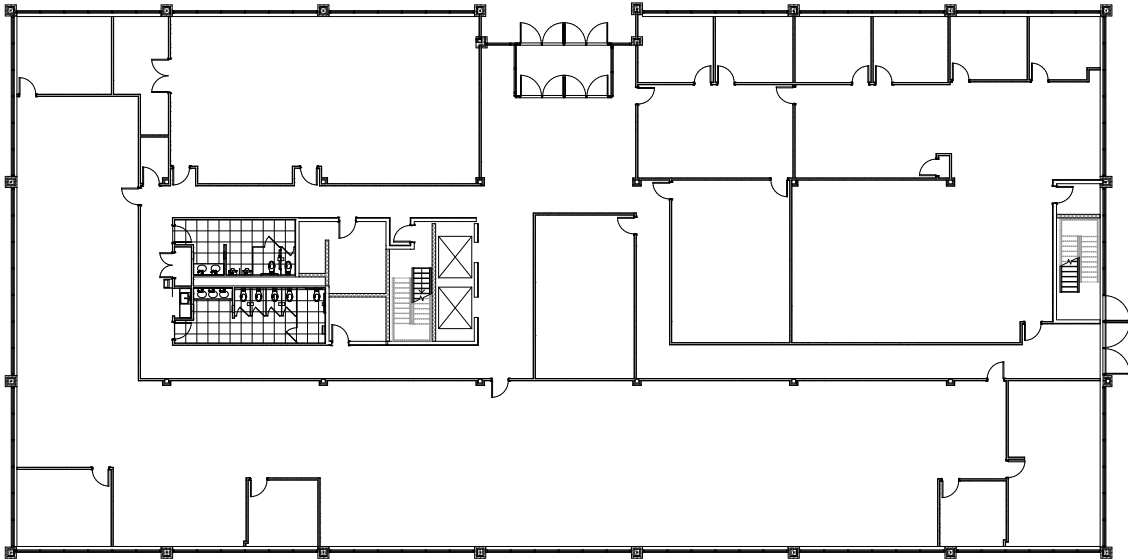
PROPERTY DETAILS

- Four-story 80,000 SF Office Building
- Large efficient floor plates of +20,000 SF
- 2,000 to 40,000 SF available for lease
- Dense Parking Ratio of up to 8 per 1,000
- Local Ownership with on-site management
- Existing back-up generator - CAT 150KW - 400 gallon capacity
- Prime DuPage County Accessible Location via extended I-390 & Gary Avenue
- Less than 27 minute commute to O'Hare
- Less than 30 miles to downtown CBD
- Pace Bus Access via Route 711 with route to Wheaton Metra Station
- Metra Train Access via Schaumburg Station (4.8 miles), Wheaton Station (6 miles / Pace Route)
- Adjacent to Stratford Square Mall, including dining, entertainment & abundance of retail options

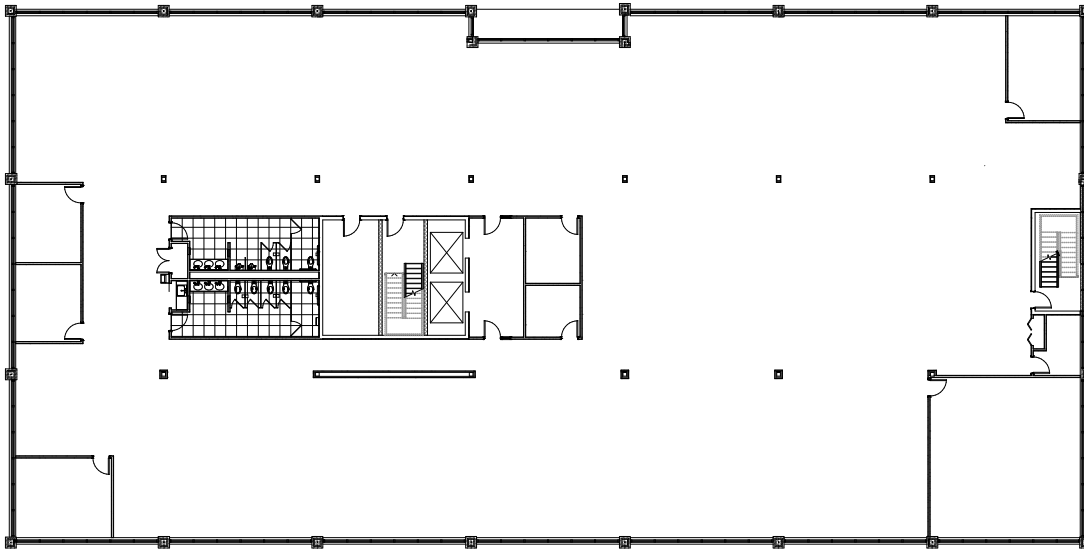


2,000 - 40,000 SF
AVAILABLE

FIRST FLOOR



SECOND FLOOR



Jason Wurtz

630 693 0692

jwurtz@hiffman.com