



Each office independently owned and operated

**KAMMES COMMERCIAL**

1417 N Main St  
kammescommercial.com  
Wheaton, IL 60187

**FOR LEASE**

**OFFICE BUILDING**

# 480 WEST ROOSEVELT ROAD

WEST CHICAGO, IL 60185



PRESENTED BY:

**MICHAEL KAMMES**

Senior Associate  
630.793.0432  
IL #475.193954

**LANCE KAMMES**

Broker, CCIM  
630.868.6300

# 480 WEST ROOSEVELT ROAD

WEST CHICAGO, IL 60185



## PROPERTY DESCRIPTION

This exceptional office opportunity at 480 West Roosevelt Road delivers a professional presence with thoughtfully designed interiors and adaptable floor layouts. The building welcomes tenants with a well-appointed lobby, abundant natural light, and efficient core services tailored to modern operations. Easy access to major thoroughfares ensures a seamless commute while the property's durable construction and contemporary finishes provide an ideal setting for companies seeking stability and prestige. Dedicated parking, flexible tenant improvement potential, and attentive on-site management round out a compelling package for investors looking to capture reliable occupancy in a well-maintained asset.

## PROPERTY HIGHLIGHTS

- Prominent address with strong curb appeal
- Abundant daylight throughout workspaces
- Well-appointed lobby and common areas
- Dedicated parking supporting staff and visitors

## OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	1
Available SF:	2,126 SF
Building Size:	21,808 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	169	686	2,133
Total Population	780	2,923	8,220
Average HH Income	\$111,219	\$104,678	\$109,946



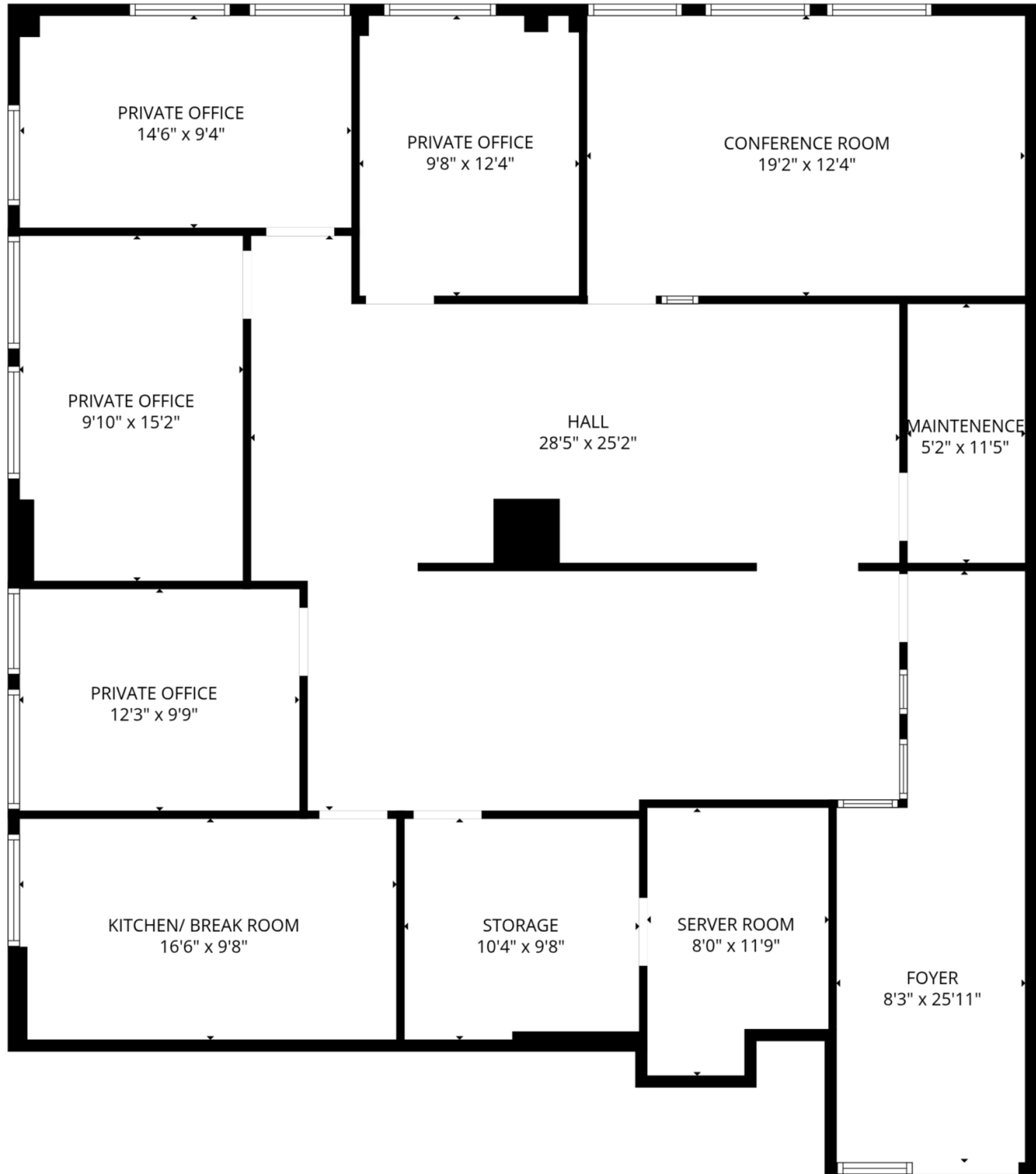
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ADDITIONAL PHOTOS

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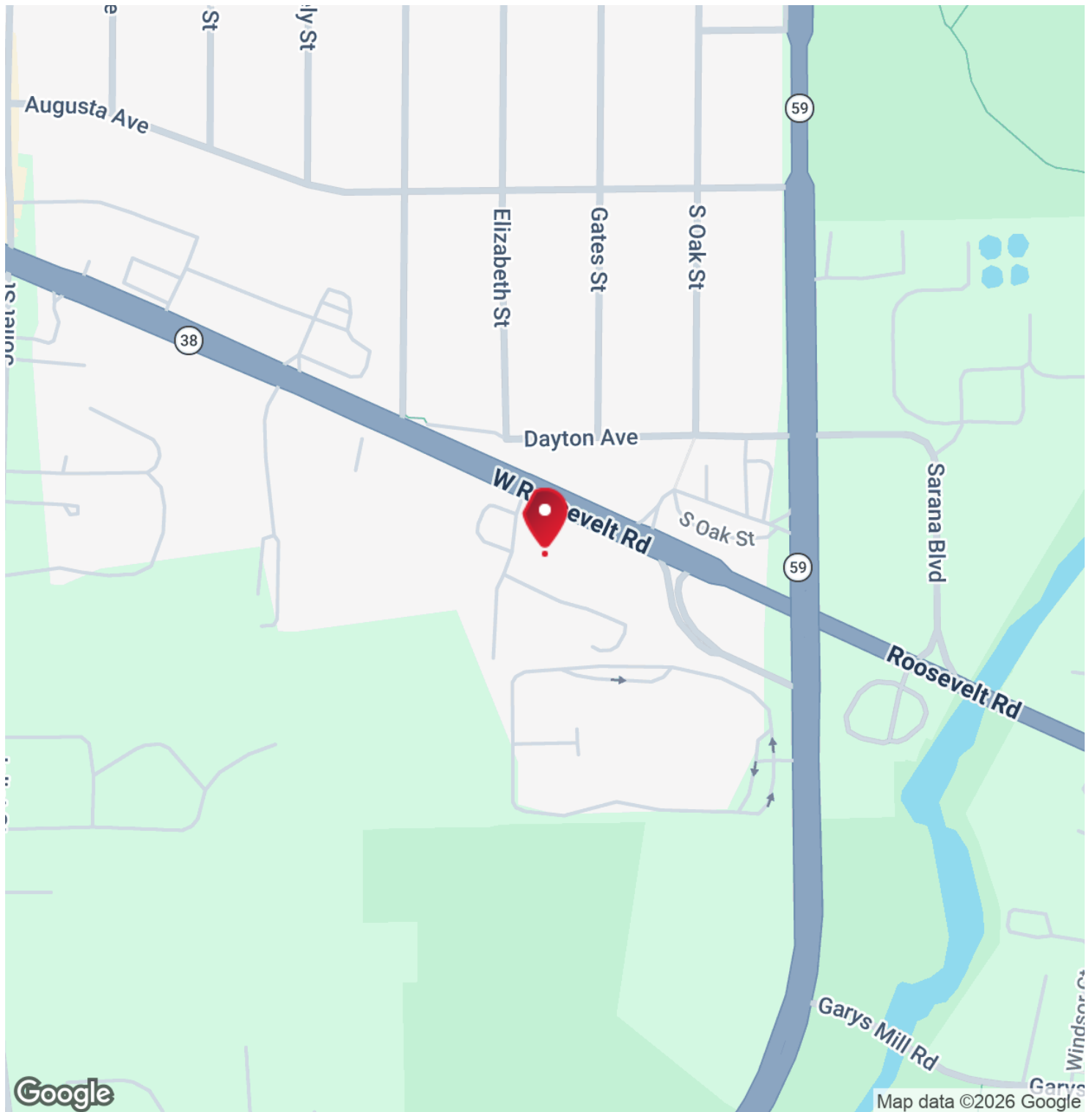
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LOCATION MAP

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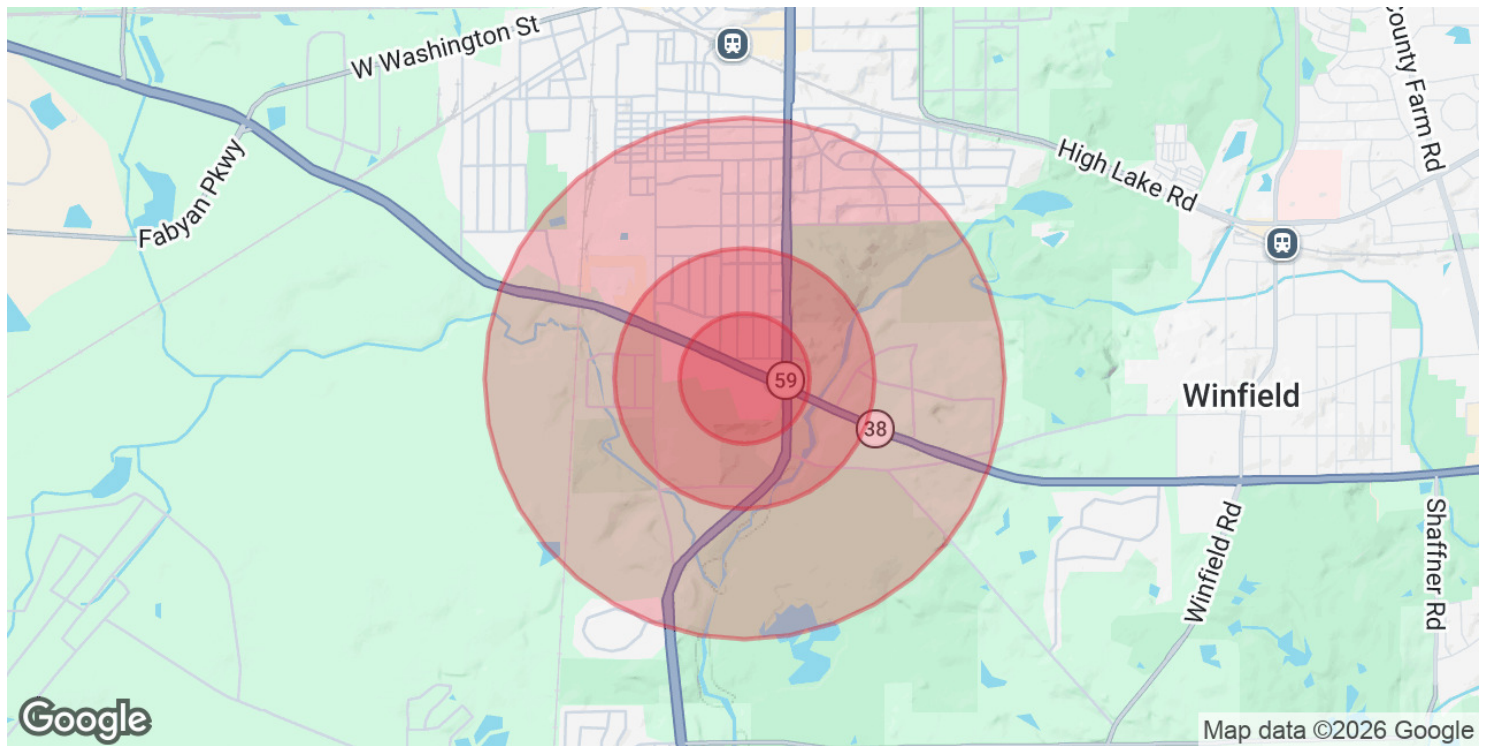
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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	780	2,923	8,220
Average Age	28.8	29.3	33.1
Average Age (Male)	30.9	30.0	33.9
Average Age (Female)	26.7	28.0	32.3

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	169	686	2,133
# of Persons per HH	4.6	4.3	3.9
Average HH Income	\$111,219	\$104,678	\$109,946
Average House Value	\$243,877	\$250,488	\$266,568

2023 American Community Survey (ACS)



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