



# CLASS A OFFICE BUILDING FOR SALE

# CLEARWATER CENTER

2122 York Road | Oak Brook, IL



**Subject to  
Offer**



**In Place Revenue**  
\$884,376



**168,275 SF**  
3.14 AC



**34% Leased to  
National Tenant**

Clearwater Center is a premier, three-story, multi-tenant office building located at 2122 York Road in the heart of Oak Brook, Illinois. The property encompasses approximately 127,446 rentable square feet and a total building SF of 168,275. Athletico currently maintains 34% occupancy, occupying the entire third floor as its corporate headquarters.

Originally constructed in 1978, the building underwent a full-scale renovation in 2020, transforming it into a modern, Class A office facility. Amenities include a newly designed lower level featuring two state-of-the-art conference centers, a stylish tenant lounge with fireplace and Wi-Fi access, and an outdoor tenant patio on the first floor. Expansive window lines provide scenic views of the Butler National Golf Club for the building and also close proximity to the Oak Brook Golf Club. Ample on-site and shared parking is available as part of the Clearwater Center Development, which includes retail and dining establishments such as Chipotle, Jason's Deli, and Egg Harbor Café, as well as The Sheridan at Oak Brook.



## PROPERTY HIGHLIGHTS

- Ideal Owner/User Opportunity
- First two levels are vacant with high end build out - former nursing/healthcare university
- Athletico Corporate offices occupy third floor
- Built out with high end finishes
- Ideal turnkey opportunity for educational, health care or traditional office users
- Well designed for immediate owner/user, re-tenanting or redevelopment

**CONTACT US FOR A FULL OFFERING MEMORANDUM**

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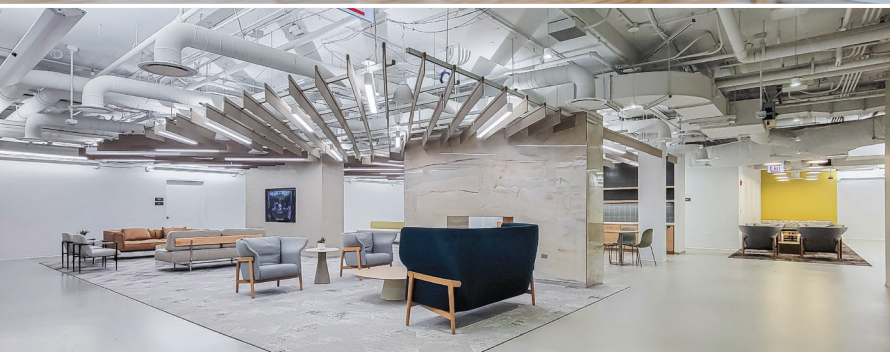
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