



**555 WATERS EDGE LANE**

*Office Building*

Lombard, IL



**942-4,160 SF OFFICE SPACES FOR LEASE**



presented by  
Your SVN Suburban  
NEXT LEVEL TEAM

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.50 SF/yr (MG)
<b>AVAILABLE SF:</b>	942 - 4,160 SF
<b>LOT SIZE:</b>	2.37 AC
<b>LOT SIZE:</b>	2.37 Acres
<b>BUILDING SIZE:</b>	29,120 SF
<b>YEAR BUILT:</b>	1986
<b>BUILDING CLASS:</b>	B

## DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

<b>TOTAL HOUSEHOLDS</b>	274	1,975	6,351
<b>TOTAL POPULATION</b>	636	4,541	15,528
<b>AVERAGE HH INCOME</b>	\$106,747	\$104,674	\$121,529

## LOCATION DESCRIPTION

- Lombard is a western suburbs 23 miles outside of Chicago
- Strategically positioned near the four-way interchanges of I-355 and I-88
- 3.4 miles away from the Lombard Metra station
- Situated near the Roosevelt Road exit, I-355 is just minutes away
- Directly across Finley Road is the Lombard Park District and Four Seasons Soccer Fields
- Located in Oak Creek Business Park

## PROPERTY HIGHLIGHTS

- Abundant parking
- Plenty of windows allow for natural lighting throughout
- Suitable for a variety of business needs
- Monument signage available

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## LEASE SPACES

### LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	942 - 4,160 SF	<b>LEASE RATE:</b>	\$16.50 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	2,288 SF	Modified Gross	\$16.50 SF/yr	Corner suite, move-in ready
Suite 110	Available	1,650 SF	Modified Gross	\$16.50 SF/yr	Beautiful move-in ready space. Large open area with private offices and windows throughout.
Suite 206	Available	2,257 SF	Modified Gross	\$16.50 SF/yr	Private offices, an open area, kitchenette and in-suite restroom.
Suite 210	Available	942 SF	Modified Gross	\$16.50 SF/yr	Ideal small office suite.
Suite 220	Available	3,218 SF	Modified Gross	\$16.50 SF/yr	Corner suite with open area, private offices, large conference room, kitchenette and in-suite bathrooms.
Suites 220+210	Available	4,160 SF	Modified Gross	\$16.50 SF/yr	Two suites currently combined into one larger suite.

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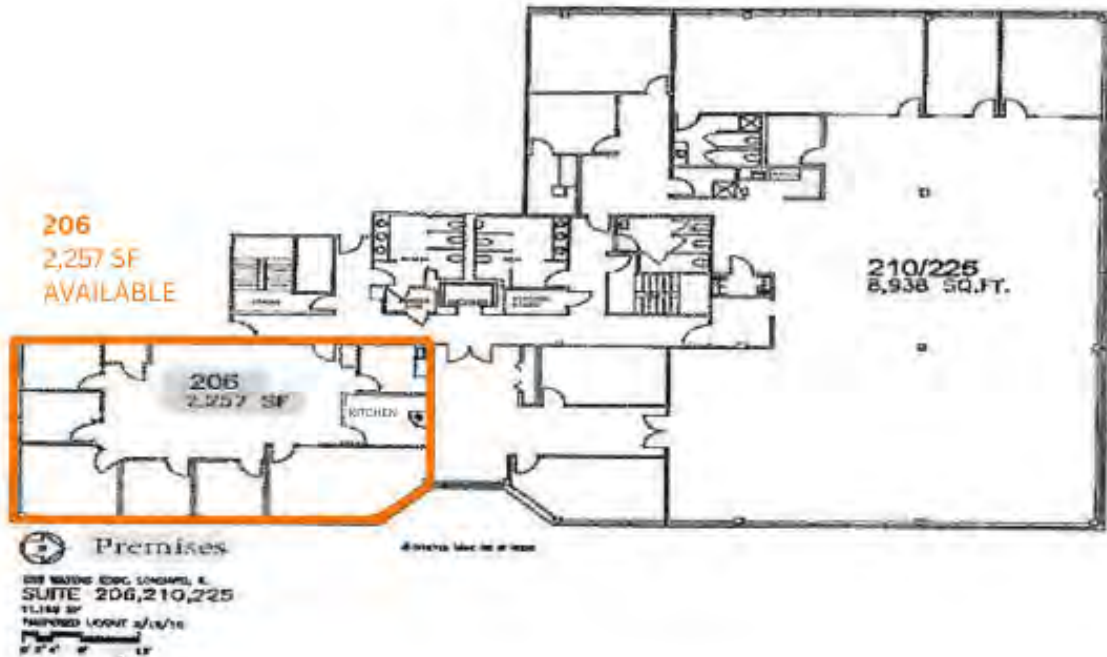
# FLOOR PLANS



1ST FLOOR



2ND FLOOR

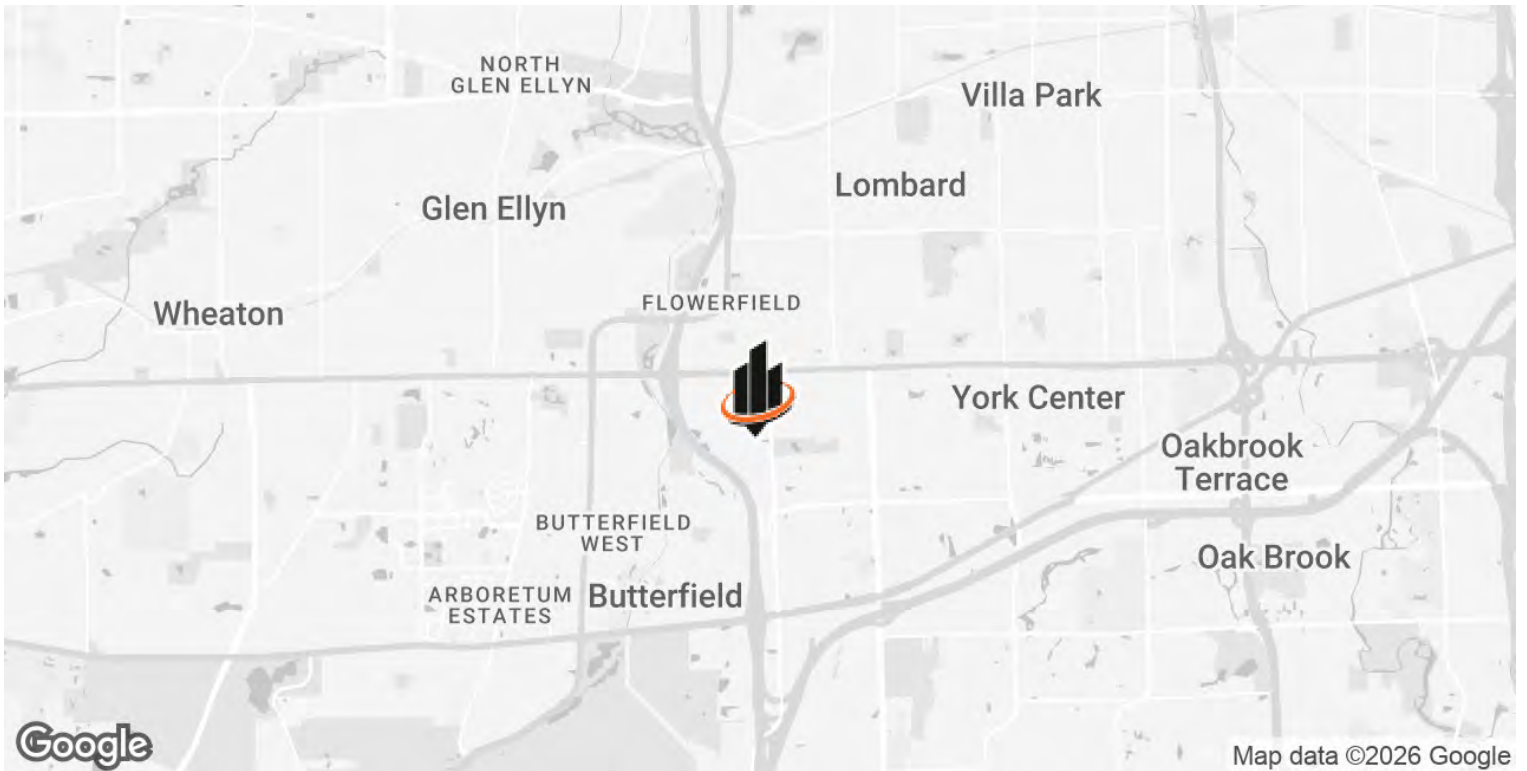


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# BIRDSEYE & MAP



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## ADDITIONAL PHOTOS



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