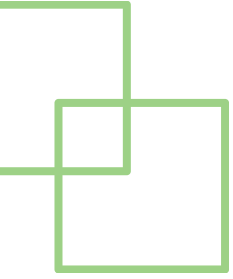




1550

**Spring Road
Oak Brook, IL 60523**





The Building

Welcome to 1550 Spring Road. Renovated in 2023, 1550 Spring offers a strategic location in the amenity-rich Oak Brook market. Highlights include:



Stable & Capable Ownership



Immediate Occupancy



Flexible Lease Terms



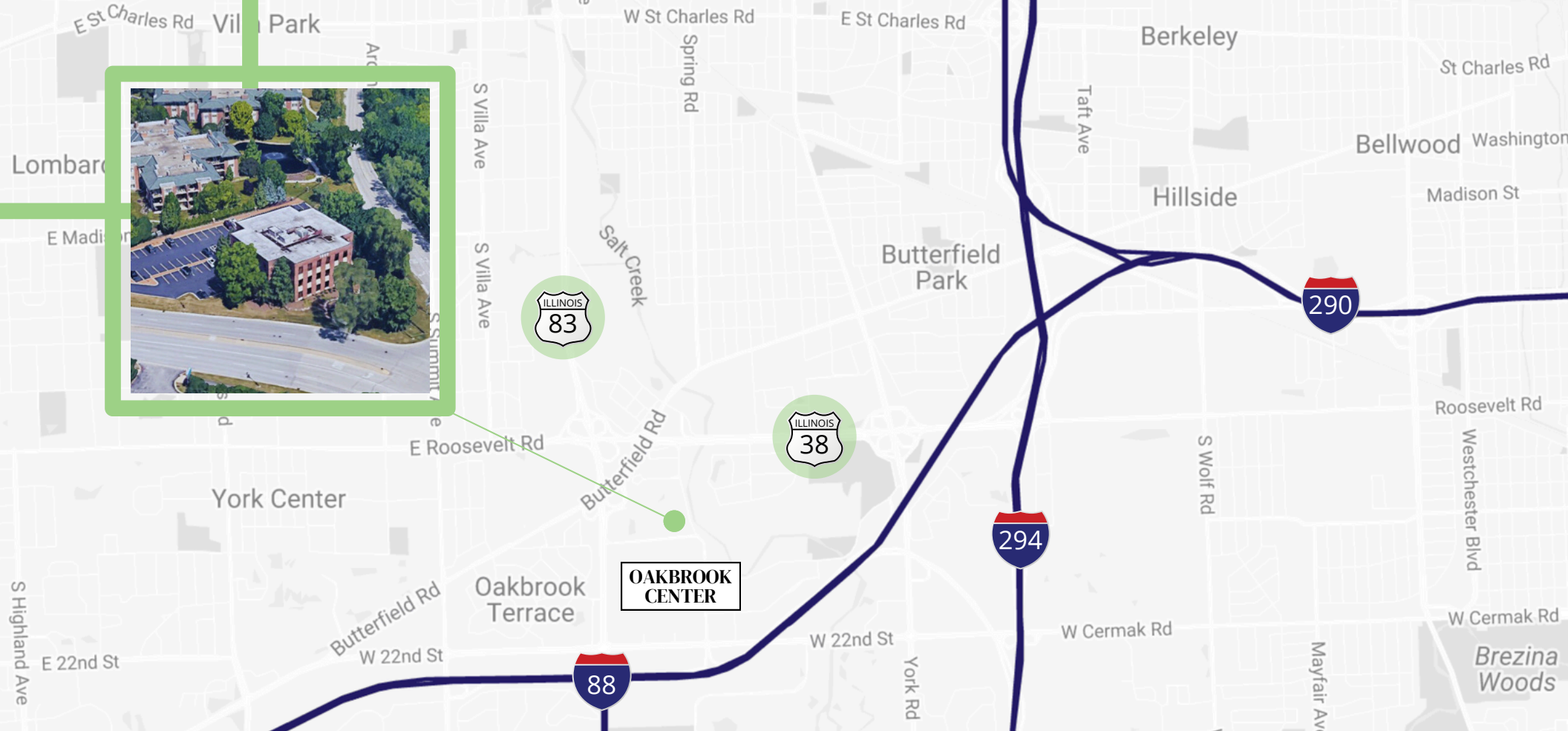
Excellent Access to I-88, I-294, Rt. 38, Rt. 83



Immediate Access to Local Dining & Shopping



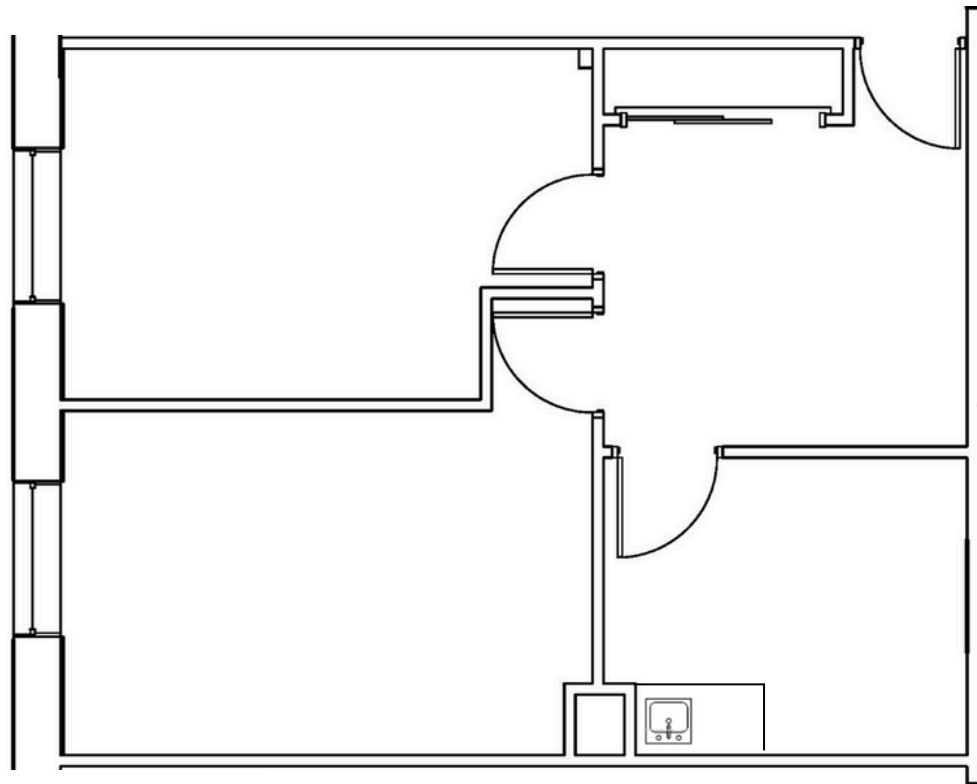
2023
Common
Area
Renovations



Access & Amenities

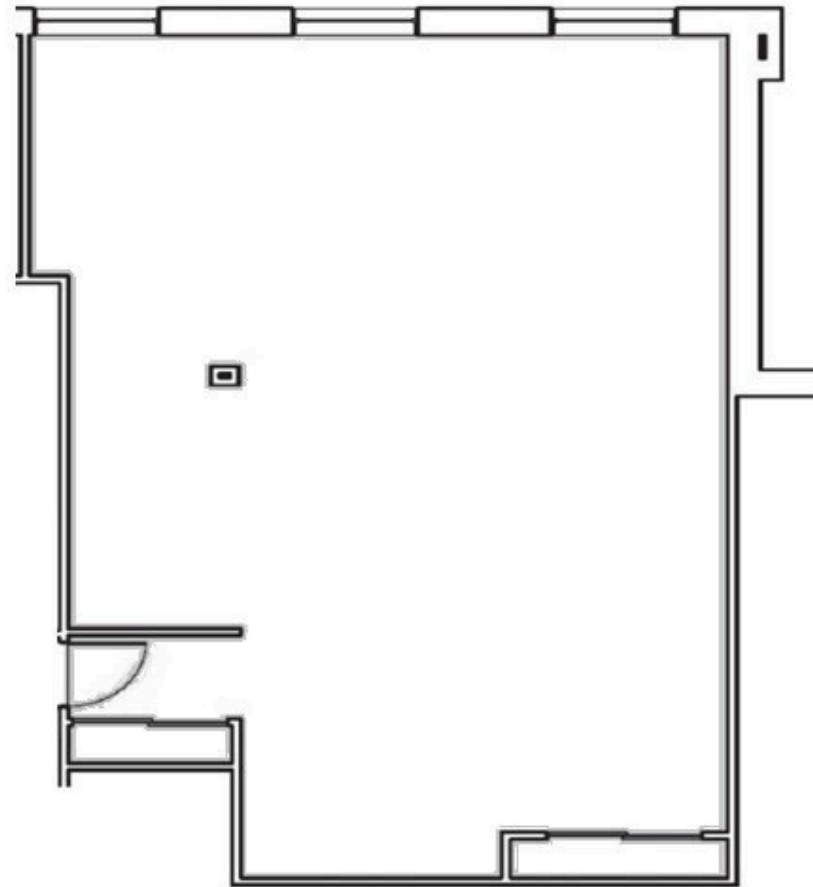
1550 Spring Road offers quick access to Routes 83 and 38, Interstates 88, 294 & 290, and is within walking distance to dining, shopping, lodging, and entertainment options.

Suite 105 | 847_{sf}



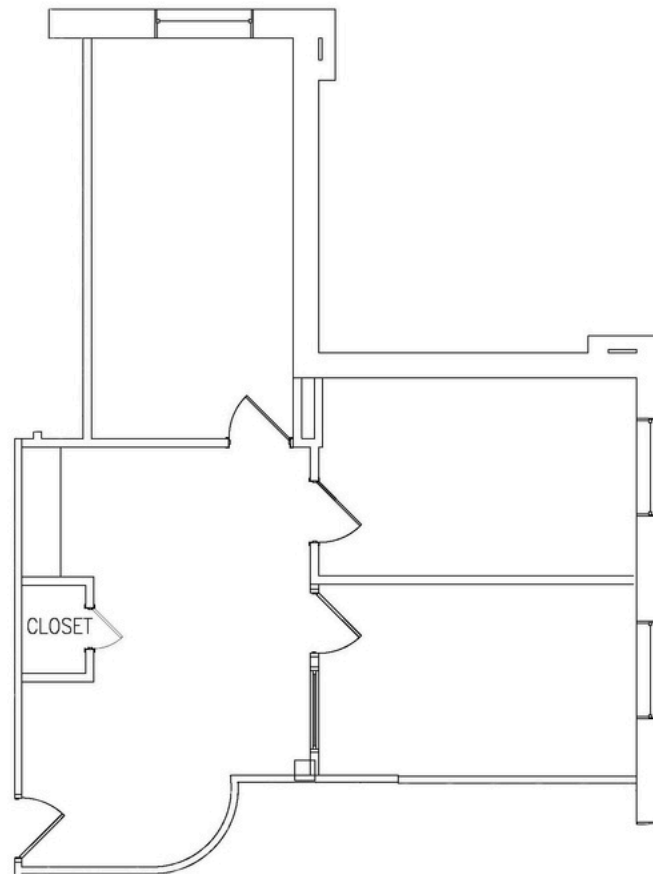
- Available immediately
- Two (2) private offices
- One (1) kitchen/office
- LED lighting throughout

Suite 110 | 1,461 sf



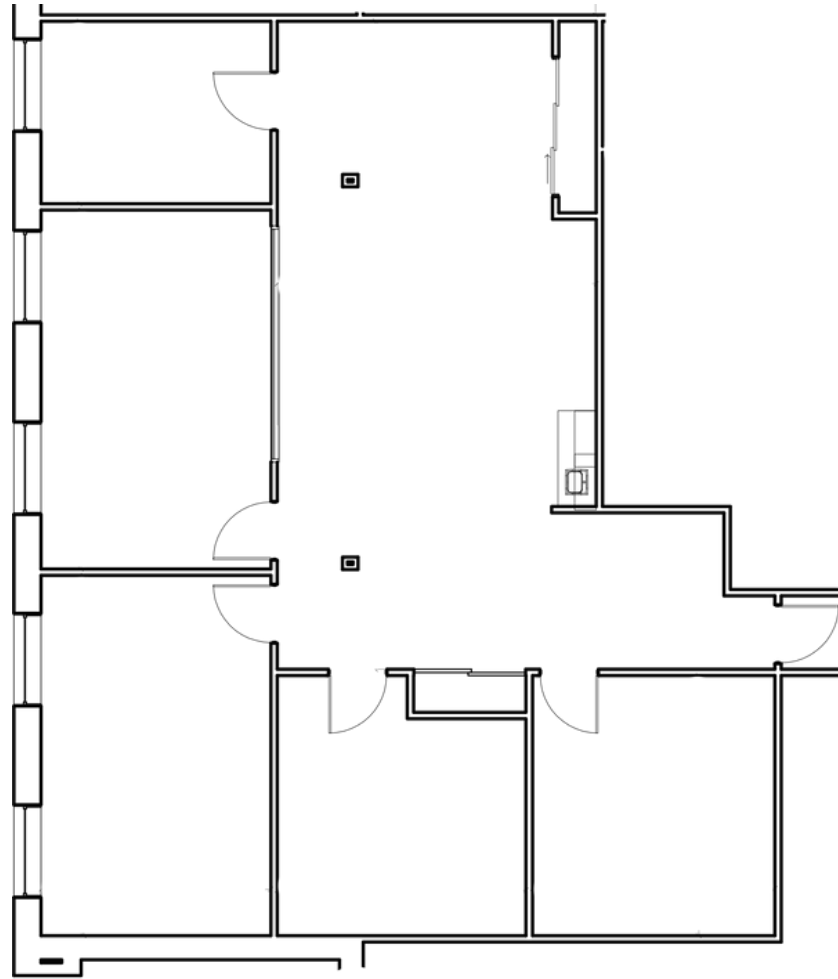
- Available immediately
- View of pond w/ fountain
- LED lighting throughout

Suite 308 | 1,092 sf



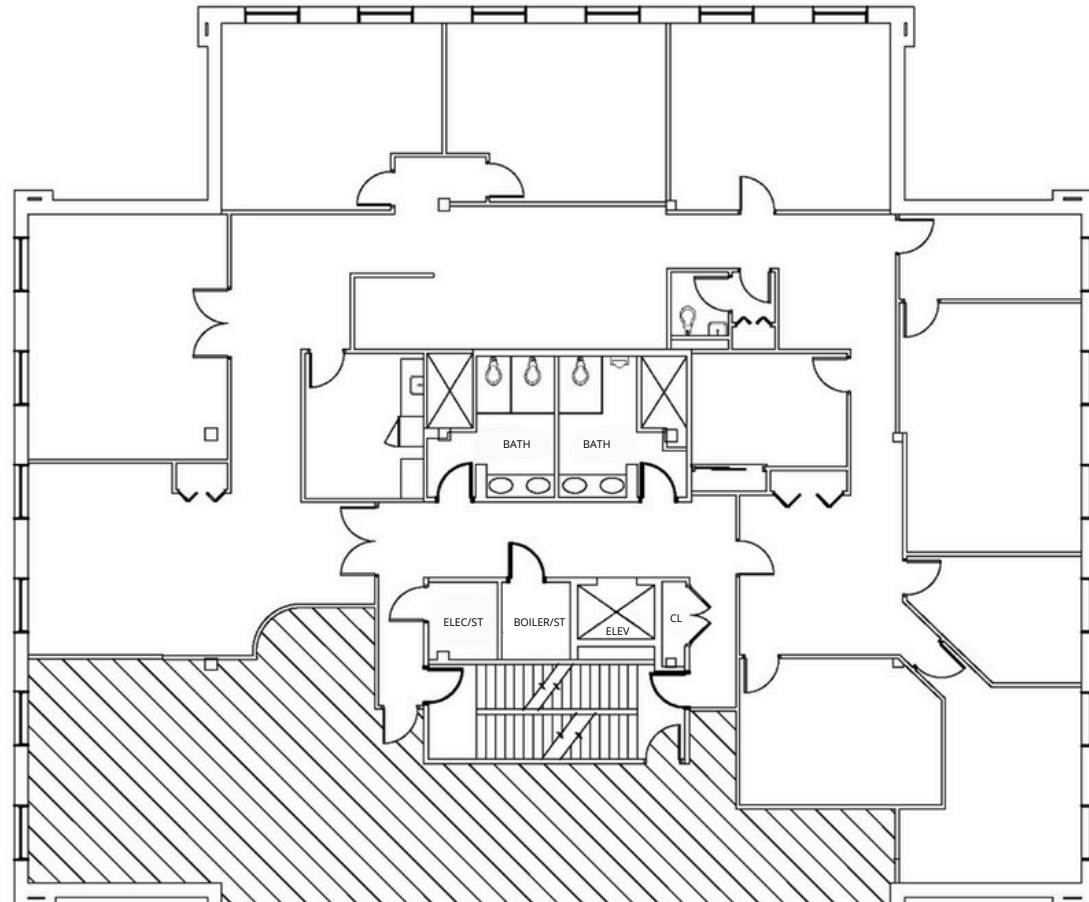
- Available 11/15/2024
- Three (3) private offices
- Reception area
- LED lighting throughout

Suite 210 | 2,703_{sf}



- Available 11/01/2024
- Five (5) private offices
- Reception area
- LED lighting throughout

Suite 310-320 | 5,463 sf



- Available immediately
- Seven (8) private offices
- Kitchen
- One (1) conference room
- Large reception area
- One (1) private restroom
- LED lighting throughout
- May be demised




Rental Rate (per sf)


Lease Type:	Gross
Base Rate:	\$19.50
Real Estate Taxes:	Included*
Operating Expenses:	Included*
Gross Rate:	\$19.50*

*Tenant pays electric (\$1.25/sf) and Real Estate Taxes and Operating Expenses over Base Year Amounts.

Information contained herein is subject to verification, modification and withdrawal without notice.

Bryan Barus, CCIM / CPM

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 630-487-2111