

4520 Weaver Parkway Warrenville, Illinois



SINGLE USER
OPPORTUNITY
BUILDING FOR
LEASE OR FOR
SALE



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Introduction



Warrenville is located in DuPage County which is centrally located along I-88 and is part of the Illinois Technology and Research Corridor and approximately 30 miles west of Chicago. This corridor is a region of commerce and industry in the Chicago Metropolitan area, primarily in DuPage, Kane, and DeKalb Counties, and is home to the headquarters or regional centers for many Fortune 1000 companies (including many specializing in research, development, logistics, and technology), several office and industrial parks, colleges, and universities, research and scientific institutions, medical centers, government centers, and abundant shopping, dining, lodging, and entertainment amenities.

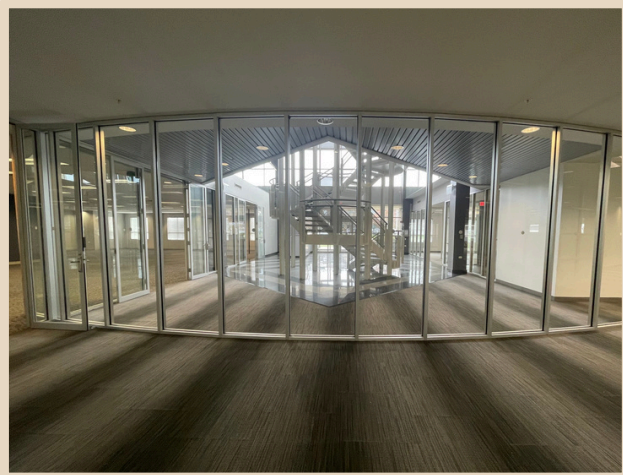
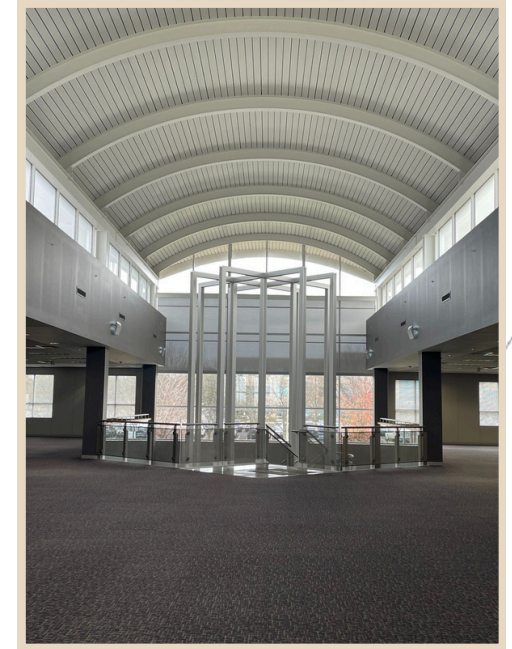
Exterior Photos



Interior Photos



Interior Photos

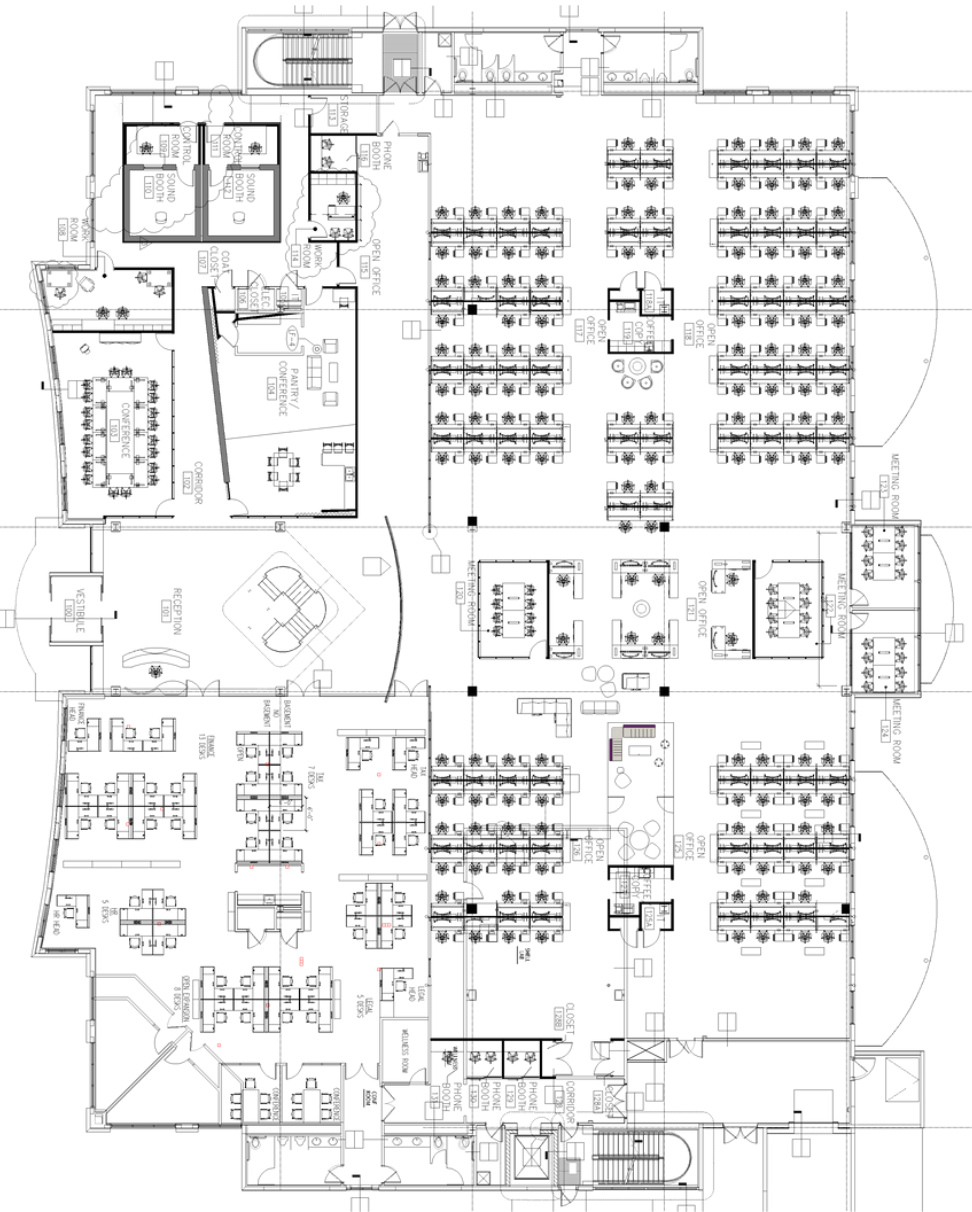


Building Features

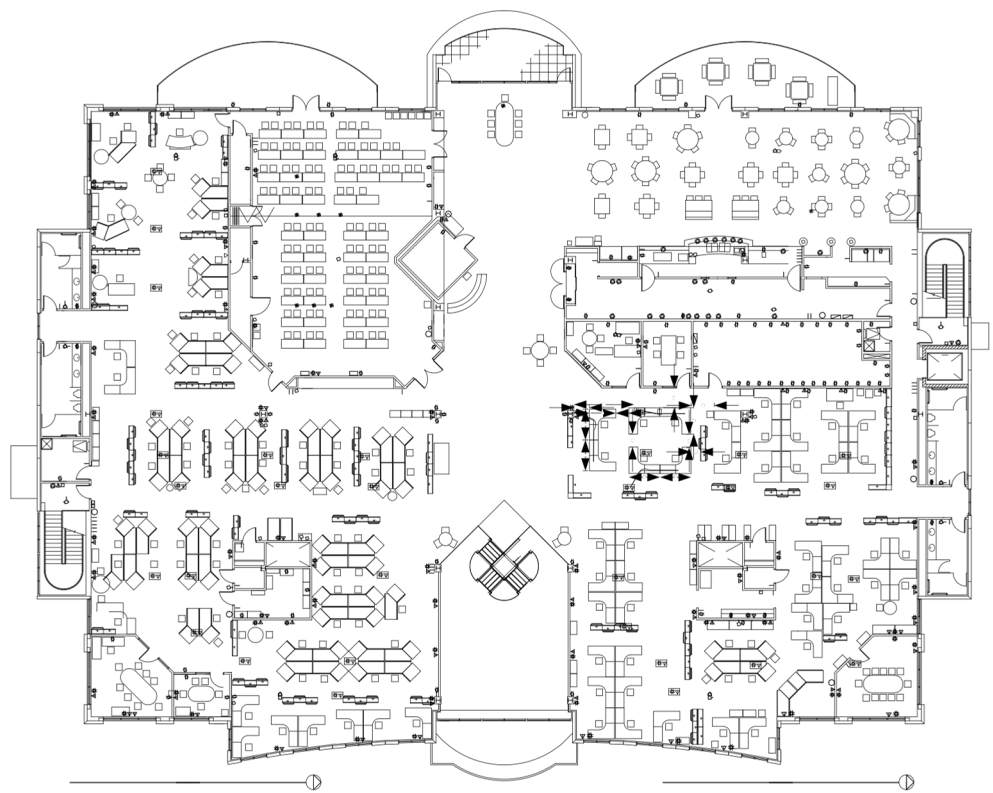


- NEWLY REDUCED RATE OF \$14.00 NNN READY FOR IMMEDIATE OCCUPANCY
- 30,000 SF on 1st floor and 30,000 SF on 2nd floor available
- Single Tenant Office Building; 2-story,
- Basement level features 15,000 ft.² consisting of storage cages, training rooms & mechanical rooms
- Built in 1999 and immaculately maintained
- Visibility from I-88; close to Winfield Road East/West Interchange
- On-Site expansion potential
- Suitable for general office use
- Zoned office / light industrial
- 248 surface parking spaces for a ratio of 4.1/1,000 SF (lot expansion available)
- Business park occupants include Northwestern Medicine Cancer Center and Northwestern Medicine Chicago Proton Center
- Ground floor loading dock
- UBS data base backup system
- Fully equipped kitchen/dining area

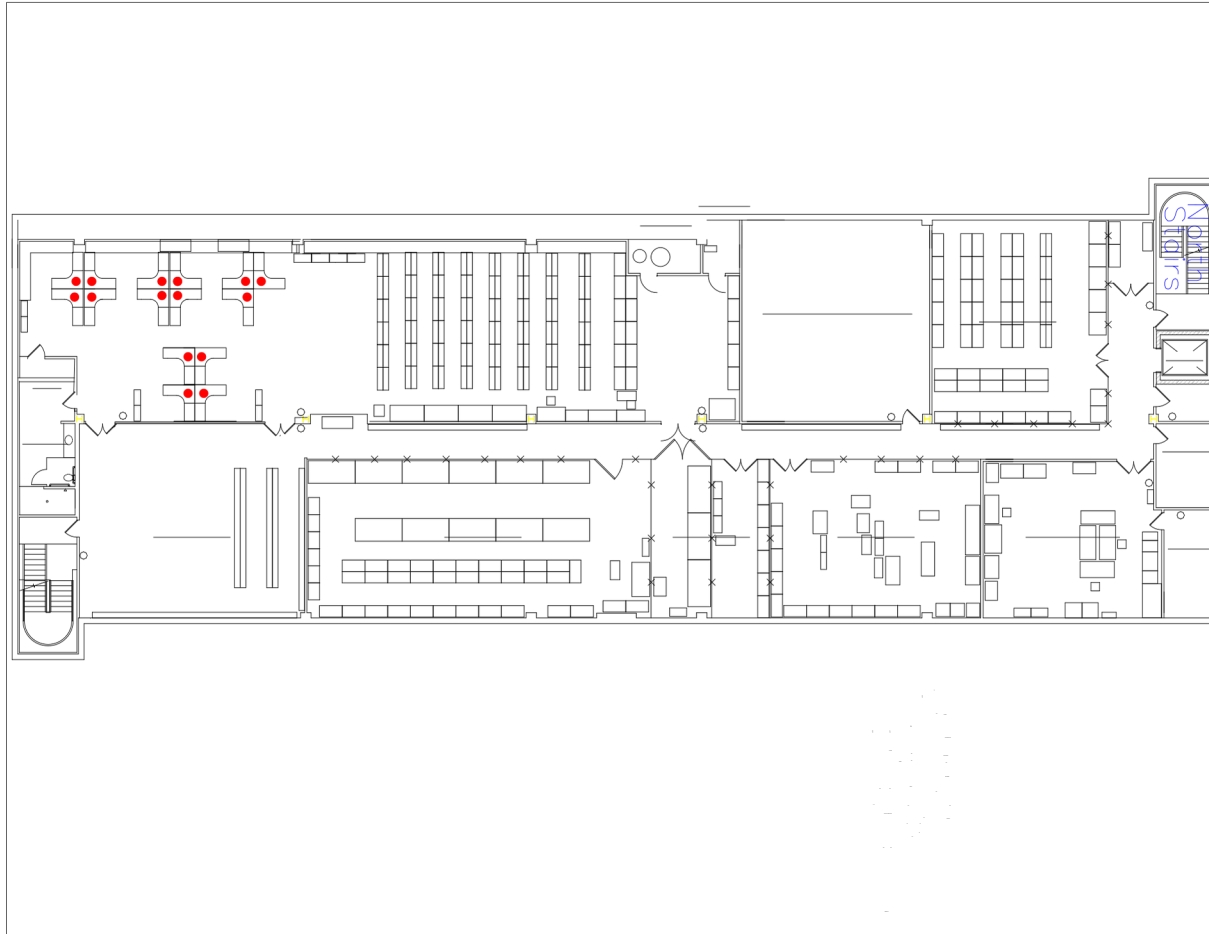
Floor Plan 1st Floor



Floor Plan 2nd Floor



Floor Plan Basement





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