



AVAILABILITY HIGHLIGHTS

Space	Lea	se Rate	Size (SF)
Ste. 24		1.50/SF dified Gross	2,986 SF
Ste. 45		1.50/SF dified Gross	4,213 SF
Ste. 53		1.50/SF dified Gross	6,200 SF

location for small to medium size office users.



Property Highlights

Multi-Tenant Building

± 117,700 SF, Multi-Tenant Office Building

Building Features

- Built in 1983
- Recently Renovated Lobby and Common Areas
- Updated Tenant Lounge and sitting areas
- Fitness Center on site
- Five Story Building with great natural daylight

Ideal Location

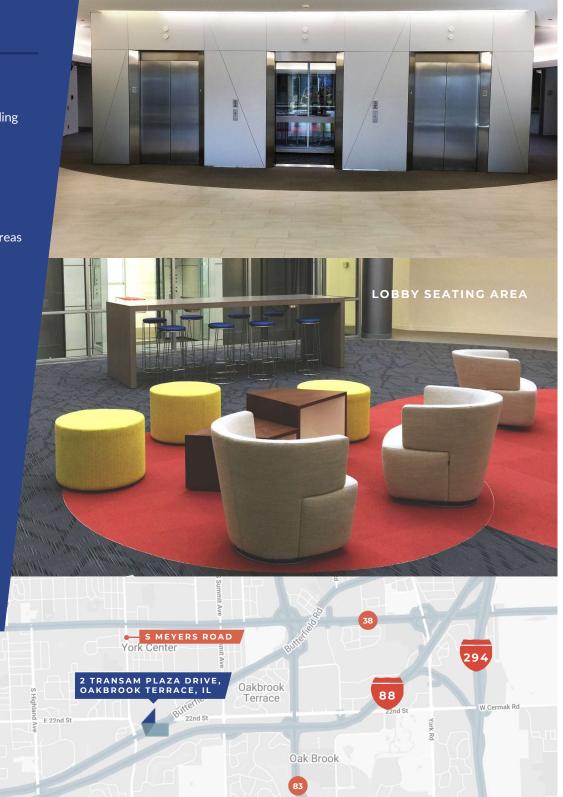
- Easy access to Interstates 88, 355 and 294
- Minutes from several restaurants, shopping and hotels
- DuPage County Real Estate Taxes

Parking

Parking ratio of 4 spaces/1,000 SF on a first come basis

Internet Service

Comcast Business Class, Comcast **Business Fiber and ATT Internet Fiber** Services Available







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