



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

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

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	852	2,257	6,191
TOTAL POPULATION	2,047	5,374	14,790
AVERAGE HH INCOME	\$102,720	\$106,476	\$113,536

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

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

AVAILABLE SPACES

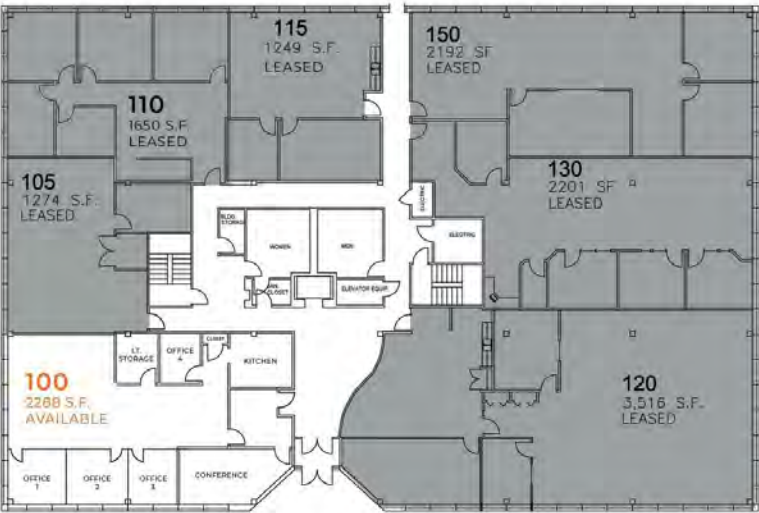
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	2,288 SF	Modified Gross	\$16.50 SF/yr	Corner suite, move-in ready
Suite 206	Available	2,257 SF	Modified Gross	\$16.50 SF/yr	Private offices, an open area, kitchenette and in-suite restroom.
Suite 210	Available	942 SF	Modified 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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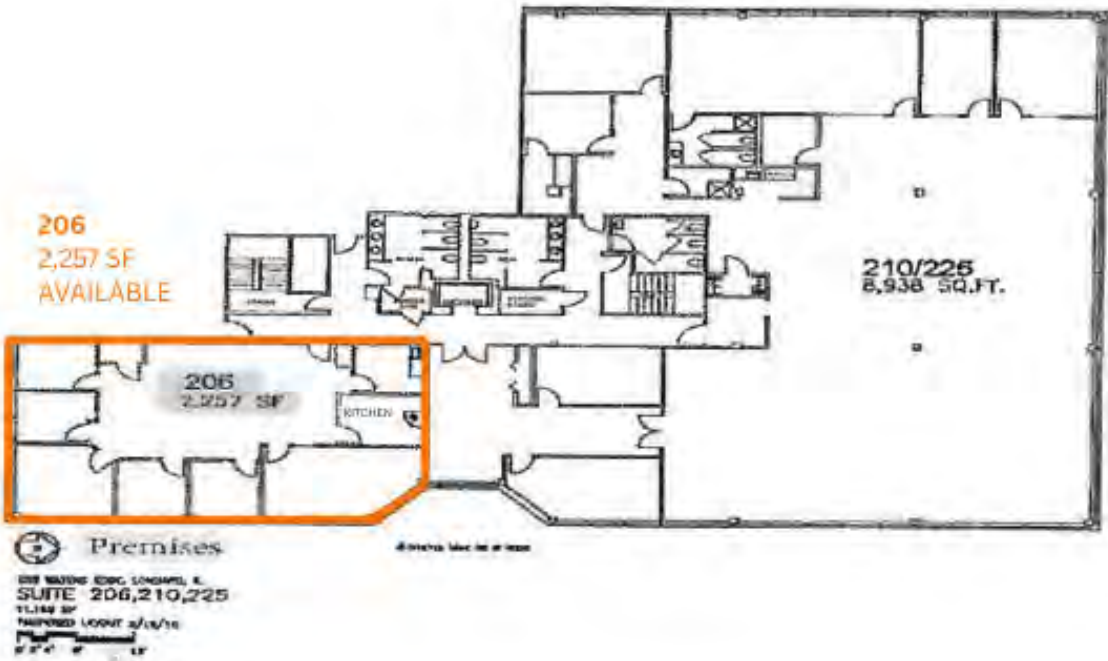
FLOOR PLANS



1ST FLOOR



2ND FLOOR

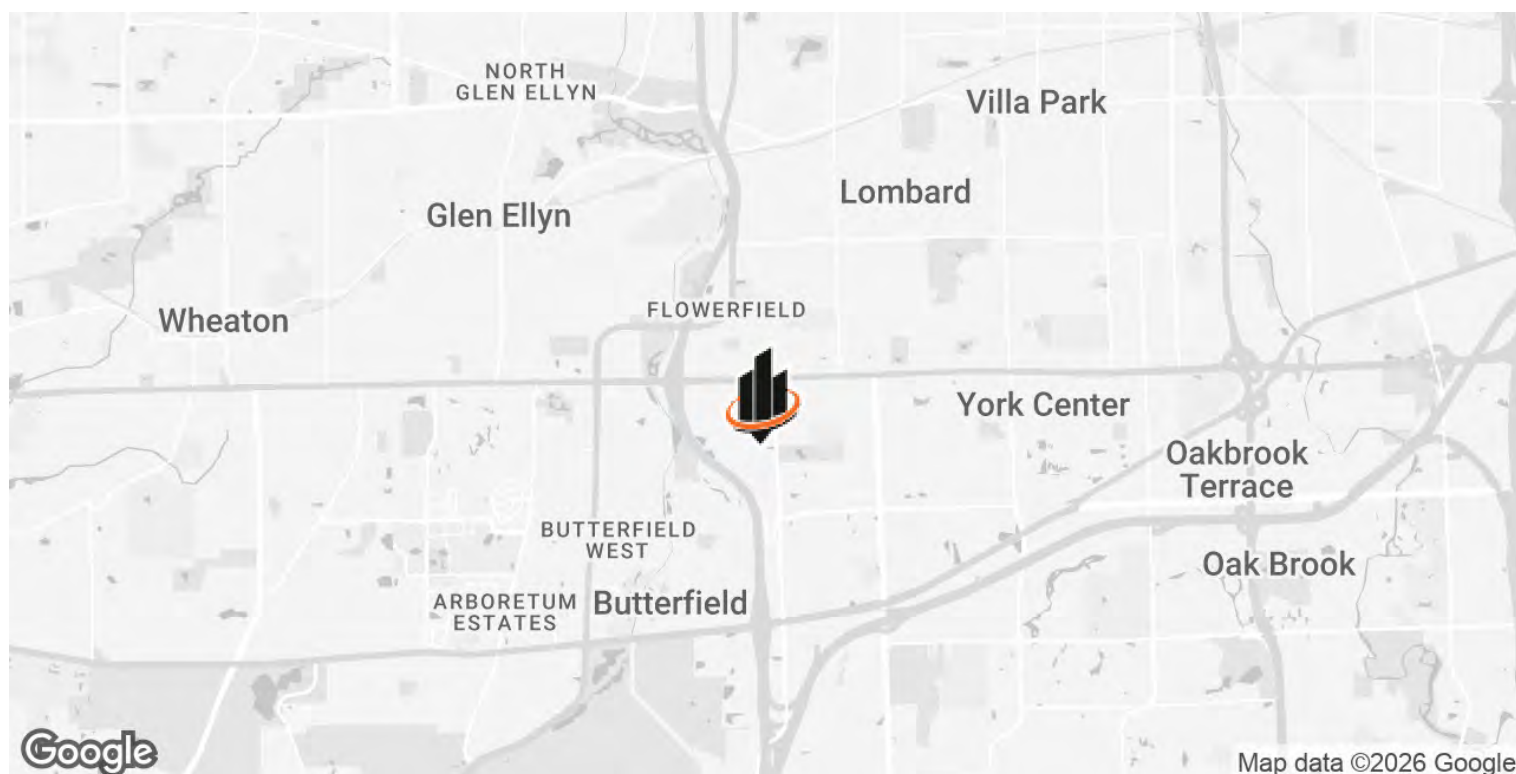


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BIRDSEYE & MAP



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ADDITIONAL PHOTOS



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AERIAL MAP



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