



Eprus Group, Inc.

Office Leasing Opportunity

White Pines Office Center

Build to Suit Space

4,000sf – 13,000sf

Property Address:

***205 West Grand Avenue.
Bensenville, Illinois 60106***

Eprus Group Inc.

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Office Leasing Opportunity Bensenville, Illinois

Table of Contents

	<u>Section</u>
■ Property Summary	1
■ Office Spaces for Lease	2
■ Location Map	3
■ White Pines Office Center	4
■ Demographics	5

Office Leasing Opportunity Bensenville, Illinois

1. Property Summary

Premium Office Space Tailored to Your Needs

Discover a unique office opportunity ranging from 1,000 to 13,000 square feet, with customizable suites designed to match your ideal layout. These high-end office spaces are perfect for a variety of users, including medical, laboratory, research, and other professional offices.

Conveniently located with easy access to public transportation, major expressways, and key roadways, this is the ideal setting to grow your business in a modern and connected environment.

Property Highlights

Grow Your Business in Bensenville, IL—Prime Office Space Available!

Set your business up for success in Bensenville, IL, a dynamic and rapidly growing commercial hub. These newly available office spaces on Grand Avenue offer unmatched visibility with over 30,000 vehicles passing daily between Grand Ave. and York Road. Strategically positioned between I-290 & I-294, this prime location provides seamless access to the Chicagoland area and is just minutes from O'Hare Airport.

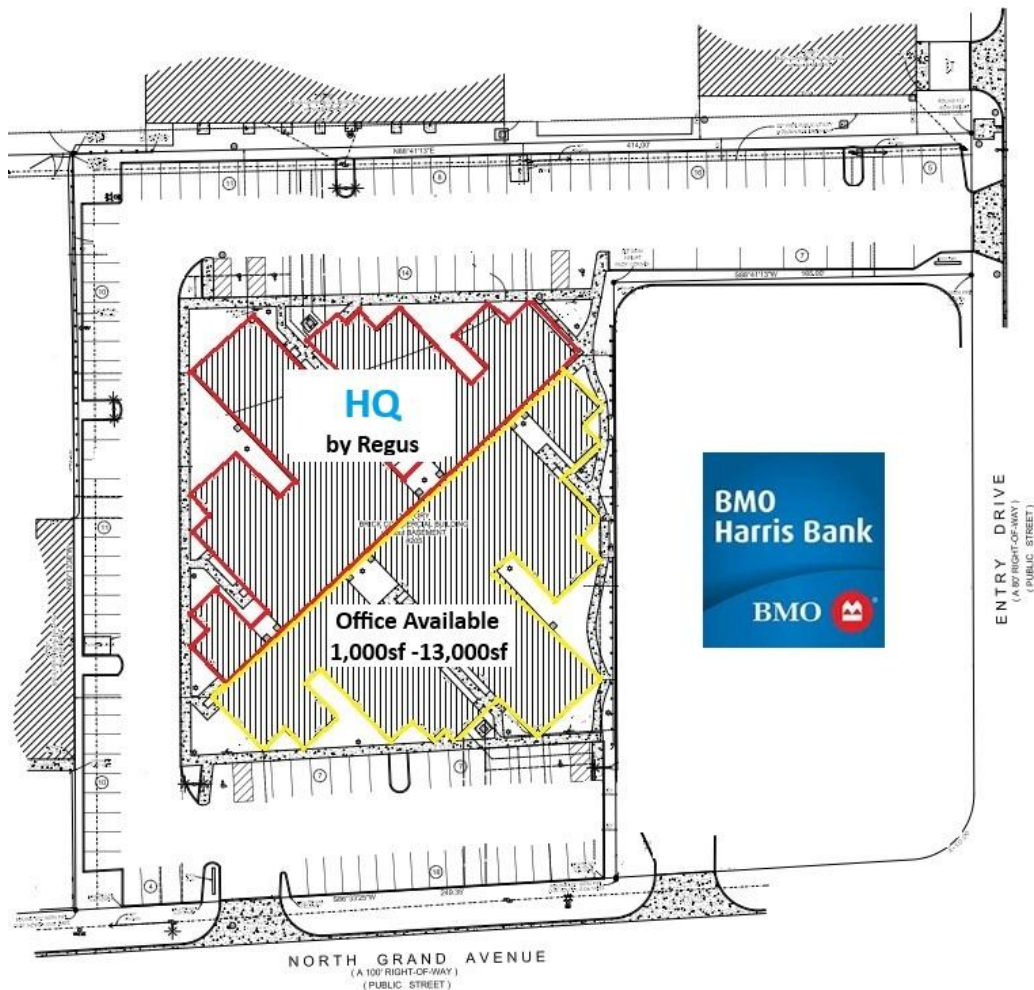
Bensenville is home to thriving businesses, industrial parks, retailers, restaurants, golf courses, and residential communities—making it an ideal location for companies seeking growth and connectivity. This completely renovated single-story office building is designed to suit any layout, perfect for traditional offices, medical offices, medical labs, and more. Plus, enjoy the financial advantage of low DuPage County taxes.



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2. Office Spaces for Lease

<u>Suites</u>	<u>Tenant</u>	<u>Size (SF)</u>
	HQ	
101-109, 123	by Regus	13,000
Available		4,000 -13,000



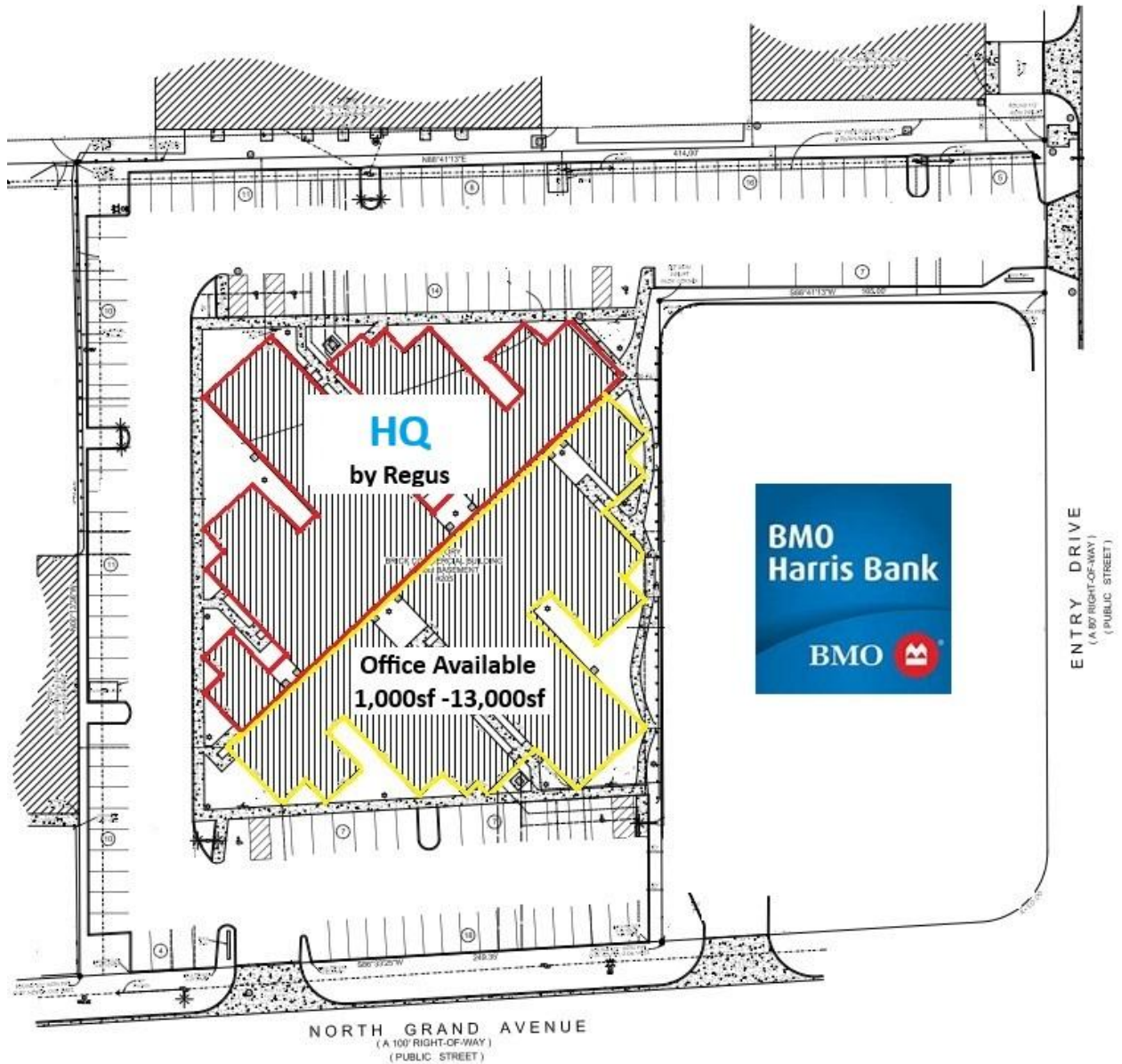
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3. Location Map



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4. White Pines Office Center



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5. Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	29,400	153,000	383,000
HH Income (Median)	\$87,400	\$87,800	\$84,900
Age (Median)	39	38	38
# of Employees	23,300	121,000	305,000

Office Leasing Opportunity Bensenville, Illinois

Area Employment Categories

Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Manufacturing

Professional, scientific, and management, and administrative, and waste management services

Retail trade

Arts, entertainment, and recreation, and accommodation and food services

Transportation and warehousing, and utilities

Finance and insurance, and real estate, and rental and leasing

Construction

Other services, except public administration

Wholesale trade

Public administration

Information

Agriculture



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