

101 W 22nd St., Suite 106

OFFICE CONDO FOR SALE

Lombard, IL 60148



SIZE:

2,200 SF

ZONING:

C

ADDRESS:

101 W 22nd St., Suite 106, Lombard, IL 60148

SUMMARY:

2,200 sf of updated and modern office space. This condo has a reception area, 2 private offices, a large conference room along with an open area perfect for workstations or cubicles, kitchen and private in-suite bathroom.

**MORKEN
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

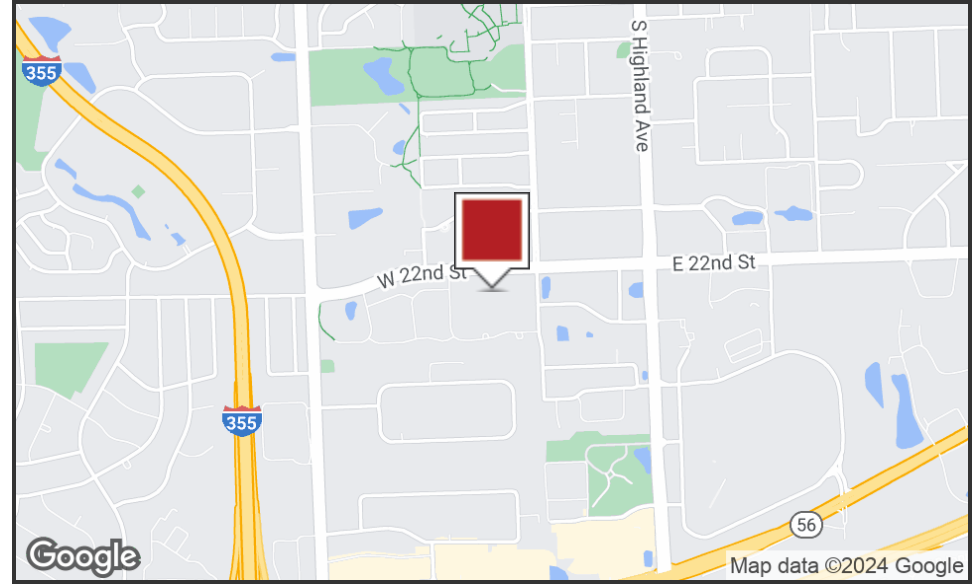
630.567.7800 | morkenassociates.com

BRIAN MORKEN

630.817.7815

brianmorken@morkenassociates.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$341,000
Building Size:	40,170 SF
Available SF:	2,200 SF
Lot Size:	115,870 SF
Price / SF:	\$155.00
Year Built:	2004
Zoning:	C

PROPERTY OVERVIEW

This 1st floor condo is located just minutes from major highway access, has an abundance of parking and is professionally managed. Ready for immediate occupancy is 2,200 sf of updated and modern office space. This condo has a reception area, 2 private offices, a large conference room along with an open area perfect for workstations or cubicles, kitchen and private in-suite bathroom.

PROPERTY HIGHLIGHTS

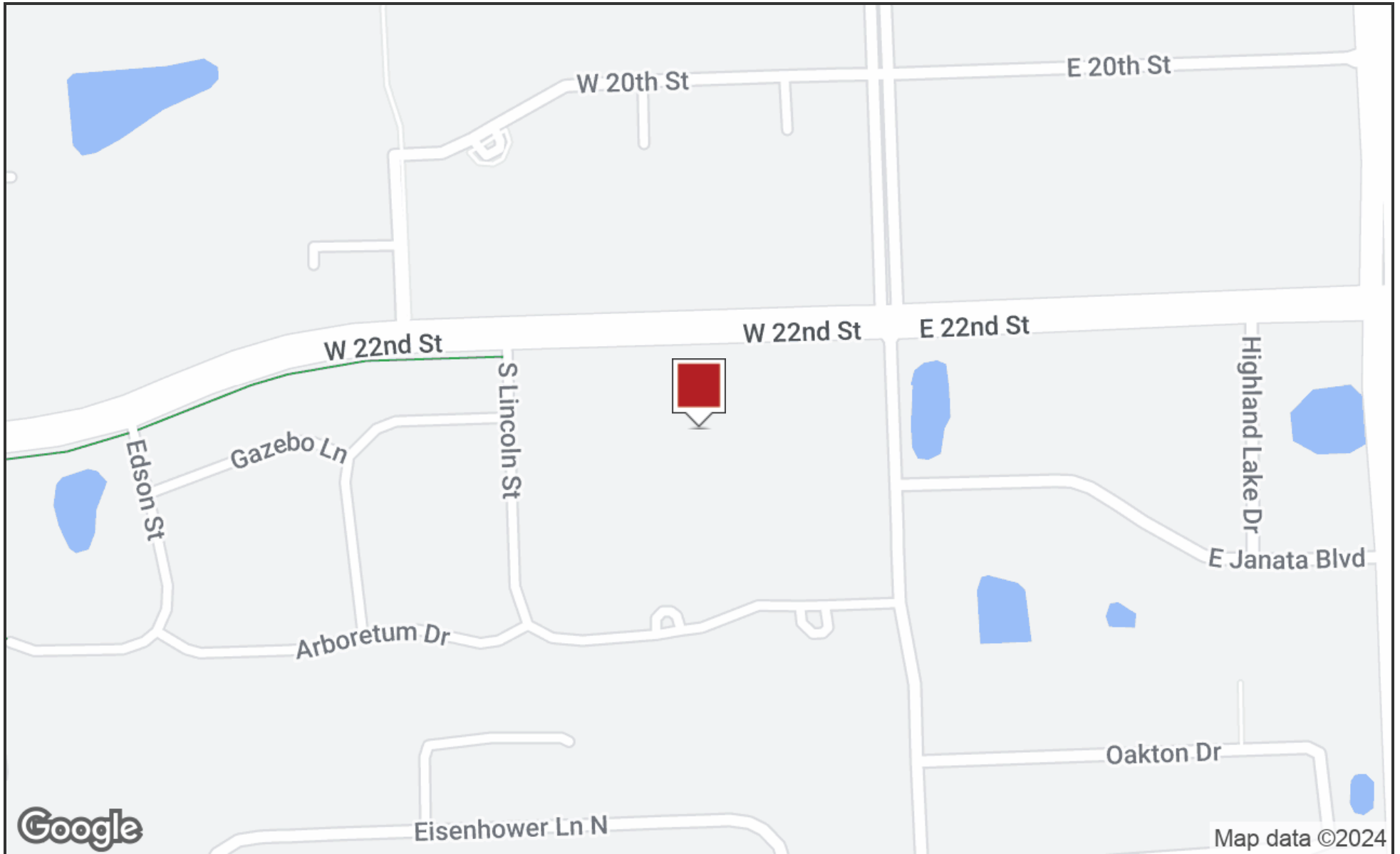
- Move in ready and modern updates throughout.
- Abundant parking.
- Close proximity to highways.
- Professionally managed.
- Currently tax exempt-Ideal for any non-profit, Charity, or 501(c)(3) organization.

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Location Map

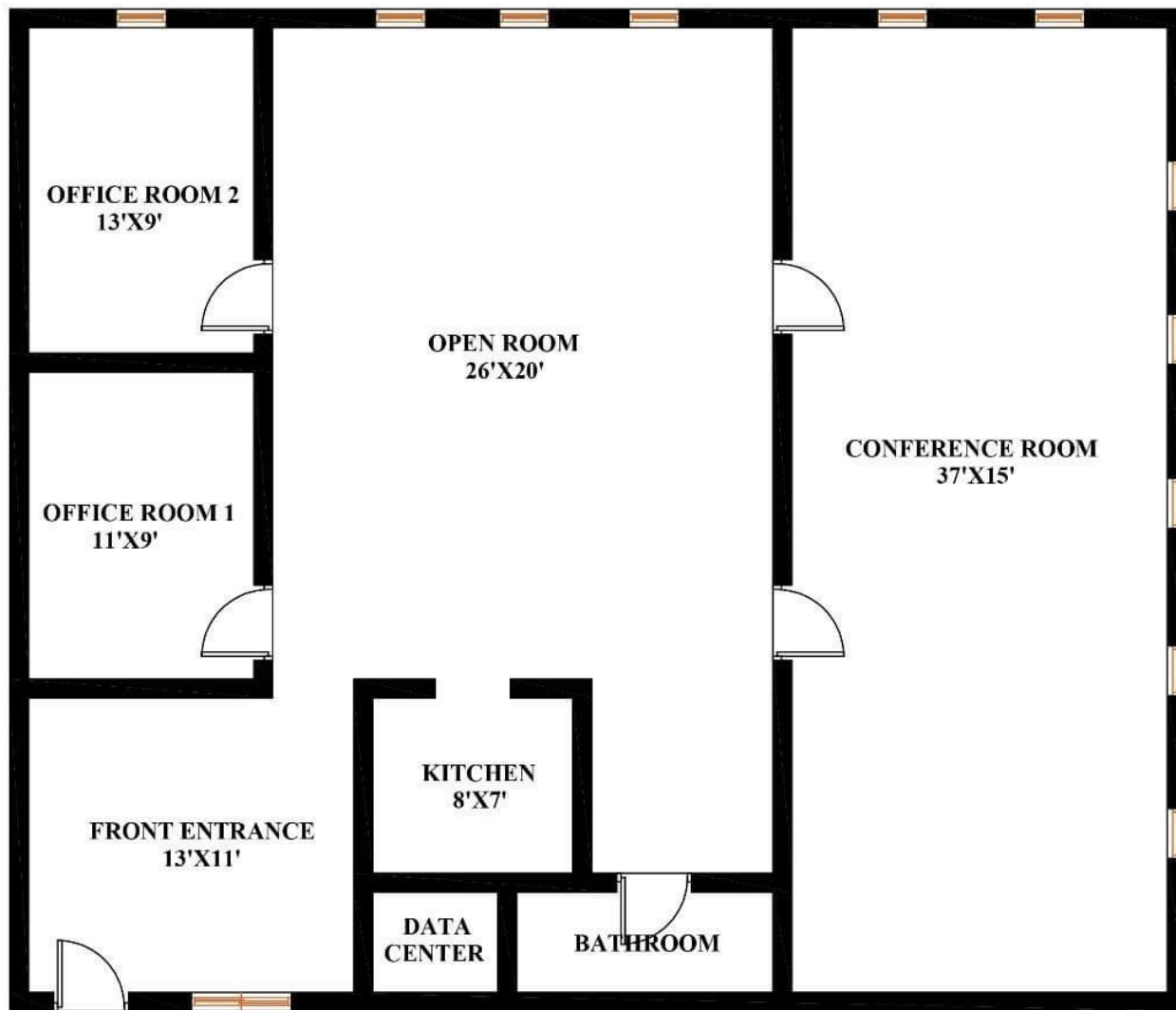


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Floor-Plan



SUITE 106

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Exterior Photos



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■ Lobby Photos



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Suite 106 Photos



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Suite 106 Additional Photos



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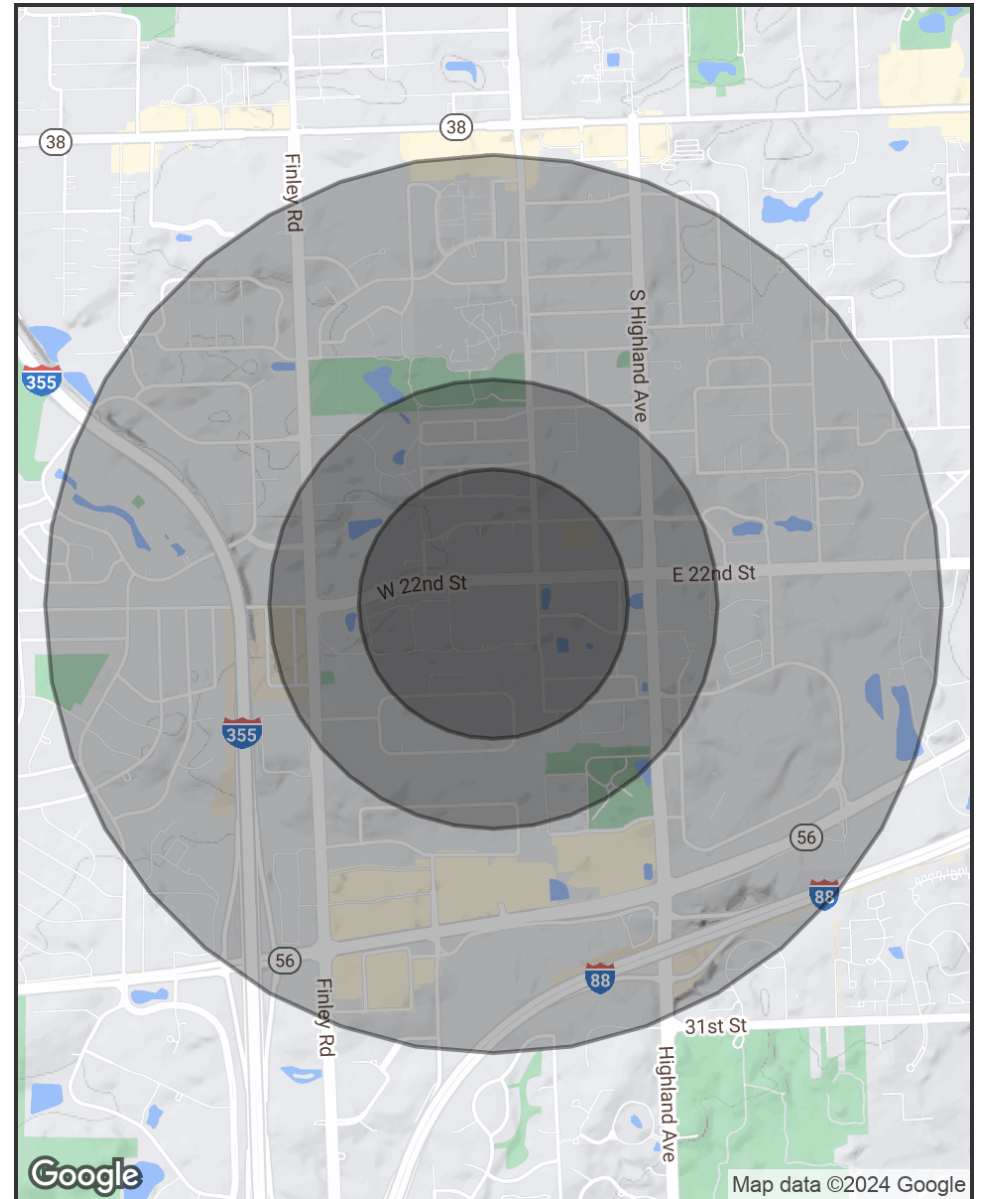
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,345	3,679	13,770
Average Age	42	43	45
Average Age (Male)	39	41	43
Average Age (Female)	43	45	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	721	1,916	6,256
# of Persons per HH	1.9	1.9	2.2
Average HH Income	\$100,185	\$97,598	\$113,503
Average House Value	\$314,709	\$314,825	\$338,778

Demographics data derived from AlphaMap



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