



DOWNTOWN WESTERN SPRINGS OFFICE SUITES

901 W Burlington Avenue
Western Springs, IL 60558

PEARSON
reality group



DOWNTOWN WESTERN
SPRINGS OFFICE SUITES

901 W BURLINGTON AVENUE
WESTERN SPRINGS, IL 0558

EXCLUSIVELY PRESENTED BY:



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PROPERTY SUMMARY

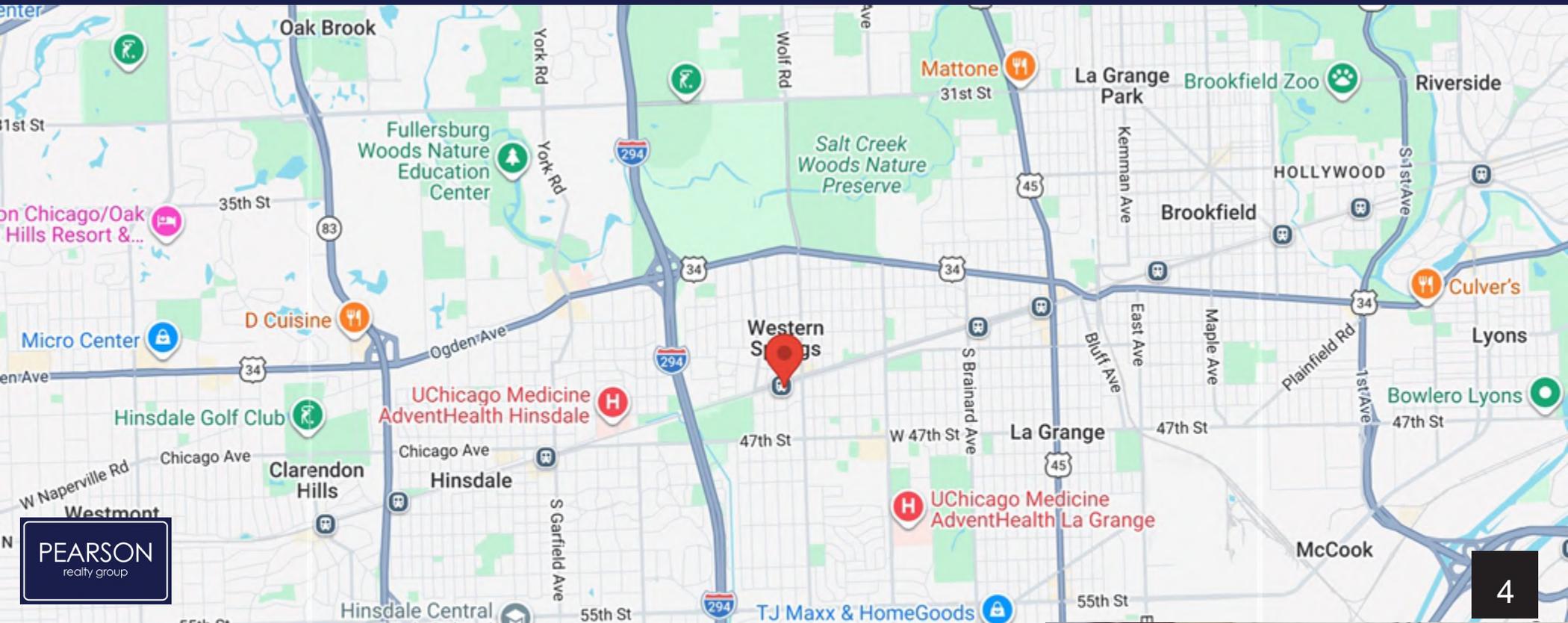
Units Available	200, 208, 209
Type	Office
Zoning Type	C1 - Commercial
Building Size	±16,121 SF
Lot Size	±8,712 SF
Year Built	1925
Parking	Street & Municipal
Stories	2
Elevator	Yes

901 W Burlington Avenue presents a rare opportunity to lease professional office space in the heart of Downtown Western Springs. Situated on the second floor above BMO and directly across from the Western Springs Metra station, the property offers unmatched commuter convenience, visibility, and prestige. Multiple suites ranging from approximately 725 to 1,900 square feet provide flexibility for both established firms and growing businesses. The building is elevator-served and offers abundant street parking directly in front, enhancing accessibility for clients and employees alike. Offered on a gross lease basis with utilities included, these offices combine professional presence with the charm and accessibility of an affluent, walkable downtown setting.



LOCATION HIGHLIGHTS

- Multiple second-floor office suites available ranging from ±725 SF to ±1,900 SF.
- Suite 200 – 750 SF @ \$40/SF/YR (Gross)
- Suite 208 – 1,100 SF @ \$38/SF/YR (Available 4/15)
- Suite 209 – 725 SF @ \$38/SF/YR
- Suites 208 + 209 Combined – 1,900 SF @ \$38/SF/YR (Available 4/15)
- Gross lease structure – Gas, Electric, Water, Heat, and A/C included.
- Tenants responsible for phone, internet, and optional services only.



LOCATION HIGHLIGHTS

- Prominent second-floor offices above BMO in Downtown Western Springs.
- Directly across from the Western Springs Metra Station.
- High-visibility corner building in the heart of Old Town Western Springs.
- Elevator-served building.
- Ample street parking directly in front of the property.
- Strong pedestrian traffic driven by commuter rail and downtown activity.
- Surrounded by restaurants, cafes, retail, and service-oriented businesses.
- Established professional office environment with strong building reputation.
- Convenient access to major suburban corridors and surrounding communities.



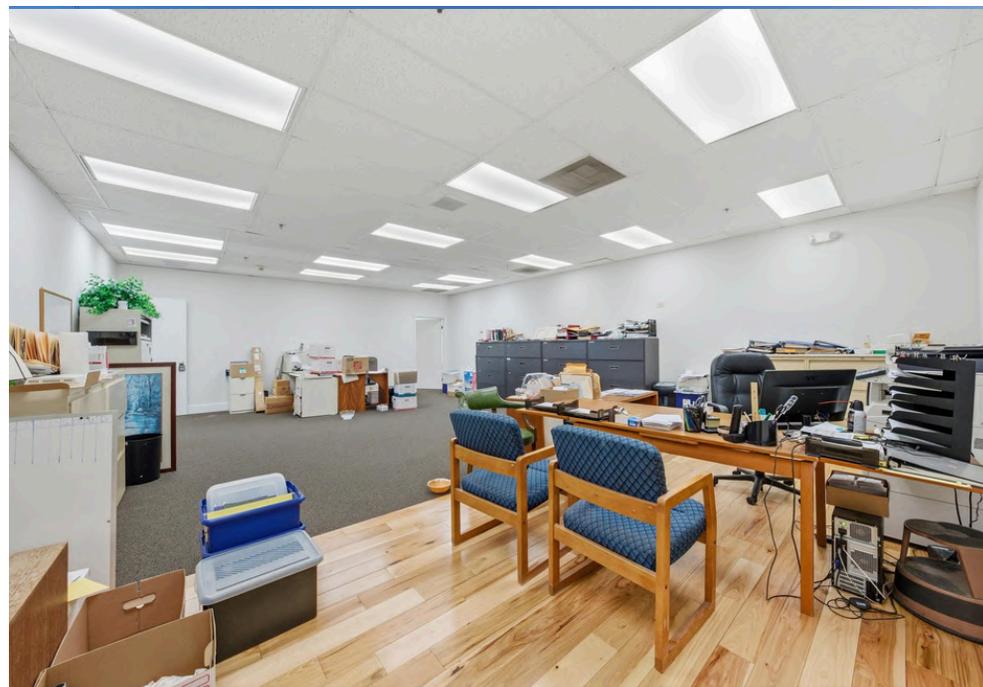
901 W BURLINGTON AVENUE • UNIT #200



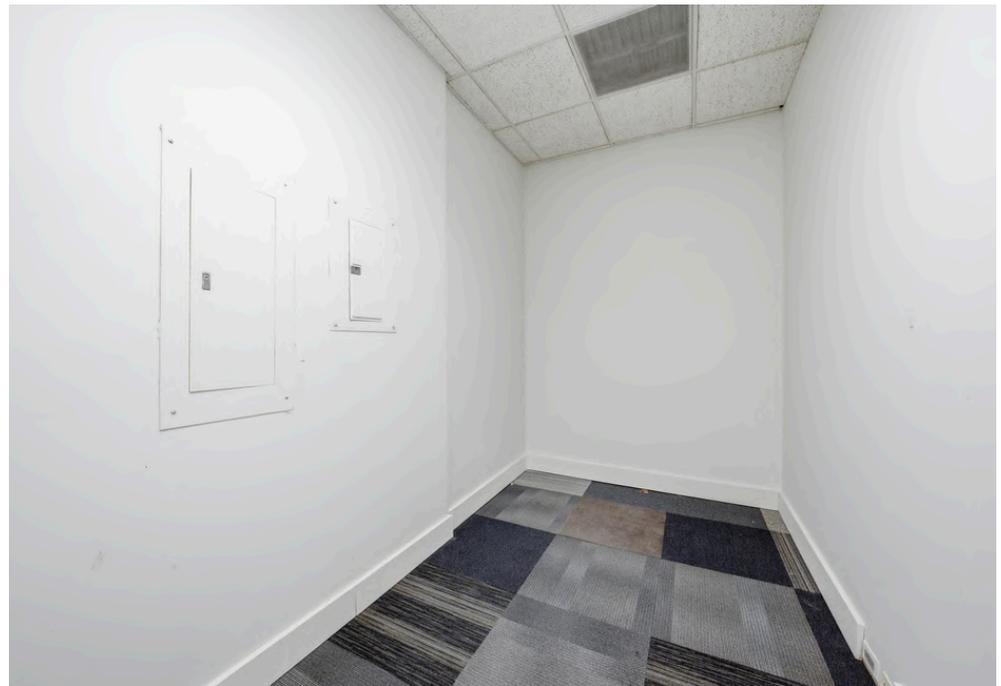
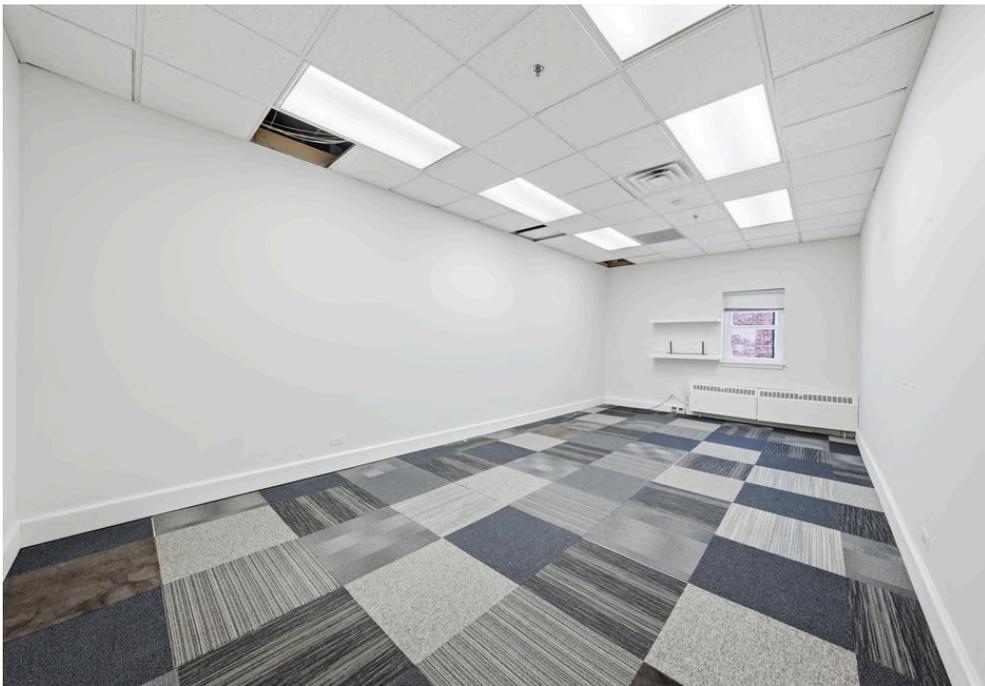
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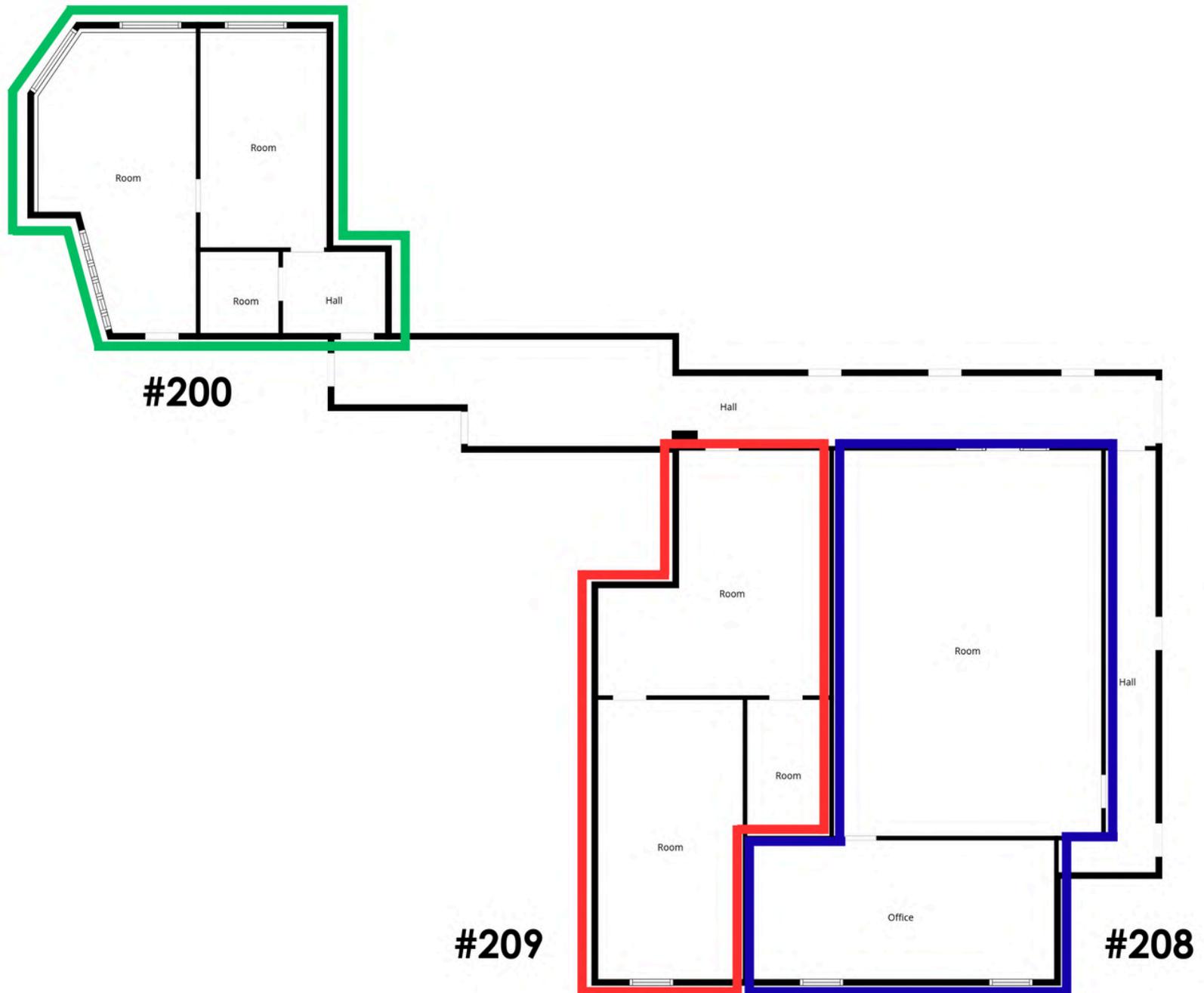
901 W BURLINGTON AVENUE • UNIT #208



901 W BURLINGTON AVENUE • UNIT #209



901 W BURLINGTON AVENUE • FLOORPLAN



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