

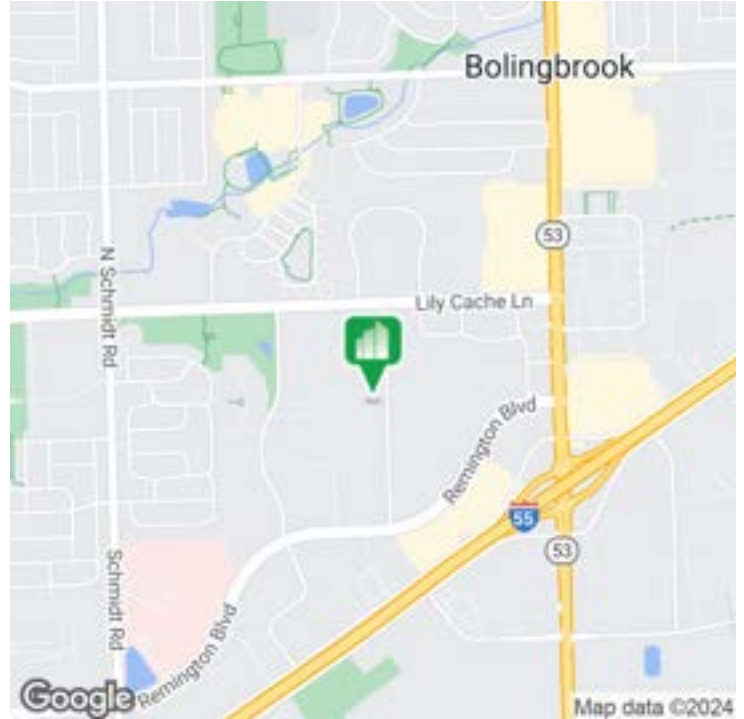
Office For Lease



425 QUADRANGLE DRIVE

BOLINGBROOK, IL 60440

425 QUADRANGLE DRIVE



OFFERING SUMMARY

Available SF:	737 - 5,554 SF
Lease Rate:	\$8/SF NNN
Pass-Thrus:	\$6.85 SF/yr
Lot Size:	1.6 Acres
Building Size:	23,241 SF
Zoning:	B-2

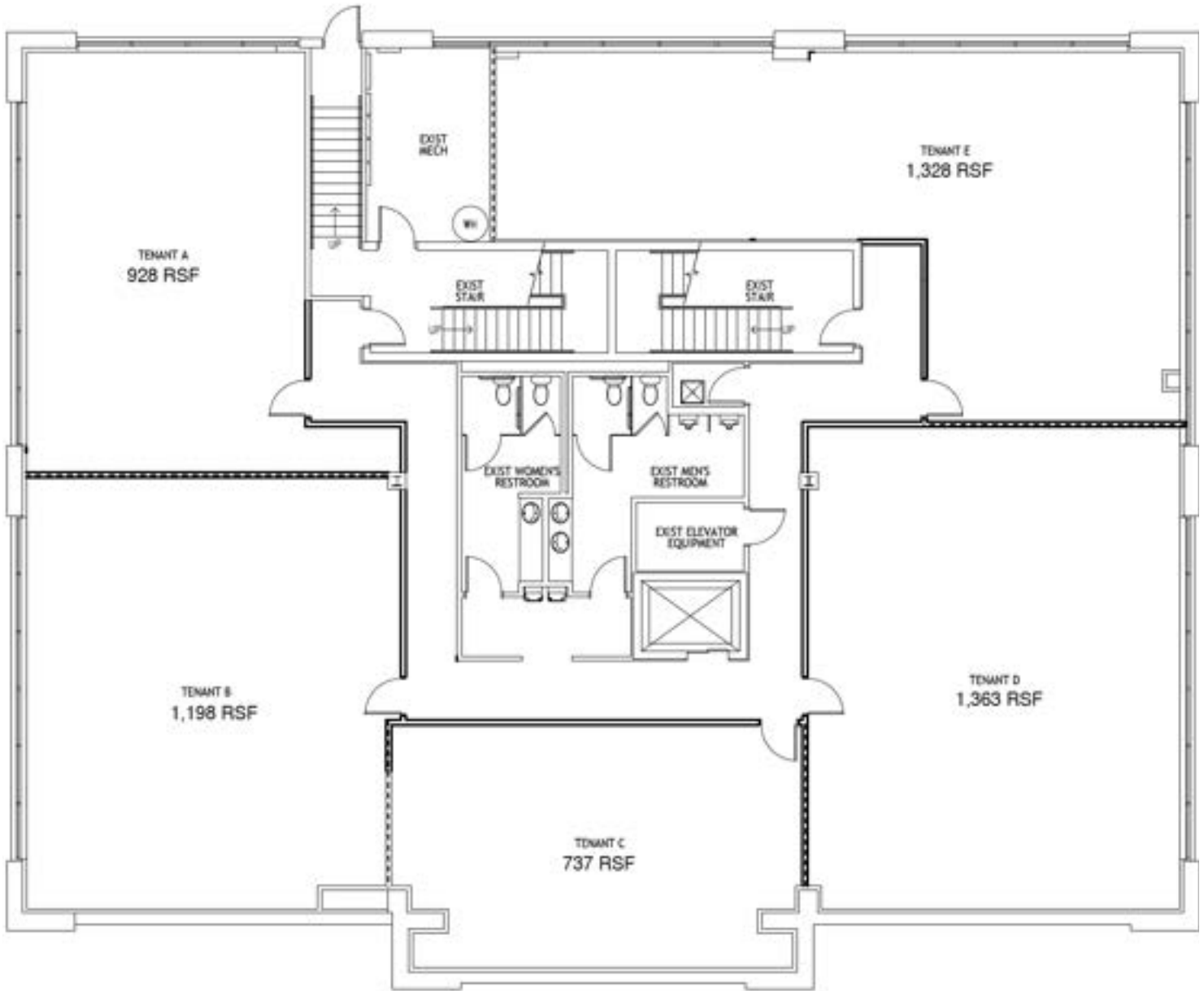
PROPERTY HIGHLIGHTS

- Well maintained building with turnkey space available
- Lower Level flexible floor plan options available (737 - 5,554 SF), windows for natural light, furniture available (52 cubicles)
- 24 hour keycard access/control
- Monument signage and directory

LOCATION OVERVIEW

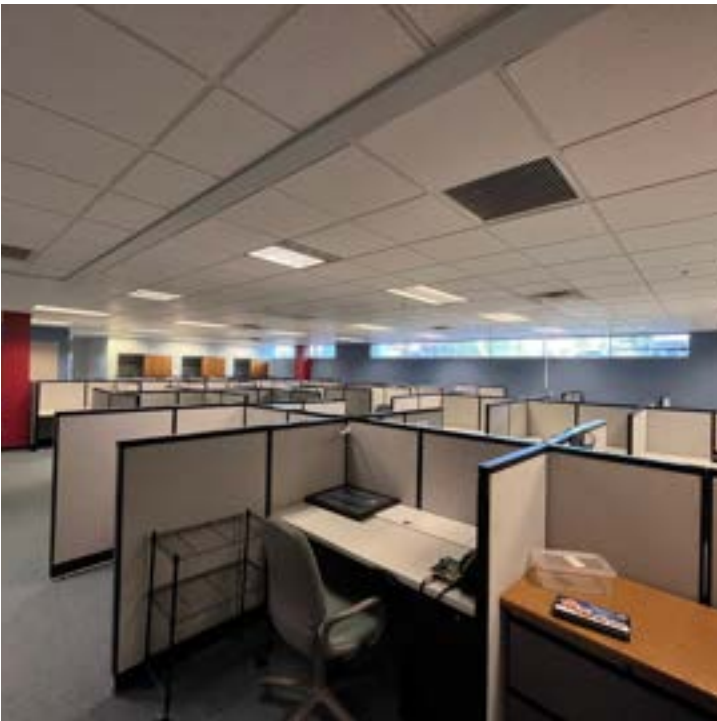
Just minutes away from I-55 (0.5 mile). Less than a mile from UChicago Medicine Advent Health Hospital. Area restaurants include Goat & Vine, Cheddar's Scratch Kitchen, Tasty Biscuit, Starbucks, and more. Hotels nearby: Hilton, Springhill, Hampton, and Holiday Inn.

LOWER LEVEL AVAILABLE SPACES (737 - 5,554 SF)

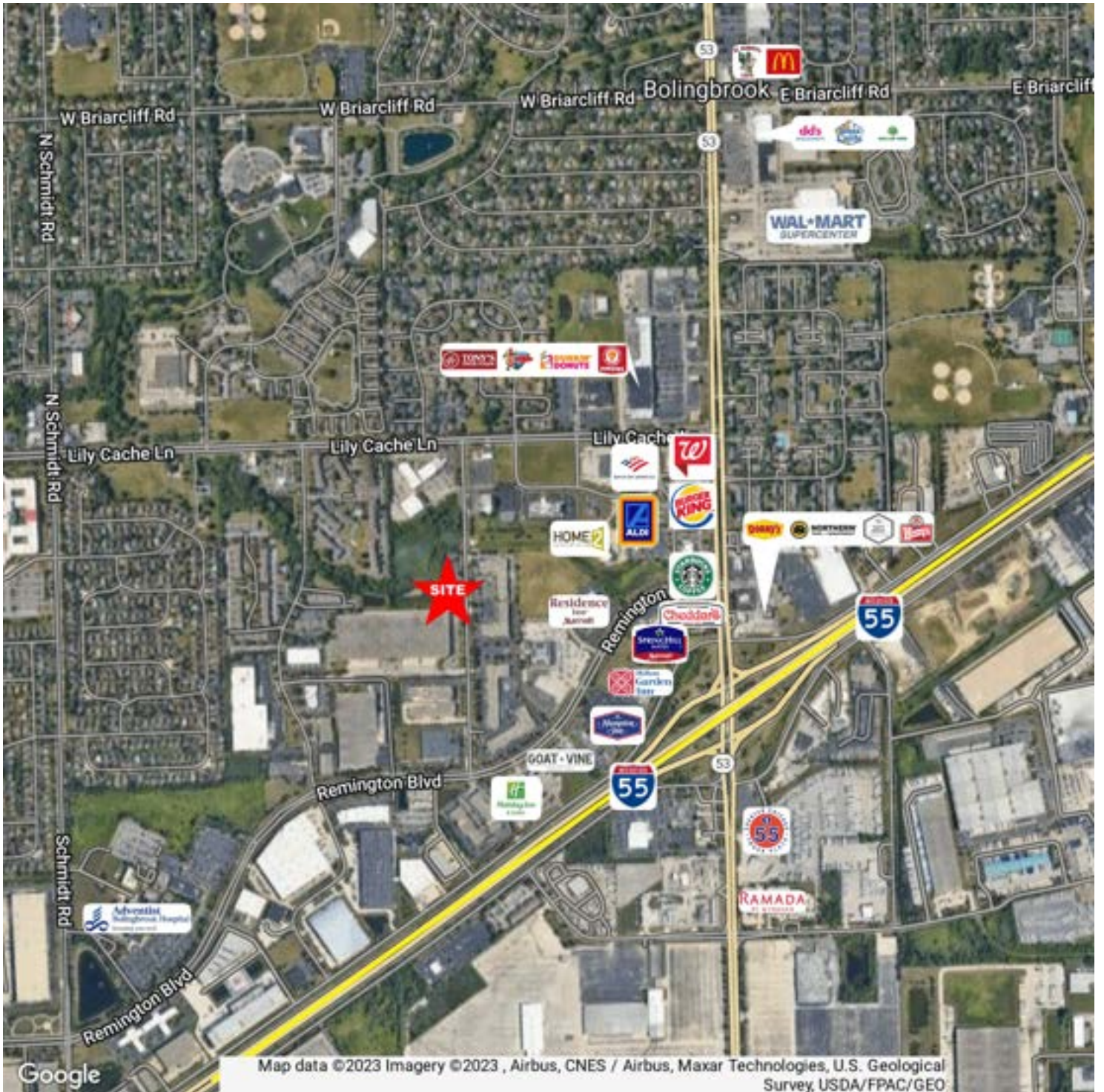


LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"
0' 2' 4' 8' 12'

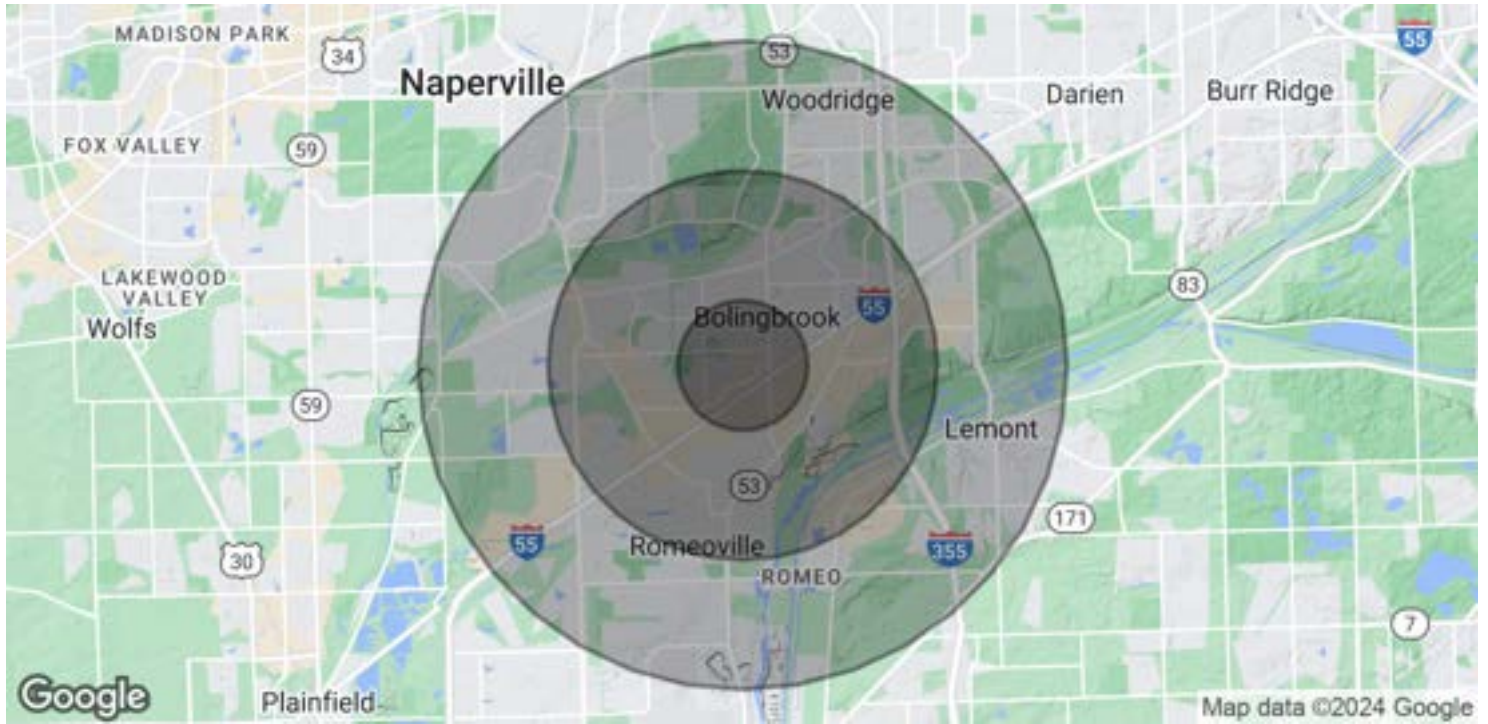
LOWER LEVEL



425 QUADRANGLE DRIVE



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,317	65,321	174,990
Average Age	33.4	36.5	39.5
Average Age (Male)	32.4	35.8	38.3
Average Age (Female)	33.7	37.5	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,319	21,652	61,373
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$66,933	\$94,978	\$115,129
Average House Value	\$134,180	\$200,480	\$284,543

2020 American Community Survey (ACS)