

# OAK BROOK PLACE

2301 & 2311 W 22ND STREET, OAK BROOK, IL 60523

## OFFICE SPACE - HEATED EXECUTIVE PARKING



### OFFERING SUMMARY

<b>Available RSF:</b>	2,155 - 7,373 RSF
<b>Building Size:</b>	Approx. 182,259 SF
<b>Year Built:</b>	1980 Renovated 2019
<b>Parking Ratio:</b>	4 / 1,000 SF Ratio
<b>Access:</b>	24- Hour Access
<b>Lease Rate:</b>	\$23.50 PSF (MG)

### PROPERTY HIGHLIGHTS

- Institutional & Well Capitalized Ownership
- Recently Renovated Lobby and Common Areas
- Can Accommodate Medical Users
- Heated Underground Executive Parking
- Spec Units with Immediate Occupancy
- Will Entertain Flexible Lease Terms
- Minutes from Full I-88 Interchange
- Building Storage
- Minutes from Restaurants, Shopping & Amenities

OWNED AND MANAGED BY:

JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

**BRIAN SILVERMAN**  
PARTNER  
312.462.1023  
BRIAN@JBSCRE.COM

**JASON SHIBATA**  
PARTNER  
312.462.1022  
JASON@JBSCRE.COM

ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED



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## SITE MAP



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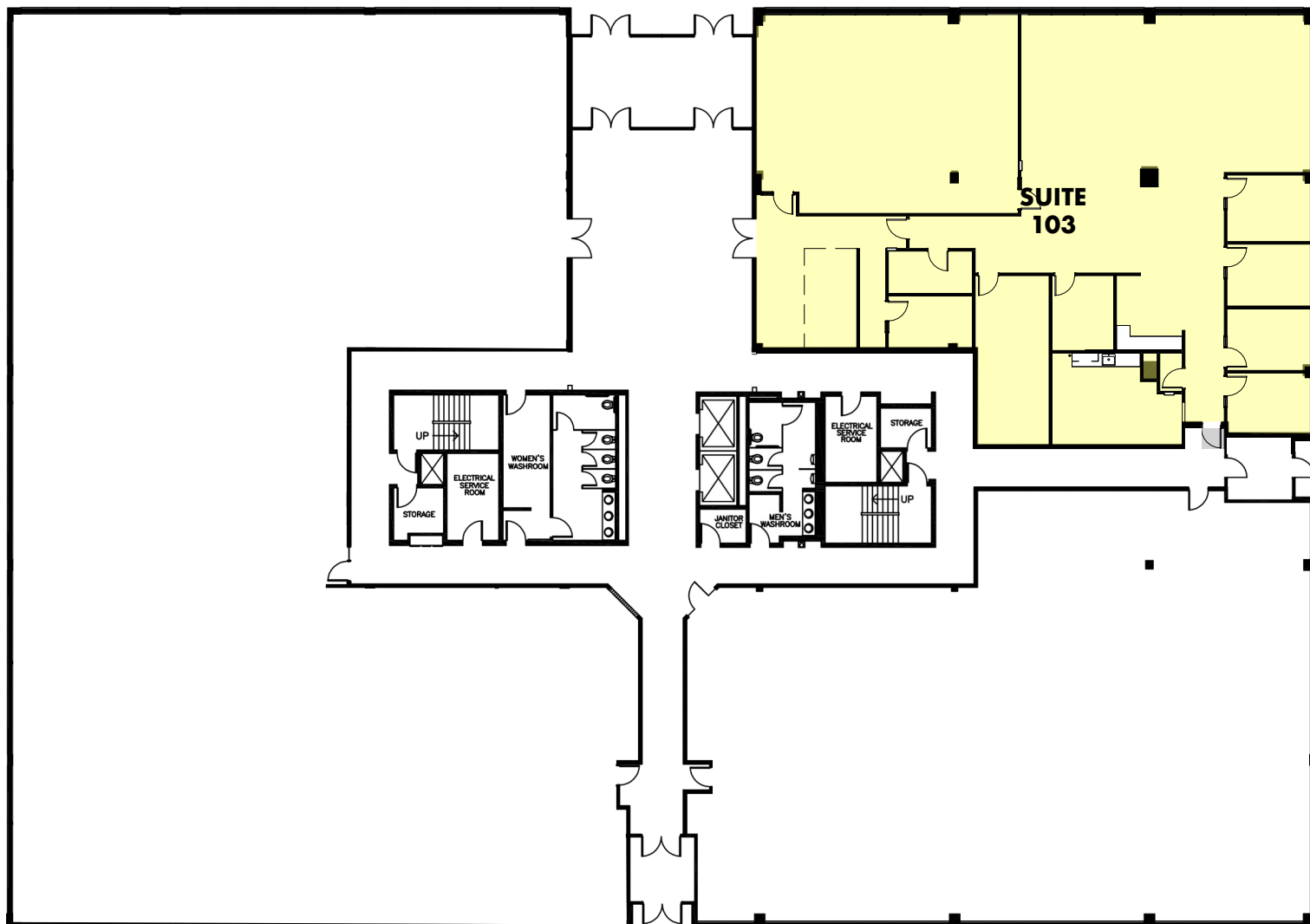
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**1** OAK  
BROOK  
PLACE

2301 W 22ND ST.

## FIRST FLOOR AVAILABILITIES



SPACE	LEASE RATE	SIZE (SF)	TERM	COMMENTS
103	\$23.50 PSF (MG)	5,930 SF	Negotiable	Turn-Key

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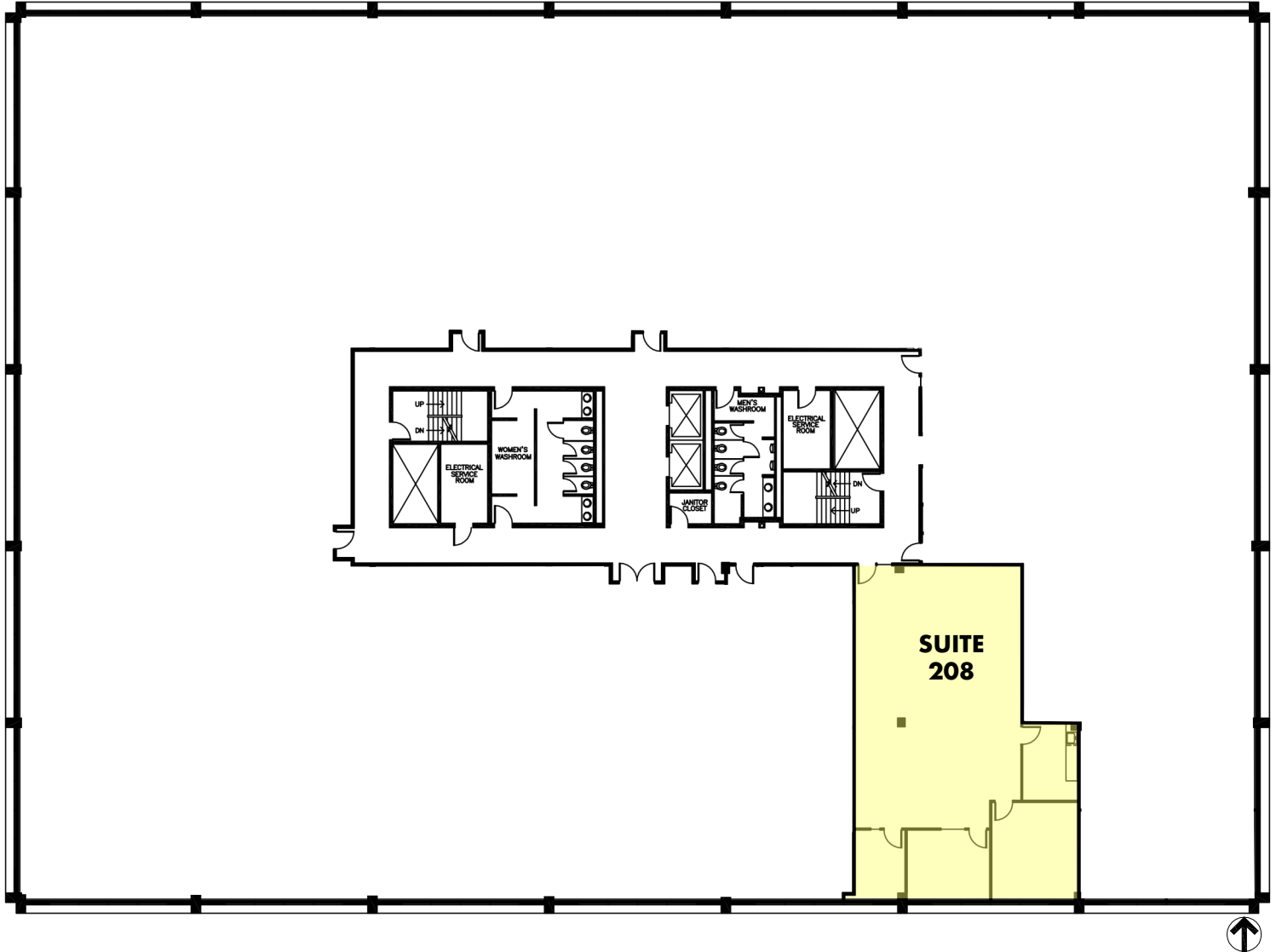


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**1** OAK  
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2301 W 22ND ST.

## SECOND FLOOR AVAILABILITIES



SPACE	LEASE RATE	SIZE (SF)	TERM	COMMENTS
208	\$23.50 PSF (MG)	2,155 SF	Negotiable	Turn-Key

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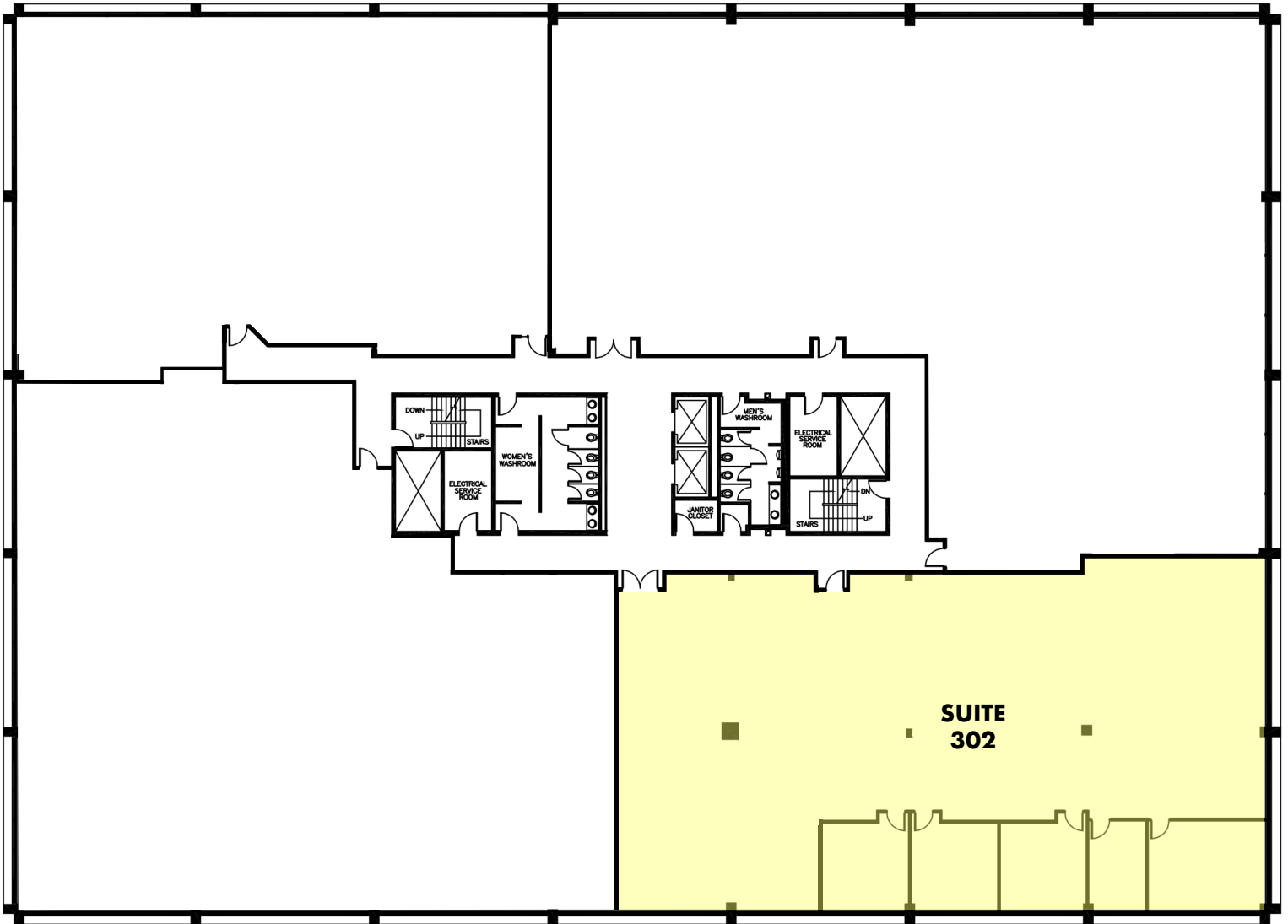


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2301 W 22ND ST.

## THIRD FLOOR AVAILABILITIES



**SPACE**

**LEASE RATE**

**SIZE (SF)**

**TERM**

**COMMENTS**

302

\$23.50 PSF (MG)

7,373 SF

Negotiable

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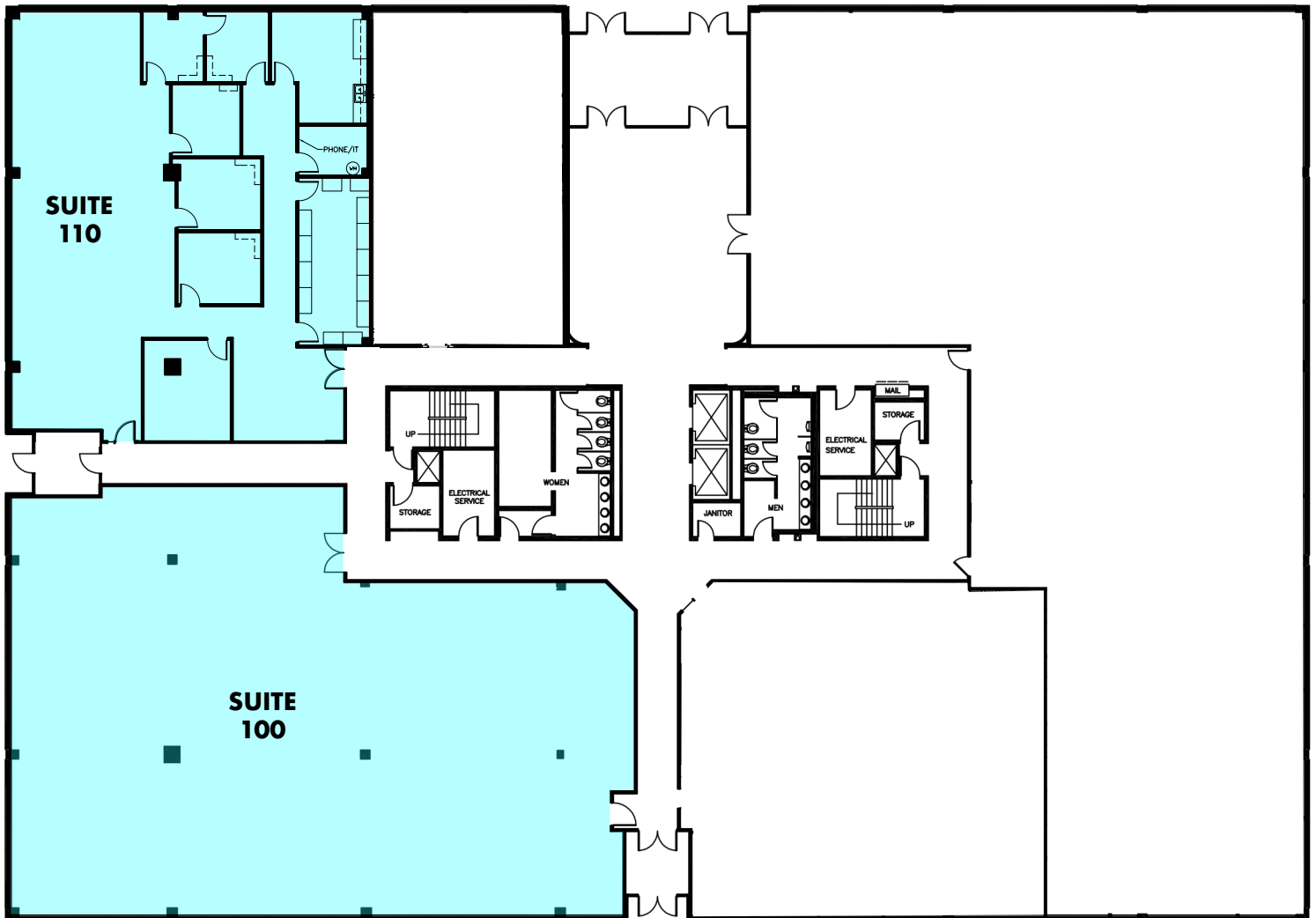


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**2** OAK BROOK PLACE  
2311 W 22ND ST.

## FIRST FLOOR AVAILABILITIES



SPACE	LEASE RATE	SIZE (SF)	TERM	COMMENTS
110	\$23.50 PSF (MG)	4,156 SF	Negotiable	Corner Unit
100	\$23.50 PSF (MG)	6,544 SF	Negotiable	Corner Unit with Exposed Ceilings

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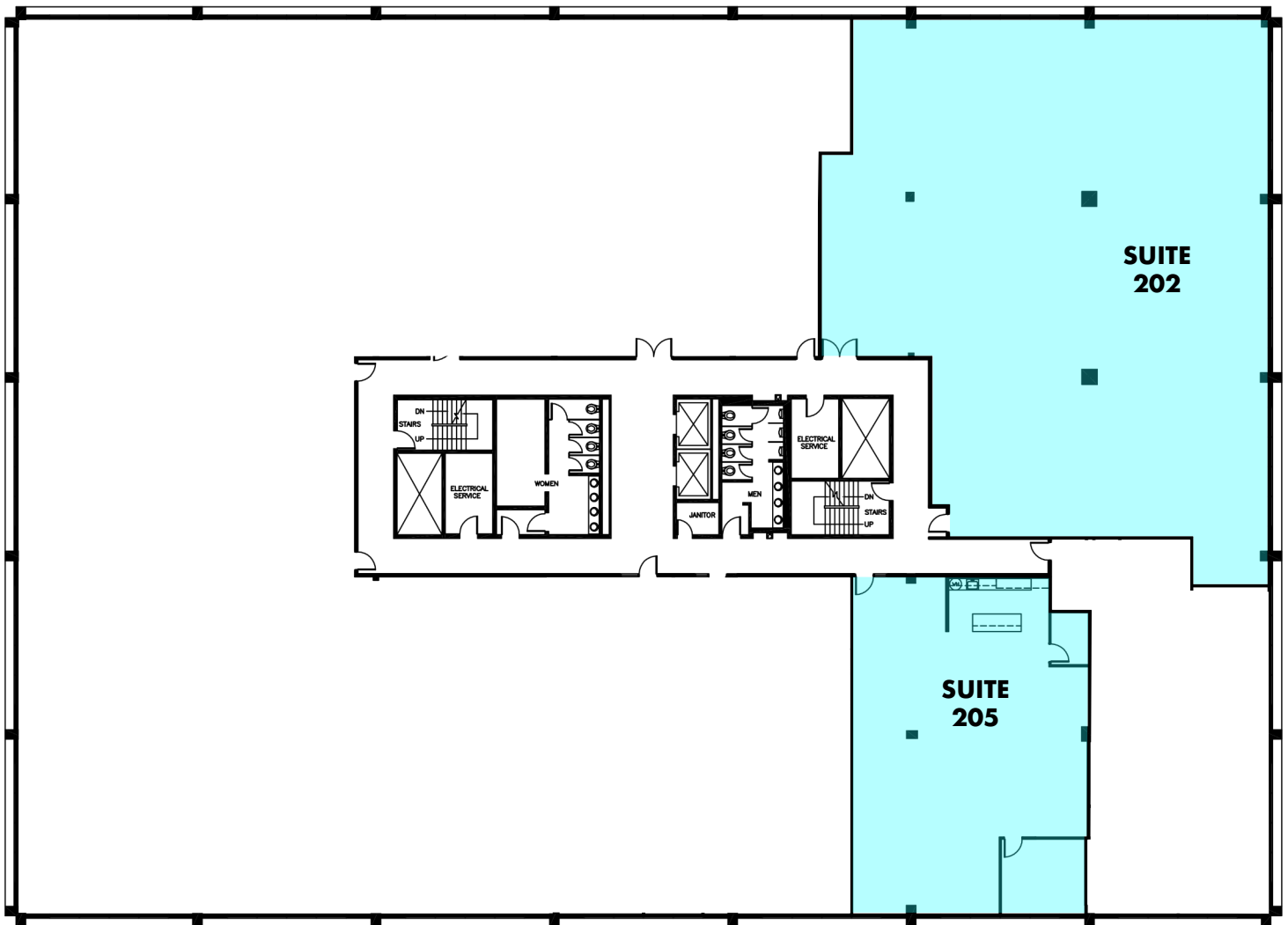
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## SECOND FLOOR AVAILABILITIES



SPACE	LEASE RATE	SIZE (SF)	TERM	COMMENTS
205	\$23.50 PSF (MG)	2,598 SF	Negotiable	
202	\$23.50 PSF (MG)	6,840 SF	Negotiable	Corner Unit

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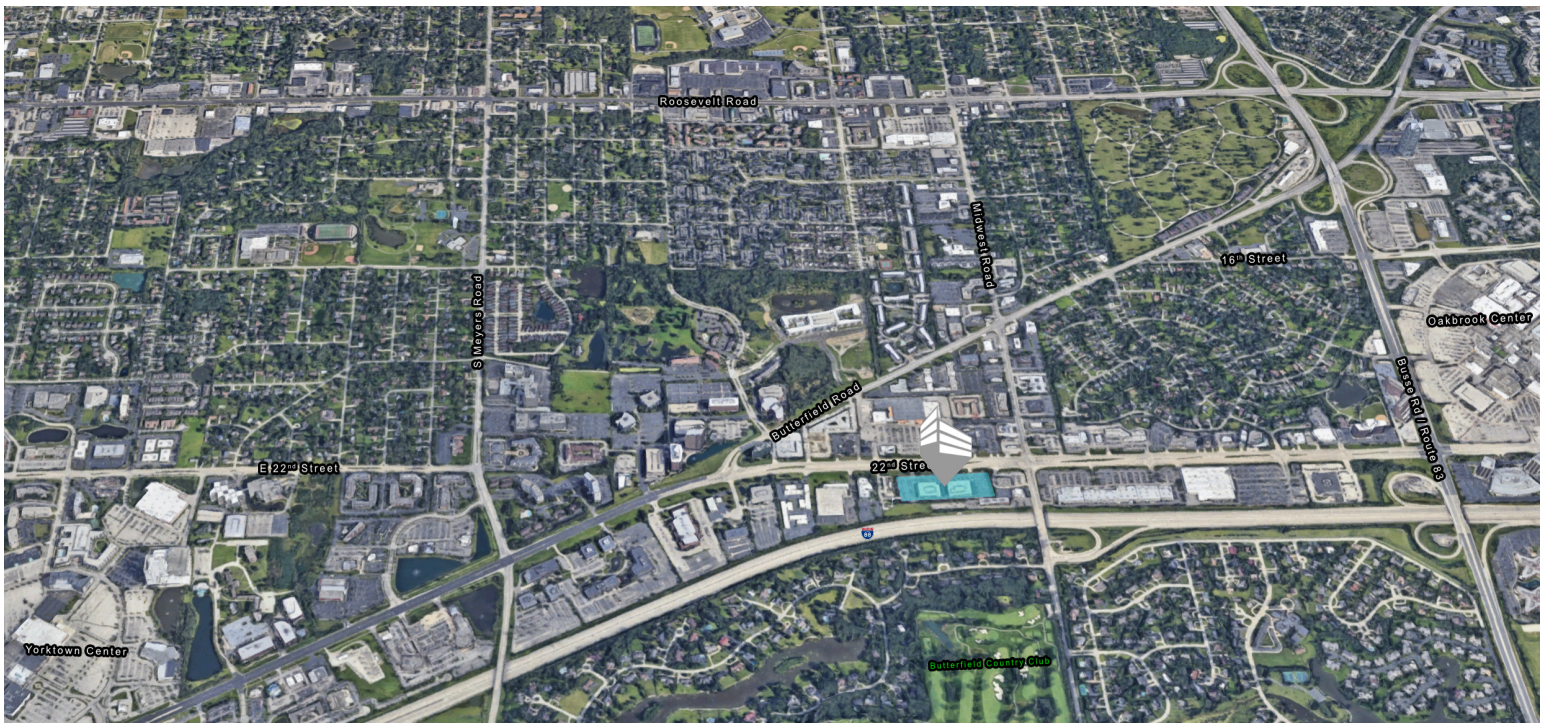
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## LOCATION MAPS



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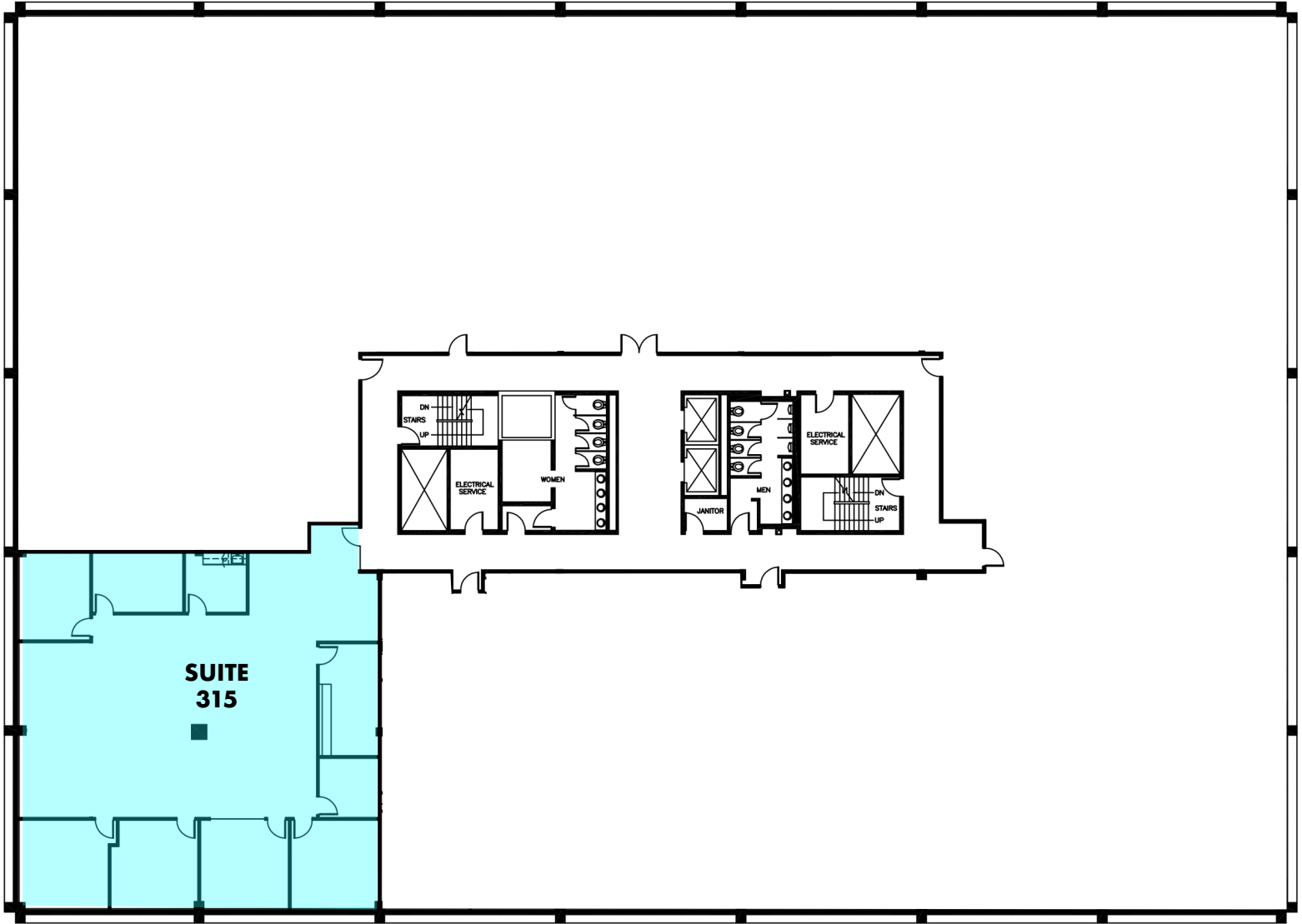


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**2** OAK BROOK PLACE  
2311 W 22ND ST.

## THIRD FLOOR AVAILABILITIES



SPACE	LEASE RATE	SIZE (SF)	TERM	COMMENTS
315	\$23.50 PSF (MG)	4,260 SF	Negotiable	Corner Unit

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