

OFFICE BUILDING FOR SALE IN OAK BROOK

2100 CLEARWATER DR
OAK BROOK, ILLINOIS

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VERSA
REAL ESTATE SERVICES

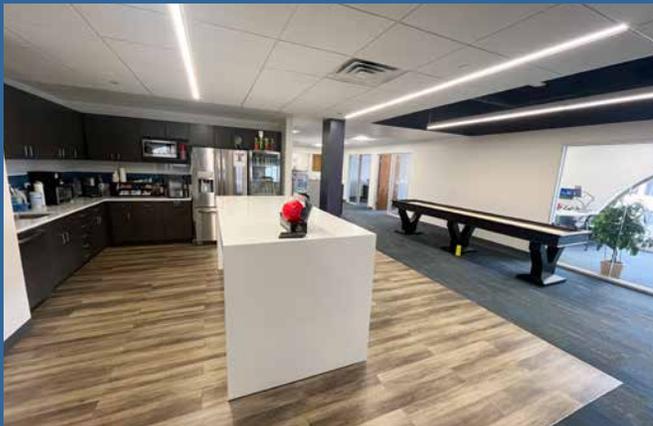
EXECUTIVE SUMMARY

Versa Real Estate Services, as the exclusive listing agent, is pleased to present an opportunity to acquire the fee simple interest in 2100 Clearwater Drive in Oak Brook, Illinois. Centrally located with immediate access to major transportation corridors including Interstates 88, 294, and 290. The 43,316 SF, three-story office building sits on 2.35 acres with prominent frontage along 22nd Street. The building is currently 74% leased to a diverse tenant roster, with many suites having been renovated in recent years to a modern, tech-forward aesthetic.

2100 Clearwater Drive offers flexibility for both owner-users and investors. The seller currently occupies 11,989 SF on the second floor and is willing to consider a lease back of their space for up to two years following closing. Alternatively, the seller may relocate within the building or fully vacate, allowing an owner-user to occupy the entire second floor. An additional 3,242 SF vacancy provides the ability to control up to 15,231 SF on a single floor. Combined with 74% occupancy,

a strong Oak Brook location, and recent space improvements, the property presents a compelling Class B office opportunity for both users and investors.

Located within one of Chicagoland's most established and sought-after commercial corridors, the property benefits from close proximity to a wide range of retail, dining, and entertainment amenities. Oak Brook's central location and accessibility continue to attract major corporate users, including Ace Hardware, Advocate Healthcare, Hub Group, and Chamberlain Group, which collectively occupy more than 8.4 million square feet of office space within the Village.



INVESTMENT HIGHLIGHTS

- » A user could acquire the property and occupy the entire second floor for their business totaling up to 15,231 SF while collecting rent from other tenants. In addition, a user could obtain signage on the building and also on the monument sign.
- » A user could own and occupy at a significantly lower cost than leasing. Based on the asking price with a 20% down payment, market lending assumptions and income/expense assumptions, a user could occupy the entire second floor at a considerably lower cost than leasing a space in the area. The effective proforma cost of ownership would be under \$7.00 PSF MG annually, providing substantial savings over traditional leasing options.
- » Investors can add value through physical improvements to the property to improve occupancy and increase rents. Currently, the average building rent is \$15.80 PSF MG, well below the market rents for Class B buildings in Oak Brook. Additionally, smaller Class B buildings in Oak Brook have outperformed the market in general. Currently, the occupancy rate for office buildings under 50,000 square feet in Oak Brook is 88%.

PROPERTY SUMMARY

\$5,250,000

PURCHASE PRICE (\$121 PSF)

43,316 SF

BUILDING SQUARE FEET

1974

YEAR BUILT

74%

OCCUPANCY

\$82,569.76

REAL ESTATE TAXES (\$1.91 PSF)



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INVESTMENT HIGHLIGHTS

UP TO 15,231 SF

AVAILABLE SPACE FOR USER

UNDER \$7.00 PSF GROSS*

EFFECTIVE COST OF OWNERSHIP

\$155,543

IN PLACE NOI

\$471,159

PROFORMA NOI

*Market Lending Assumptions: Assume 20% down payment at 6.5% interest rate for 25 years for entire 2nd floor.

AREA AMENITIES

- › Oak Brook Shopping Center Located a Mile Away
- › Major Interstates and Roadways Nearby the Building
- › Numerous Fast Serve and Sit Down Restaurants in close proximity
- › Low Dupage County Taxes

