

ROOSEVELT CENTER

245 W. Roosevelt Road
West Chicago, Illinois

OFFICE UNITS FOR LEASE
554—4,500 SF

About Roosevelt Center

- Owned and professionally managed by Value Industrial Partners
- 14 Buildings totaling 274,000 SF
- Office space available from 554—4,500 SF
- Access to I-88 and I-355 via Roosevelt Rd. & Rt. 59
- Flexible zoning to accommodate multiple uses
- Comcast Internet available
- Well-maintained professional complex
- Single story office building
- Direct access each suite (no shared doors/hallways)
- Exclusive / in suite restrooms
- Dedicated HVAC units for each suite



Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 300, Elmhurst, Illinois 60126
TEL: 630-333-1900 www.valueindustrialpartners.com

For Further Information, Please Contact:

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Officers of the firm have an ownership interest in this property.
Submitted subject to error, change in status or withdrawal without notice.



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OFFICE UNITS FOR LEASE

554—4,500 SF

BUILDING 15

<u>Units Available</u>	<u>Unit Size</u>	<u>Gross Rental Rate</u>
Unit 124	554 SF	\$600.00 per month
Unit 110	685 SF	\$745.00 per month
Unit 117	788 SF	\$850.00 per month
Unit 122	948 SF	\$1,025.00 per month
Unit 135	1,126 SF	\$1,220.00 per month
Units 120-121	2,277 SF	\$2,465.00 per month
Units 115- 118	2,692 SF	\$2,915.00 per month

OTHER OFFICE UNITS

<u>Units Available</u>	<u>Unit Size</u>	<u>Gross Rental Rate</u>
Building 6, Units 41-43	3,516 SF	\$3,800.00 per month
Building 8, Units 51-52	4,500 SF	\$3,850.00 per month

*Rental rates include real estate taxes and operating expenses/CAM with current stops



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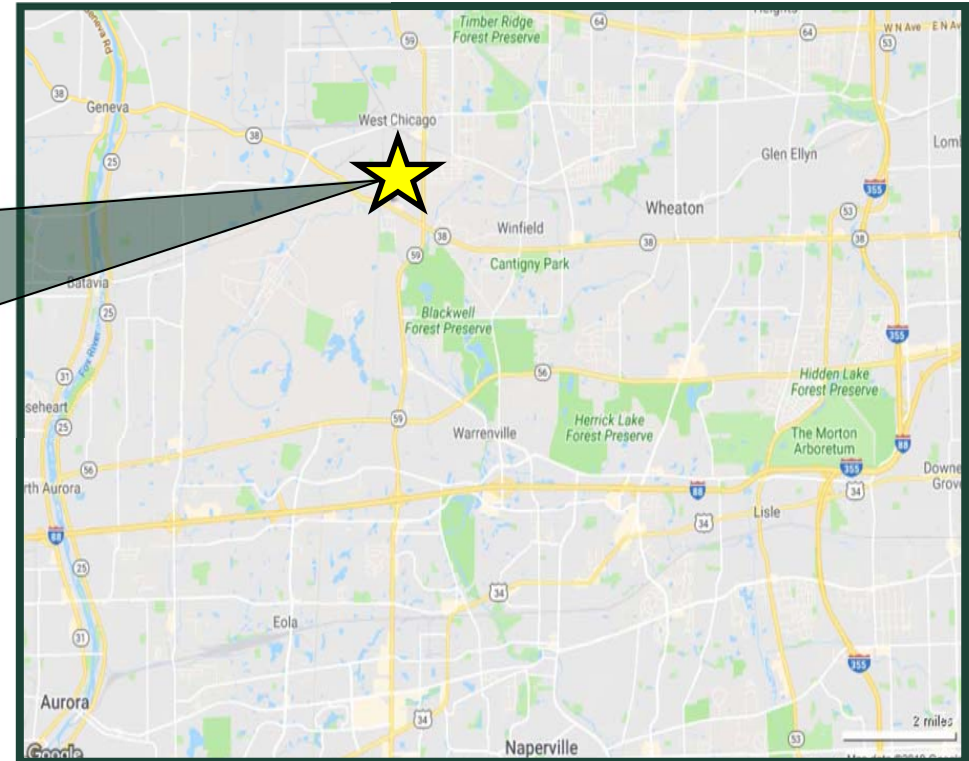
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AERIAL & MAP



- 5.5 Miles to I-88 at Route 59
- 10 minutes to DuPage County Government Buildings
- Ideal location to serve neighboring communities Glen Ellyn, Wheaton, Naperville & Geneva



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