

PINNACLE PROFESSIONAL OFFICES

3060-3080 Ogden Ave | Lisle, Illinois



FOR LEASE



3060

101 | 1,578 sf
107 | 235 sf
210 | 1,726 sf

301 | 959 sf

305 | 1,474 - 3,253 sf

310 | 1,779 - 3,253 sf

3080

101 | 1,353 sf

306 | 515 sf

HIGHLIGHTS



Immediate availability



24-hour access



Flexible lease terms



On-site management



Remodeled common areas



Monument signage available



Ample parking



Multiple fiber providers



Minutes from two I-88 Interchanges

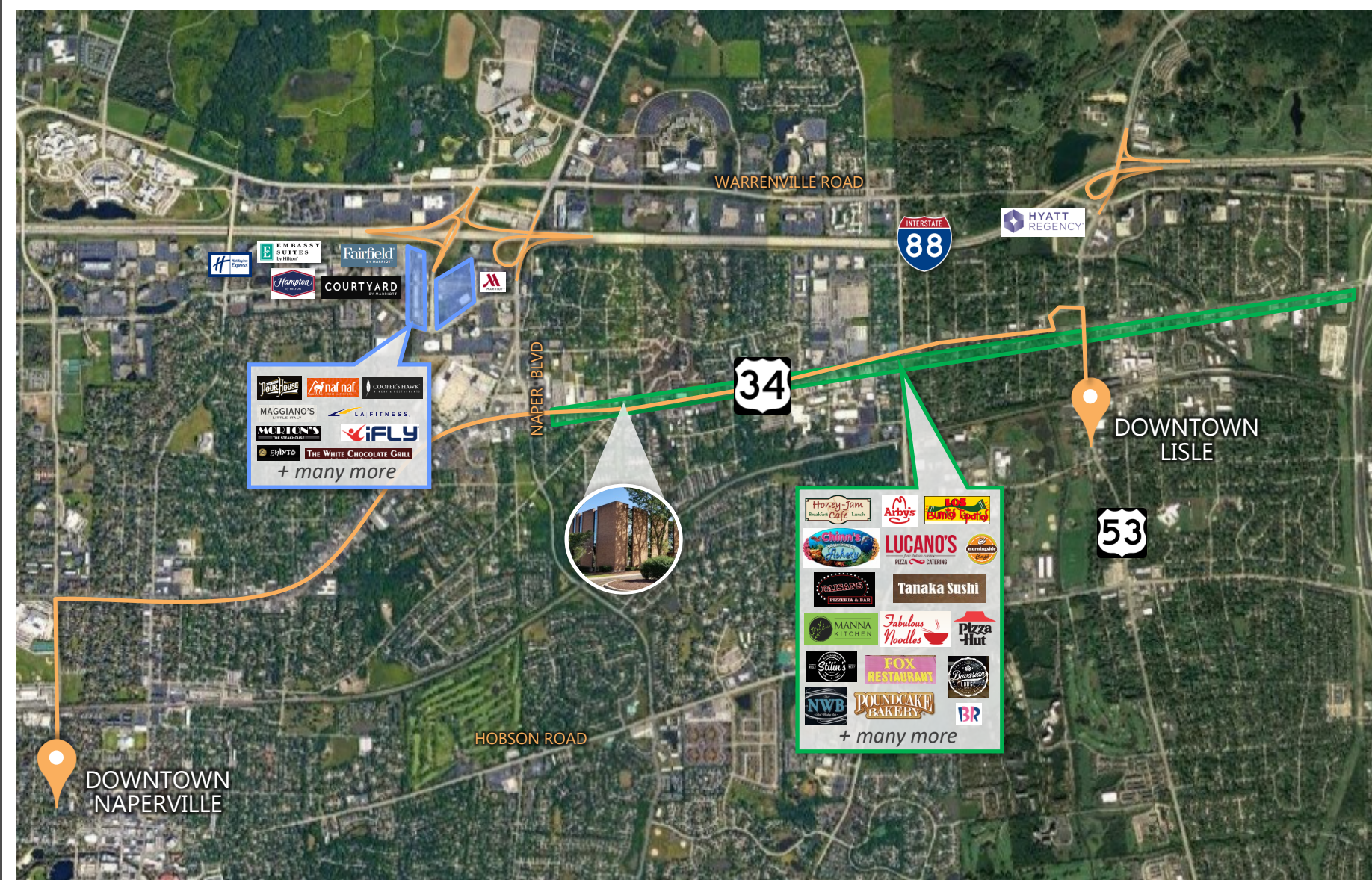


Abundant local amenities

AMENITIES

1.5 Miles
FREEDOM COMMONS

0-3 Miles
OGDEN AVE COORIDOR



- nana nana
- MAGGIANO'S
- iFLY
- LA FITNESS
- THE WHITE CHOCOLATE GRILL
- + many more

- Honey-Jam
- Arby's
- Lucano's
- Tanaka Sushi
- Manna Kitchen
- Fabulous Noodles
- Pizza Hut
- FOX RESTAURANT
- BR
- + many more

2.5 Miles
Downtown Lisle

3.5 Miles
Downtown Naperville

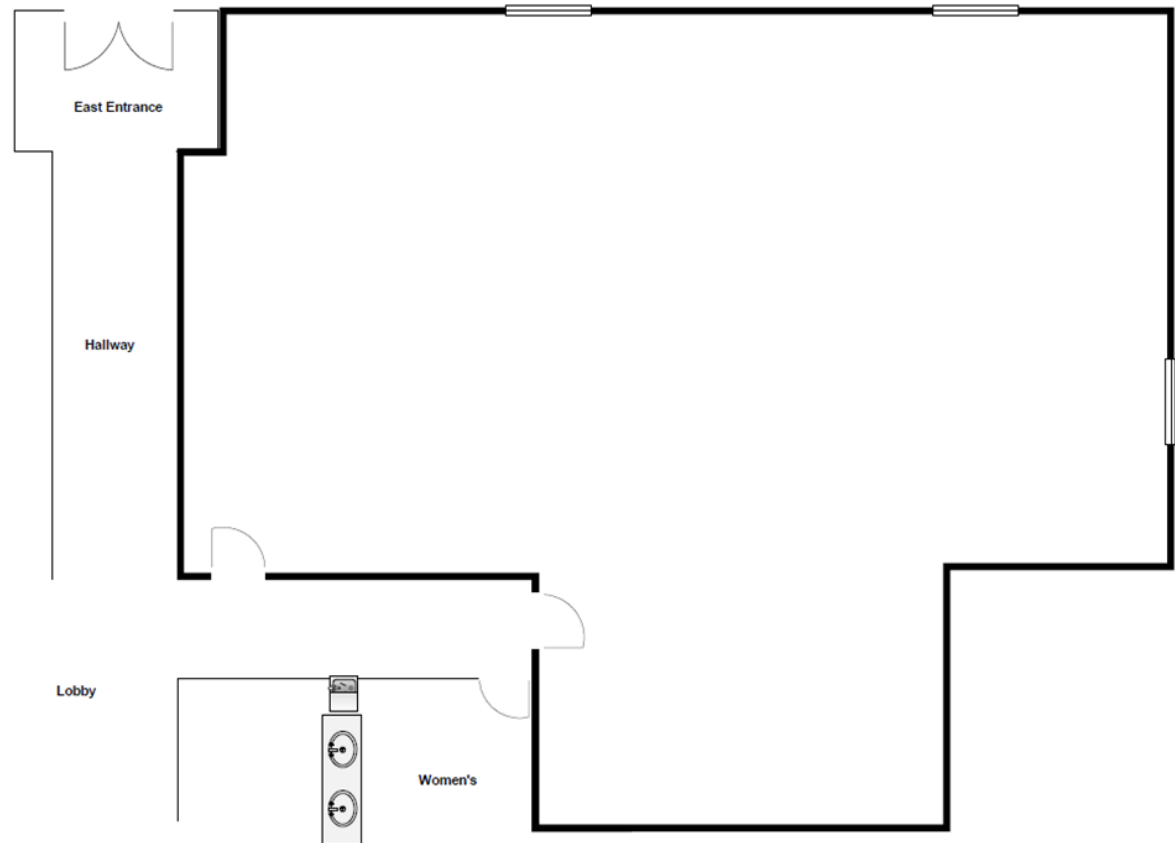
Information contained herein is subject to verification, modification and withdrawal without notice.

FLOOR PLAN

3060 | SUITE 101

1,578 SF

First floor corner suite with an open floor plan and windows providing ample natural light.

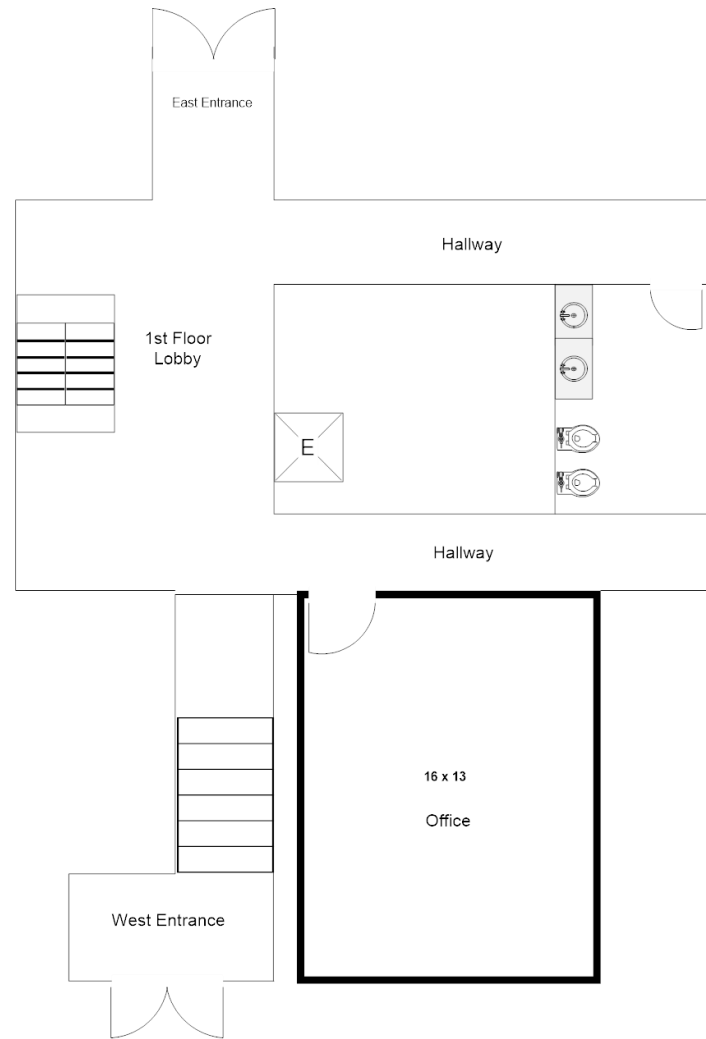


FLOOR PLAN

235 SF

First floor suite with an open floor plan.

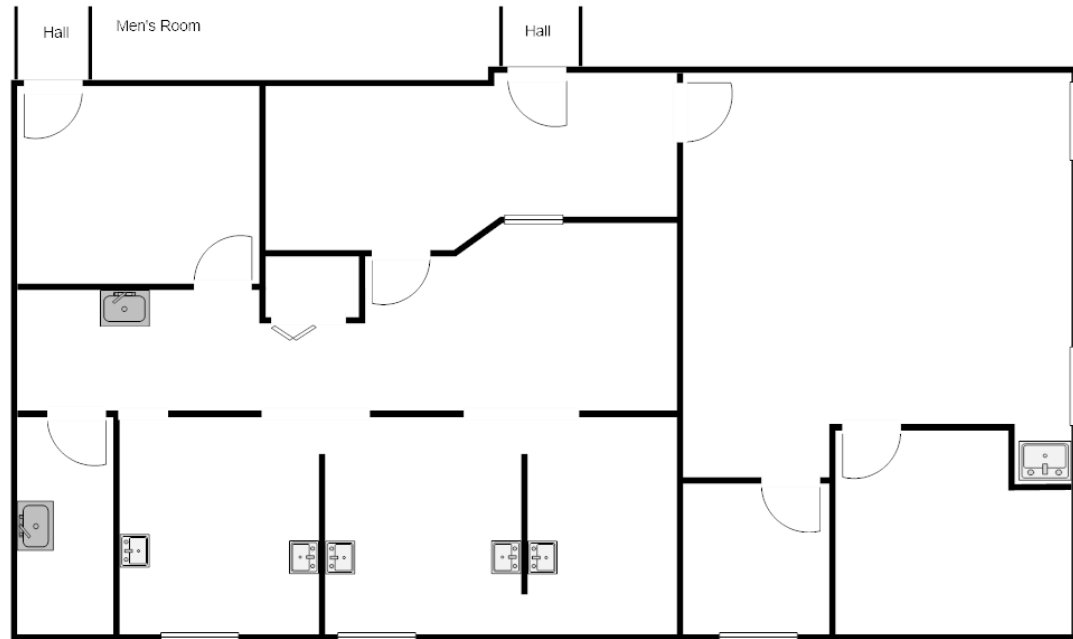
3060 | SUITE 107



1,726 SF

Second floor suite with an open area and windows providing ample natural light.

Previously used as a Dentist Office.

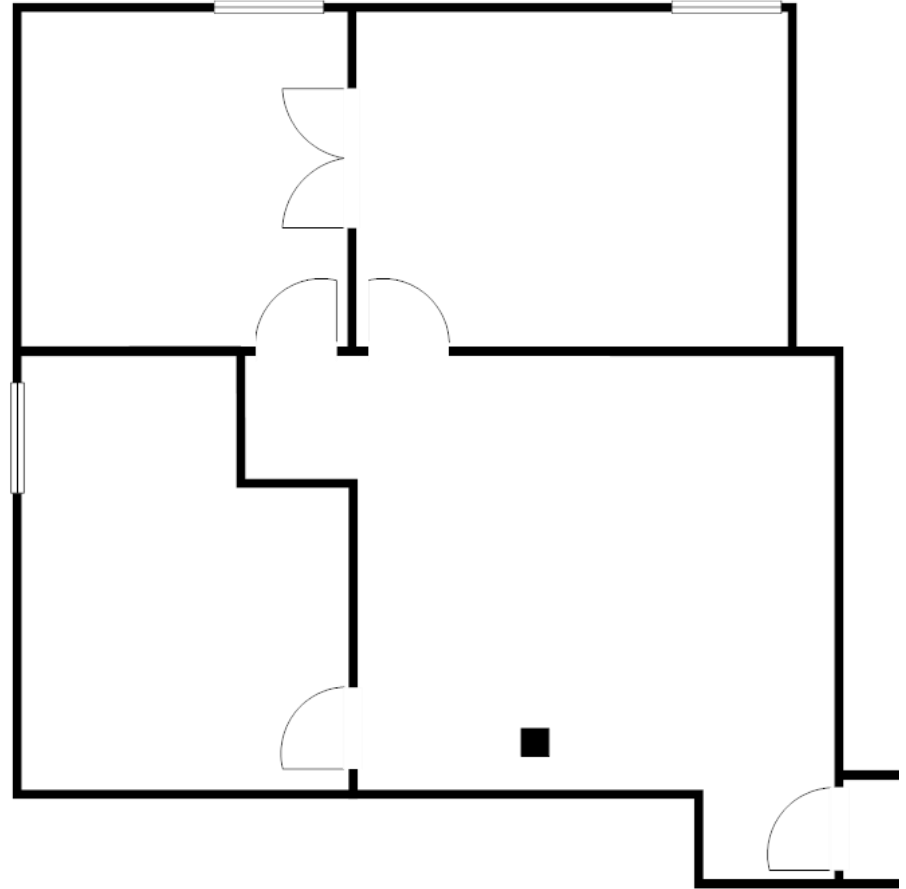


FLOOR PLAN

3060 | SUITE 301

959 SF

Third floor suite with private offices, an open area and windows providing ample natural light.



3060 | SUITE 305*

*Potential Demise

1,474 - 3,253 SF

Third floor suite with an open floor plan and windows providing ample natural light.

As shown, Suite 305 is approximately (+/-) 1,474 square feet. Potential demise to fit Tenant's needs.

May be combined with Suite 310 for up to 3,253 square feet.



3060 | SUITE 310*

*Potential Demise

1,779 - 3,253 SF

Third floor suite with an open area and two offices with windows providing ample natural light.

As shown, Suite 310 is approximately (+/-) 1,779 square feet. Potential demise to fit Tenant's needs.

May be combined with Suite 305 for up to 3,253 square feet.



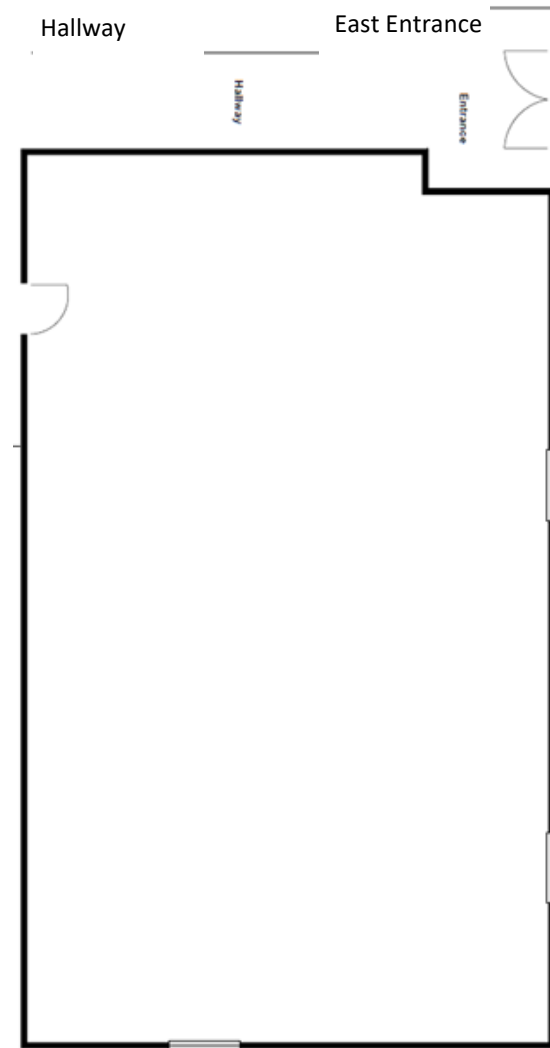
FLOOR PLAN

1,353 SF

First floor corner suite with an open floor plan and windows providing ample natural light.



3080 | SUITE 101

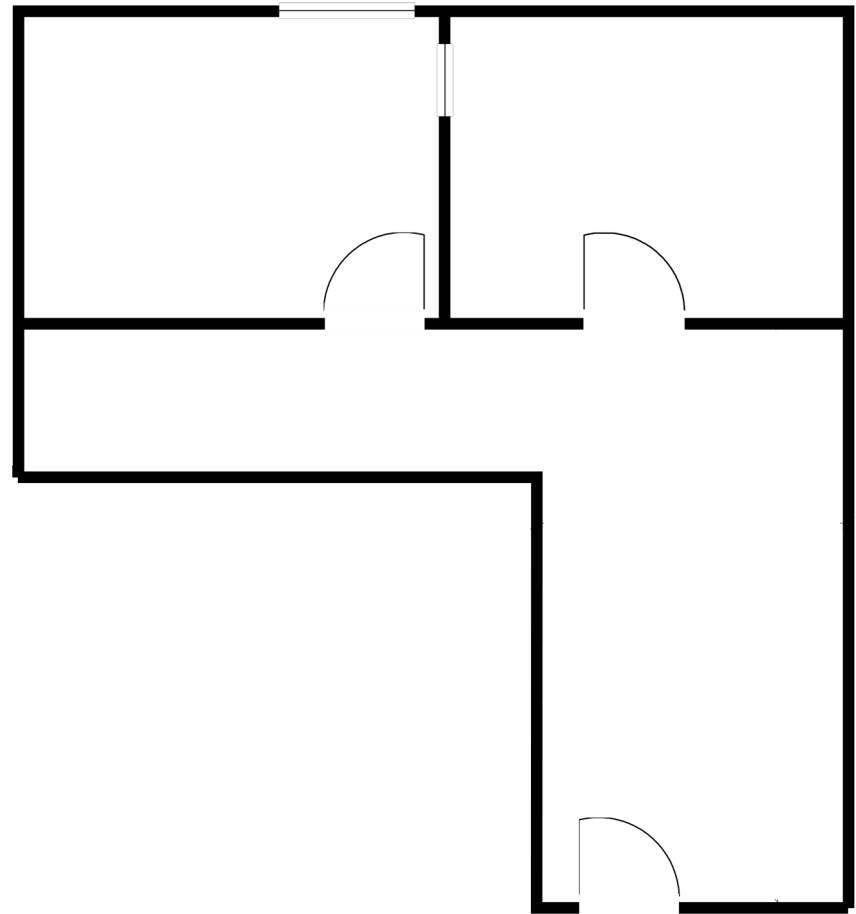


FLOOR PLAN

3080 | SUITE 306

515 SF

Third floor suite with an open floor plan and two private offices.



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FOR LEASE



Lease Rate:

\$17.00sf Modified Gross

Monthly price includes real estate taxes and common area maintenance. Tenant responsible for utilities and telecommunications.

CONTACTS:

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