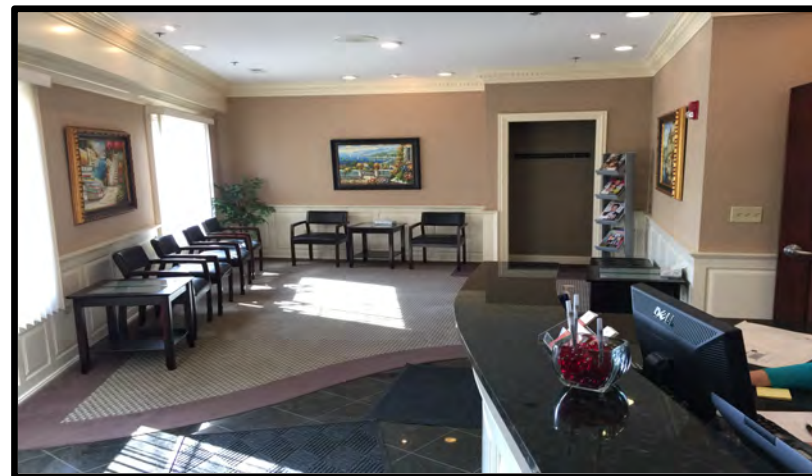
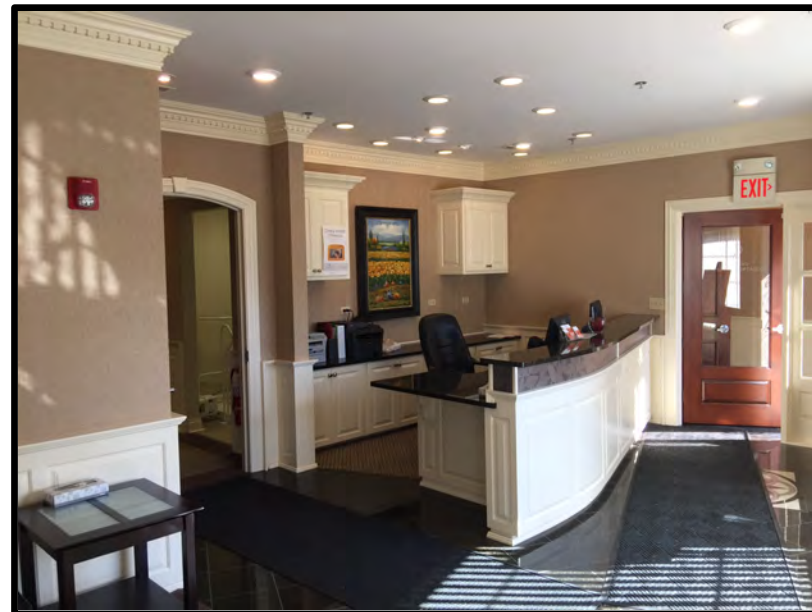


4,685 SF (+/-) OFFICE/MEDICAL OFFICE SPACE AVAILABLE FOR LEASE OR SALE

6 E. Saint Charles Road, Lombard, IL 60148



AVAILABILITY

AVAILABLE SPACE	4,685 SF (+/-)
SALE PRICE	\$1,050,000
LEASE RATE	\$24 NNN
REAL ESTATE TAXES	\$4.21 PSF
CAM	\$0.91 PSF

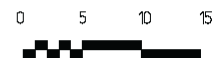
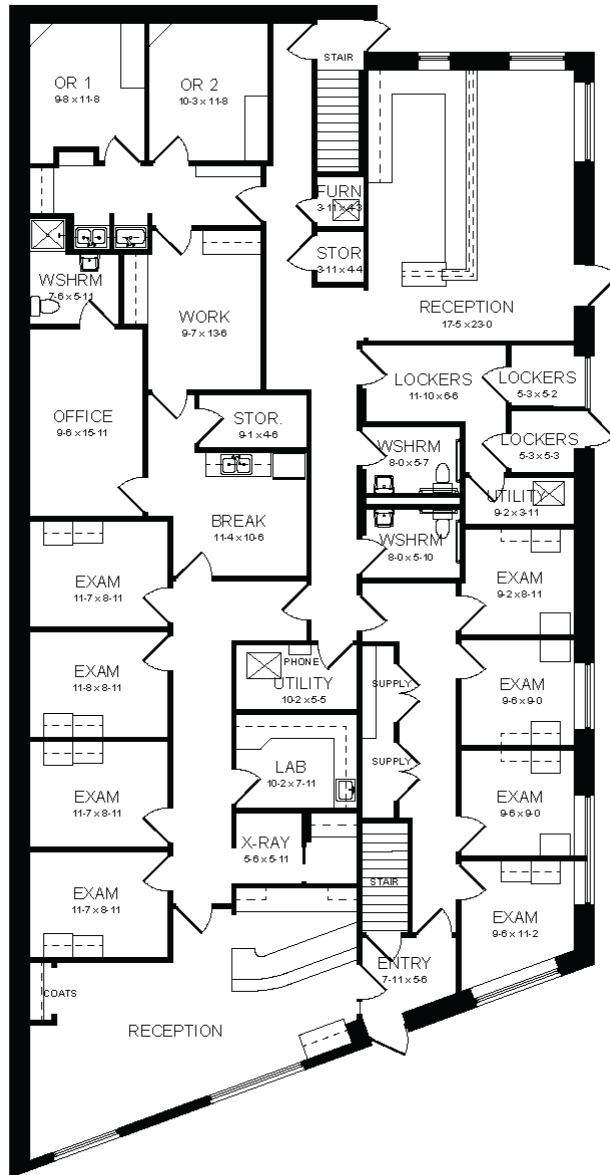
Trip McDonough - Sr. Broker
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Trip@resourcecommercial.net

Mark Brodson – Designated Managing Broker
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Mark@resourcecommercial.net



FLOOR PLAN

6 E. Saint Charles Road, Lombard, IL 60148



4,685 SF (+/-)

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INTERIOR PHOTOS

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LOCATION

6 E. Saint Charles Road, Lombard, IL 60148

- Walk to Metra Lombard Train Station
- 2.5 Miles from I-355 & North Ave
- 0.2 Miles from Edward-Elmhurst Health Center
- 4.5 Miles from UChicago Medicine AdventHealth GlenOaks
- 5.9 Miles from Alexian Brothers Medical Group, Addison



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DISCLAIMER

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Agency Disclosure

Trip McDonough (“Licensee”) and Mark Brodson (“Licensee”) of Resource Commercial Advisors are acting solely on behalf of the Owner or Lessor of the real estate and any information given to the Licensees by the Purchaser/Lessee may be disclosed to the Owner/Lessor.

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