

OFFERING MEMORANDUM

1 TRANS AM PLAZA DRIVE

Oakbrook Terrace, IL 60181



PROPERTY HIGHLIGHTS

- Approx. 2,052 SF professional/medical office condo
- Convenient first-floor location
- Flexible layout for medical or executive office use
- Multiple private offices/exam rooms
- Reception and waiting area
- ADA-accessible restroom
- Abundant parking
- Attractive common areas and atrium lobby
- Convenient access to I-88, I-294 & major thoroughfares
- Strong owner-user or investment opportunity

OFFERING SUMMARY

Sale Price:	\$300,000
Building Size:	124,605 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,582	35,536	101,835
Total Population	11,029	88,914	265,324
Average HH Income	\$113,717	\$138,166	\$166,667

Frank Paganis, CCIM

(708) 217-5004



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

PROPERTY INFO

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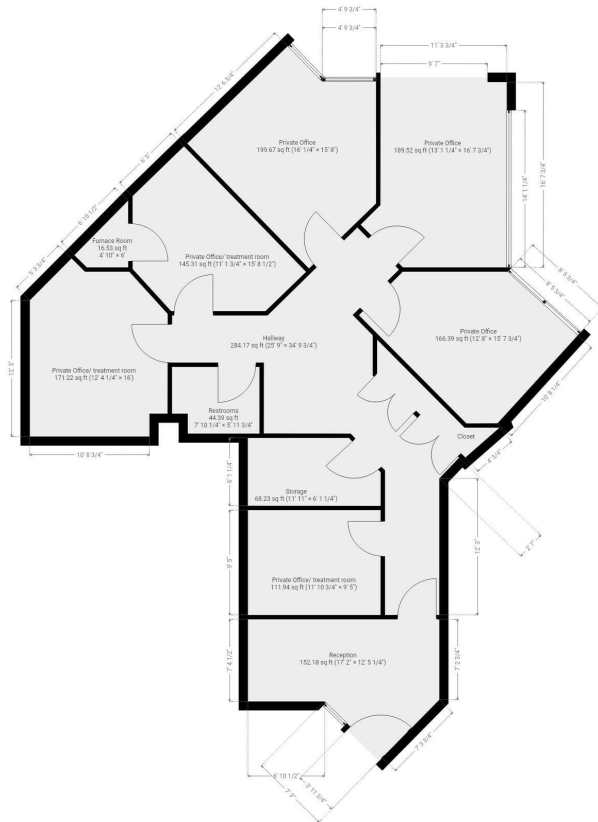
PROPERTY DESCRIPTION

Exceptional opportunity to own a highly improved professional office/medical condominium in the prestigious Trans Am Plaza office complex in Oak Brook Terrace. This approximately 2,052 square foot first-floor suite offers an ideal blend of functionality, accessibility, and professional image, making it perfectly suited for medical, wellness, legal, financial, accounting, consulting, or executive office users. Conveniently located on the first floor, the space provides easy access for both clients and staff without the need for elevators or stairs.

Currently configured as a medical/professional office, the space features an efficient layout with multiple private offices and treatment/exam rooms, welcoming reception and waiting areas, ADA-accessible restroom, quality interior finishes, abundant natural light, and attractive window-lined offices throughout. The suite has been exceptionally maintained and is move-in ready for an owner-user or investor seeking a professional environment with strong long-term appeal.

Located within a well-maintained multi-story office complex with an impressive atrium lobby, elevator access, ample surface parking, and convenient access to major transportation corridors including I-88, I-294, and Route 38, the property offers outstanding accessibility for both clients and employees. The surrounding Oak Brook market continues to demonstrate strong demand for professional and medical office space due to its central DuPage County location and affluent surrounding demographics.

Offered at \$300,000, this property presents an outstanding opportunity for owner-users seeking to build equity instead of leasing commercial space. Low DuPage County real estate taxes further enhance the property's overall affordability and long-term investment appeal.



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PHOTOS

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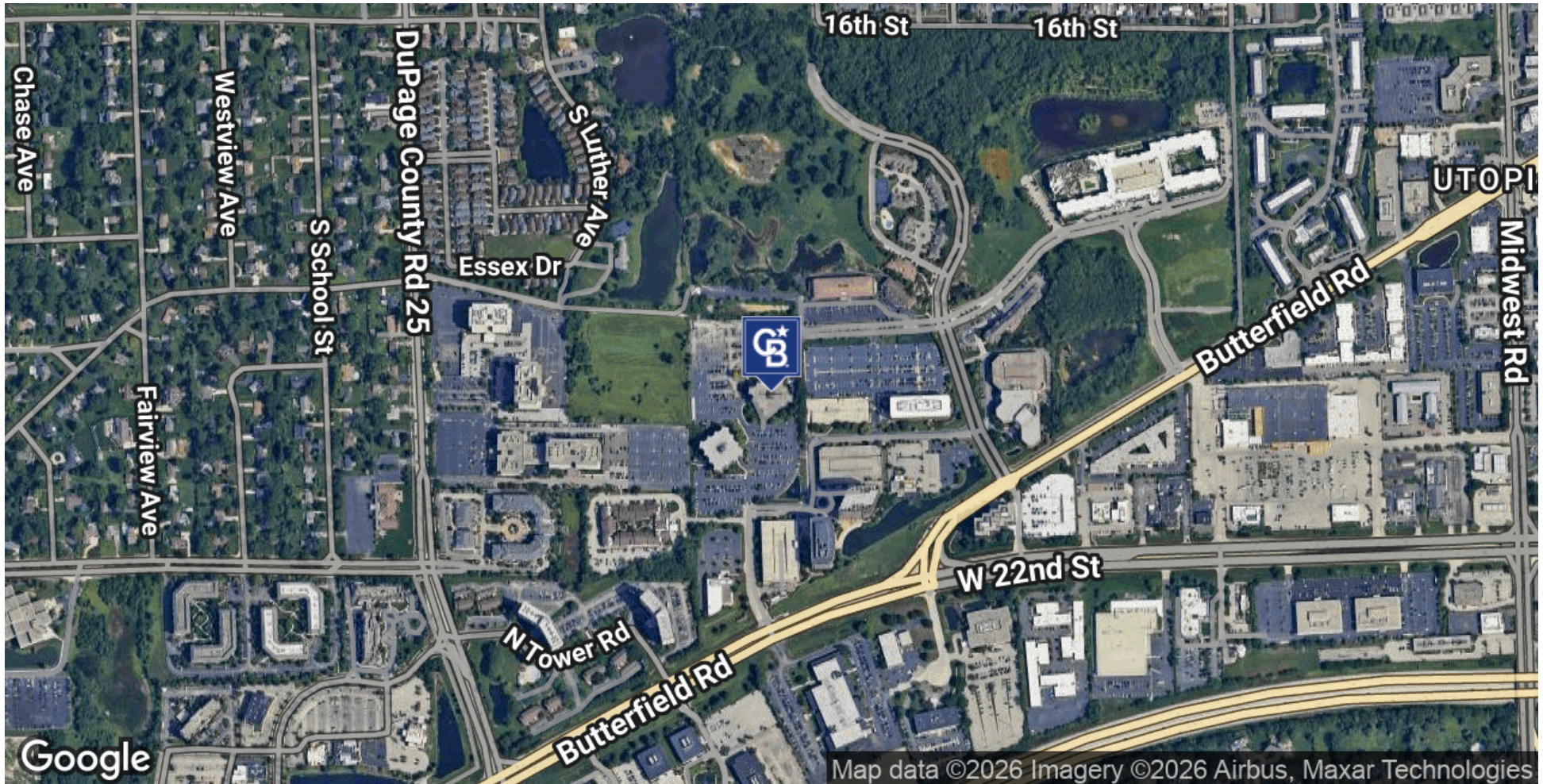
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REGIONAL MAP

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RETAILER MAP

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DEMOGRAPHICS

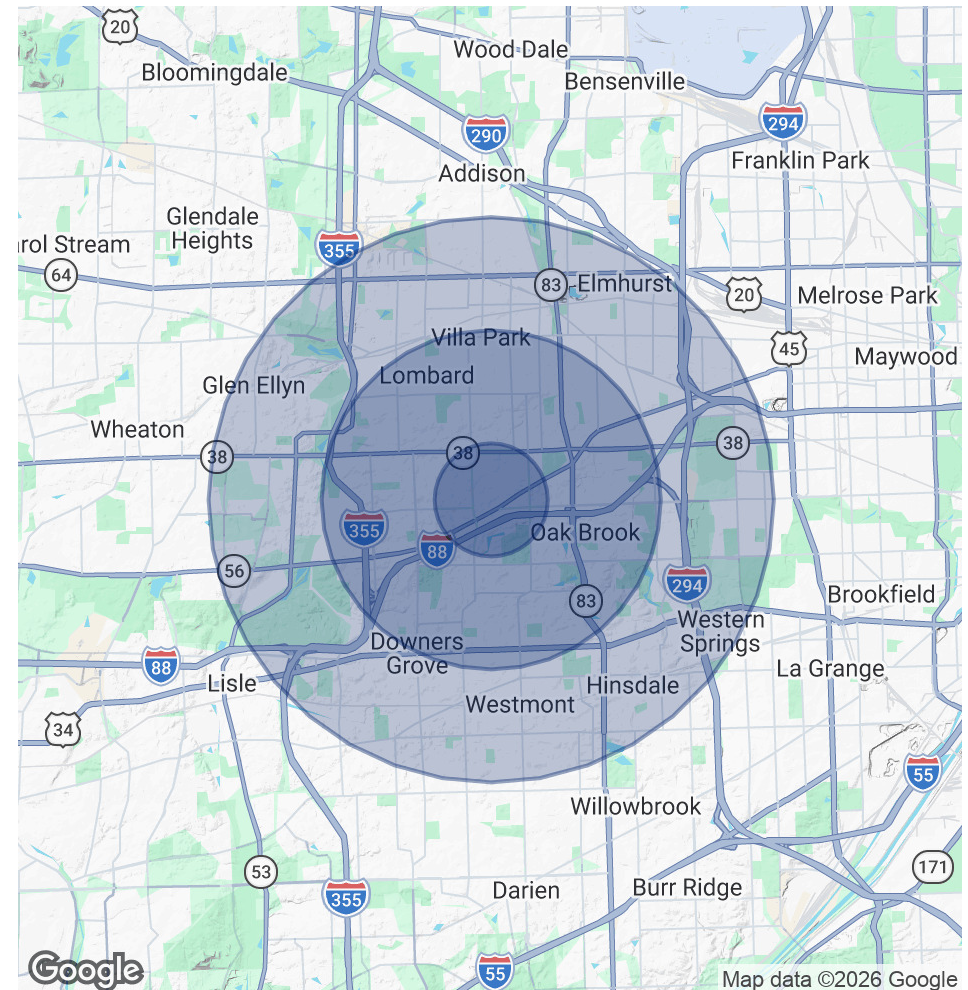
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,029	88,914	265,324
Average Age	38.7	42.5	41.9
Average Age (Male)	36.4	41.8	41.5
Average Age (Female)	41.1	43.5	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,582	35,536	101,835
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$113,717	\$138,166	\$166,667
Average House Value	\$337,911	\$438,397	\$508,967

2023 American Community Survey (ACS)



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CONTACT ME

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