

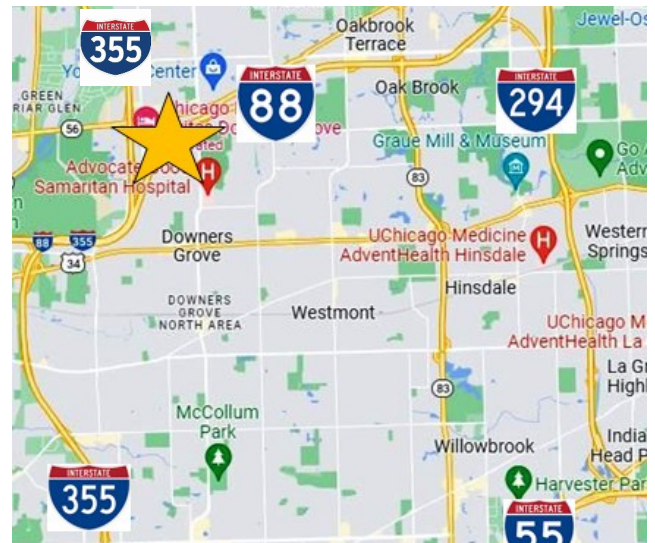
Professional Office For Lease



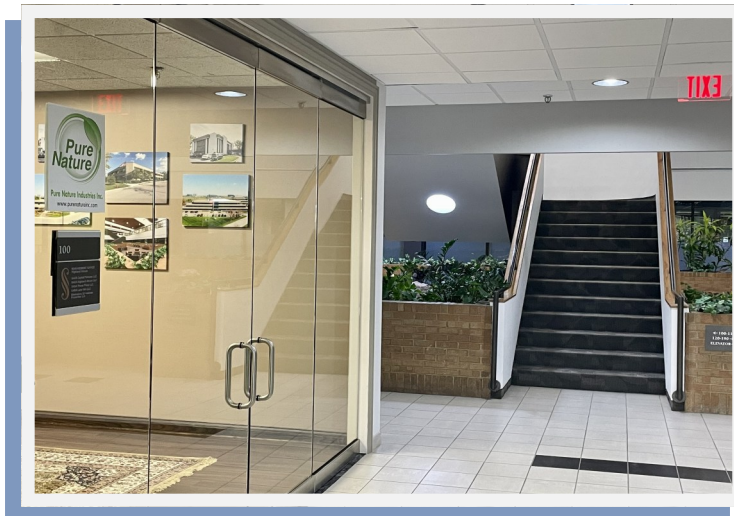
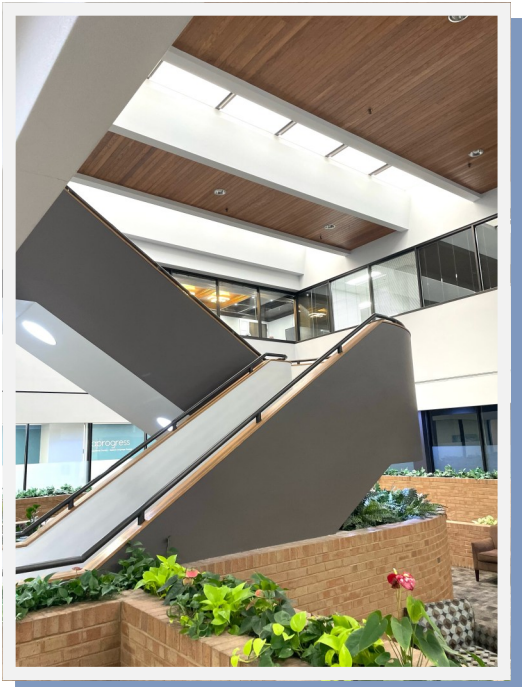
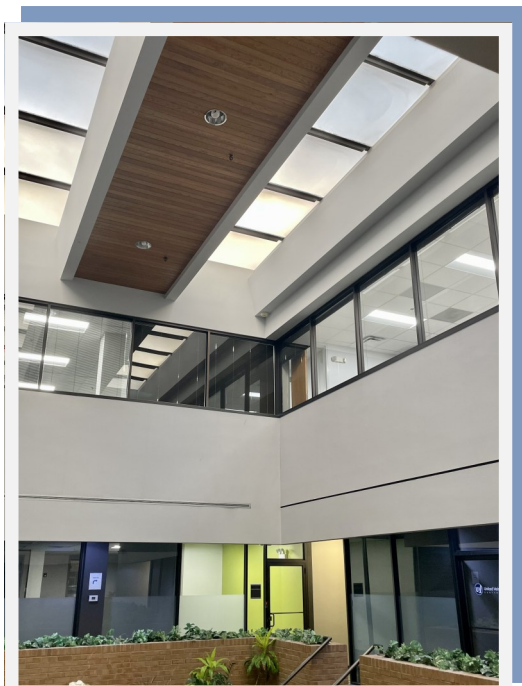
1st Floor: Suites 130 & 150

2nd Floor: Fully Occupied

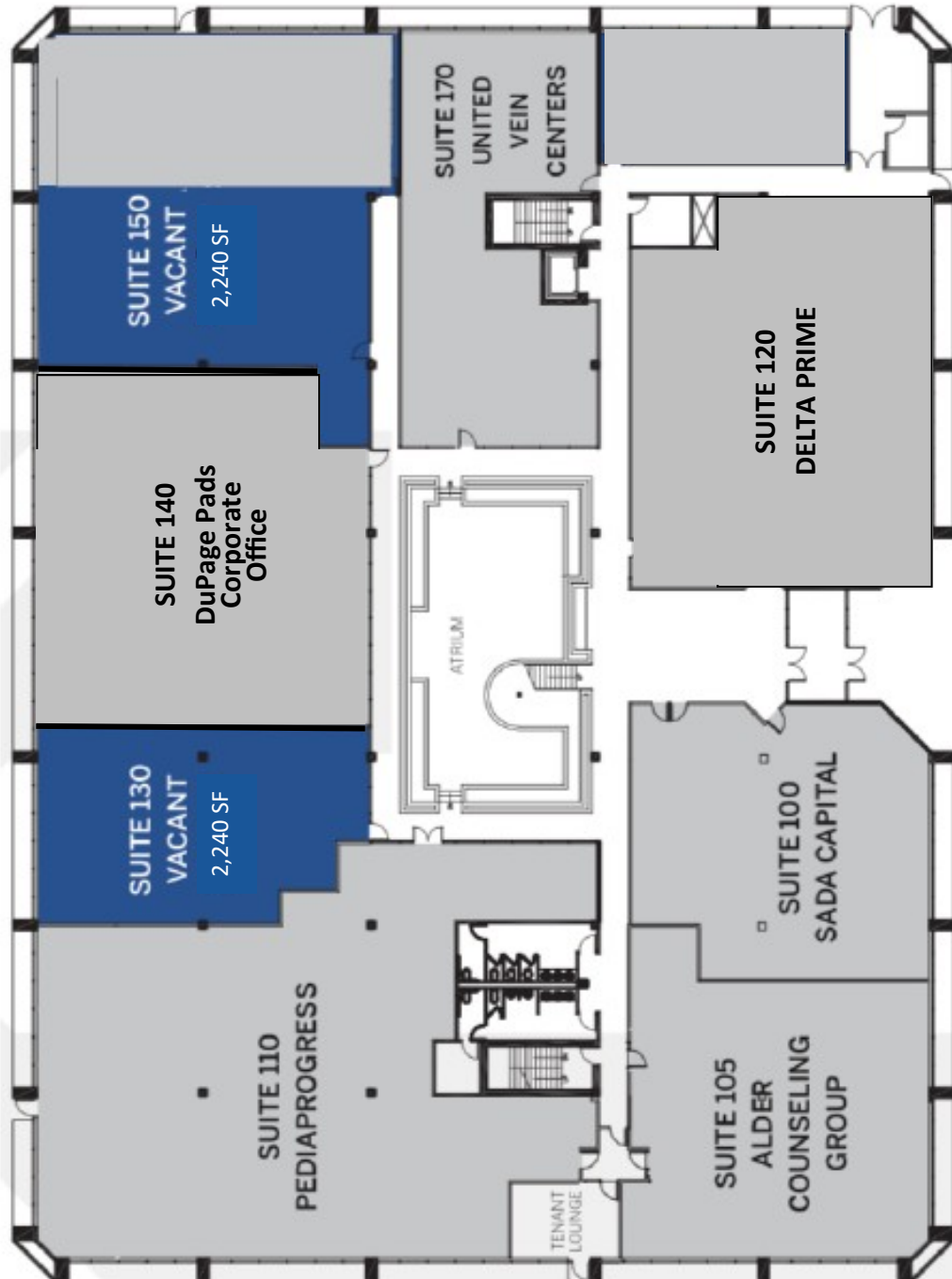
- ◆ Modified Gross Leases
- ◆ Large Open Atrium Lobby Seating Area
- ◆ Generous Build Out Allowance
- ◆ Shared Breakroom
- ◆ Shared Oversized Conference Room
- ◆ Minutes to I-88 & I-355
- ◆ Surrounded By Restaurants, Yorktown Mall, Walking Trails, Minutes to Good Sam Hospital.



PROFESSIONAL OFFICE BUILDING

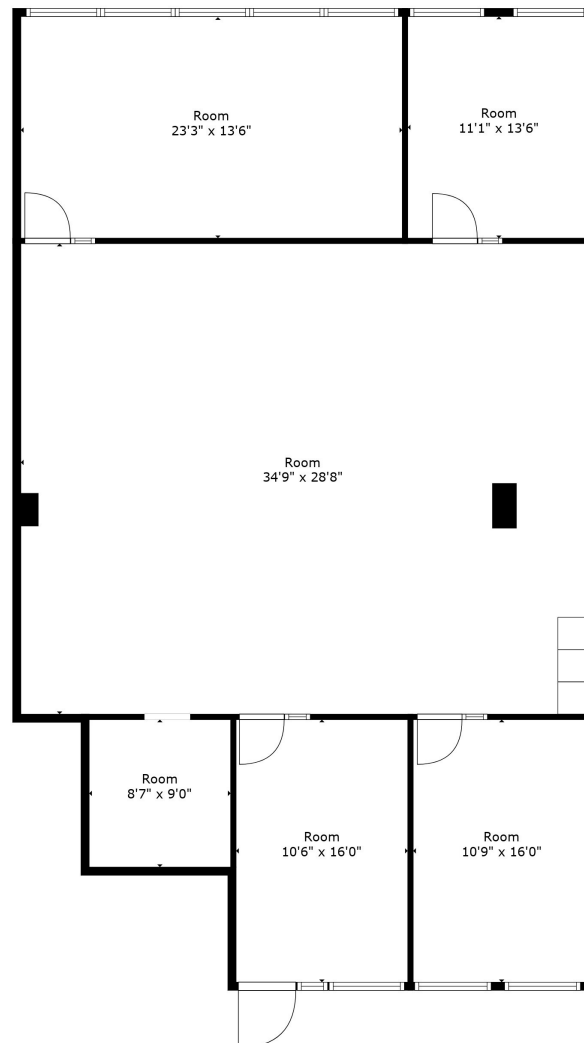


1ST FLOOR BUILDING LAYOUT



31st Street

SUITE 130 ~ 2,240 SF



SUITE 150 ~ 2,240 SF

