



1275 W. Roosevelt Road

WEST CHICAGO, IL 60185

FLEX/OFFICE SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

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LEASE RATE

\$12.00 SF/YR

OFFERING SUMMARY

Available SF:	1,166 SF
Lease Type:	NNN
CAM & Tax:	\$4.90/SF
Lot Size:	5.07 Acres
Year Built:	1986
Building Size:	54,820 SF
Zoning:	ORI (Office/Research/ Light Industrial)
Traffic Count:	29,200

PROPERTY OVERVIEW

Welcome to 1275 W. Roosevelt Road, your future business destination. This premier property boasts private entries with ample parking, offering a distinguished arrival experience for both employees and clients. With individual HVAC control, comfort is completely customizable to suit your specific needs. Its strategic location ensures excellent visibility along IL Route 38 (Roosevelt Road). Enjoy convenient access to I-88 and I-355 via Roosevelt Road & Route 59, streamlining commutes and enhancing accessibility for your business. Delight in a professional space designed to elevate your operations and cater to your commerce needs with unmatched functionality and convenience.

PROPERTY HIGHLIGHTS

- Private Entries
- Ample Parking
- HVAC Control
- Excellent Visibility along IL Route 38 (Roosevelt Rd)
- Convenient Access to I-88 and I-355 via Roosevelt Rd & Route 59

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 119	1,166 SF	NNN	\$12.00 SF/yr	2 Large Open Areas / Showrooms 1 Private Office 1 Private Restroom Double Service Doors CAM/TAX \$4.90

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Google

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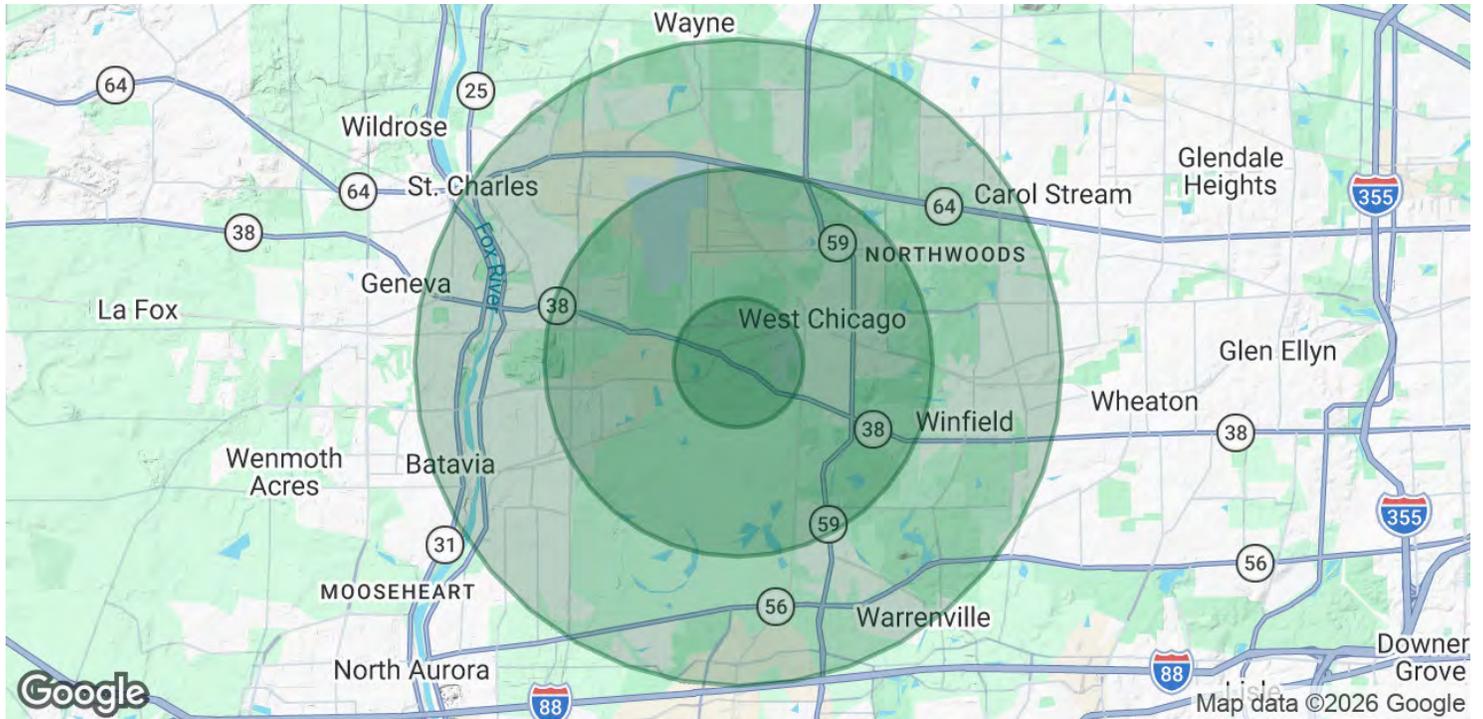
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,798	32,727	99,703
Average Age	30.9	31.9	35.6
Average Age (Male)	30.6	31.7	34.9
Average Age (Female)	30.8	32.0	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	806	10,017	33,889
# of Persons per HH	3.5	3.3	2.9
Average HH Income	\$79,026	\$79,703	\$93,381
Average House Value	\$251,428	\$296,218	\$332,718

TRAFFIC COUNTS
29,200/day

2020 American Community Survey (ACS)

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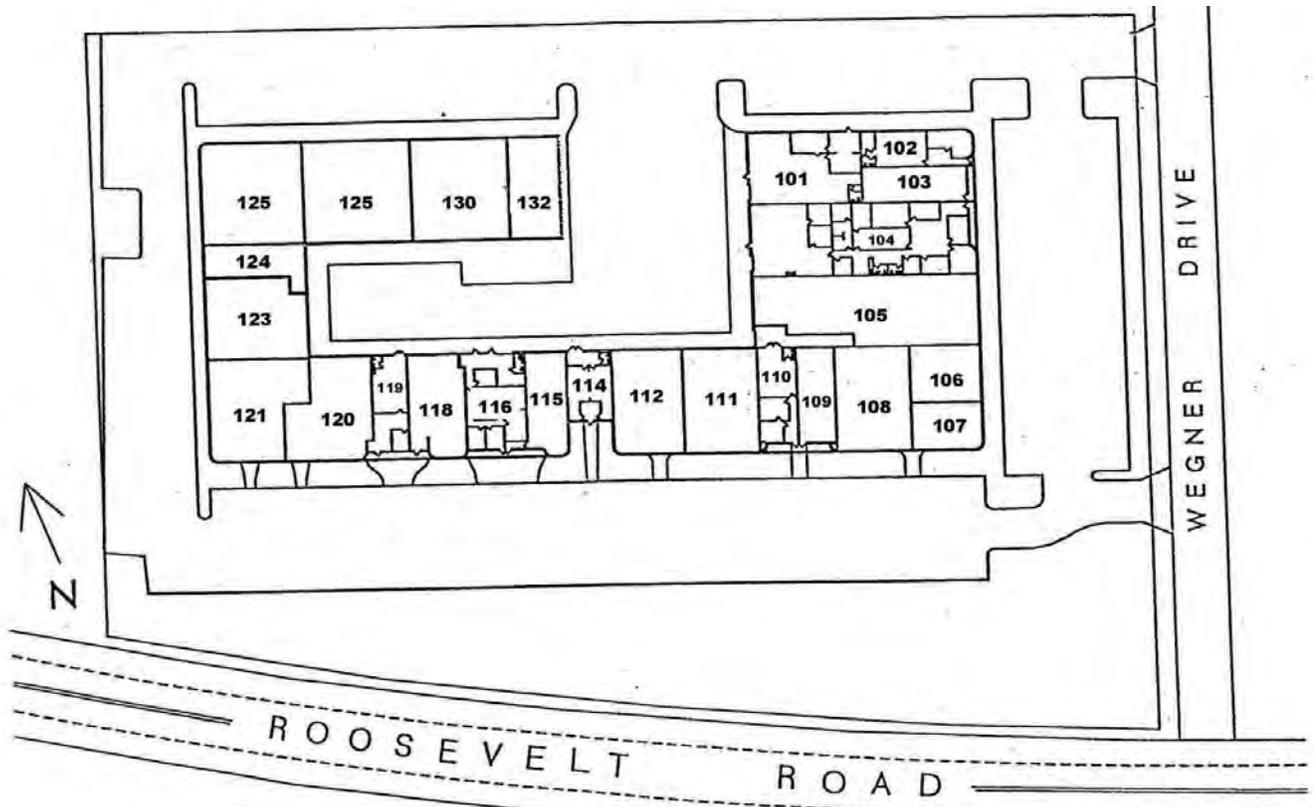
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.

AGENCY DISCLOSURE



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EXCLUSIVE BROKER

**THIJS DENNISON**

Broker

thijs@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.251.2144

PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design