

800 Enterprise Drive

Oak Brook , IL

MEDICAL/OFFICE SPACES FOR LEASE

800 Enterprise Drive is a highly visible and strategically located office building on the northwest corner of 22nd Street and Enterprise Drive—just minutes from the bustling Oak Brook Shopping Center. This location offers unmatched accessibility, visibility, and branding potential, making it an ideal choice for medical users, health and wellness providers, and professional service firms.

The building is situated in a well-established commercial corridor with strong traffic counts, convenient access to major thoroughfares, and proximity to an affluent and growing residential base. Tenants will benefit from prominent signage options, including monument and building signage, allowing businesses to maximize exposure to daily commuters and visitors. Whether you're a medical group looking to grow in a highly sought-after market or a professional firm seeking a strategic suburban location, this property presents a rare opportunity to establish your presence in a thriving business district.



Lease Rate:

\$15.00 - 17.60 SF/yr (MG)

Available SF:

954 - 6,359 SF

Parking Spaces:

184

Building Size:

55,729 SF

Lease Term:

3-5 Years (Negotiable)

SCOTT FITZGERALD | 630.353.1190 | SFITZGERALD@JROSSIANDASSOCIATES.COM
ERIC PAIK | 630.353.1190 | ERIC@JROSSIANDASSOCIATES.COM

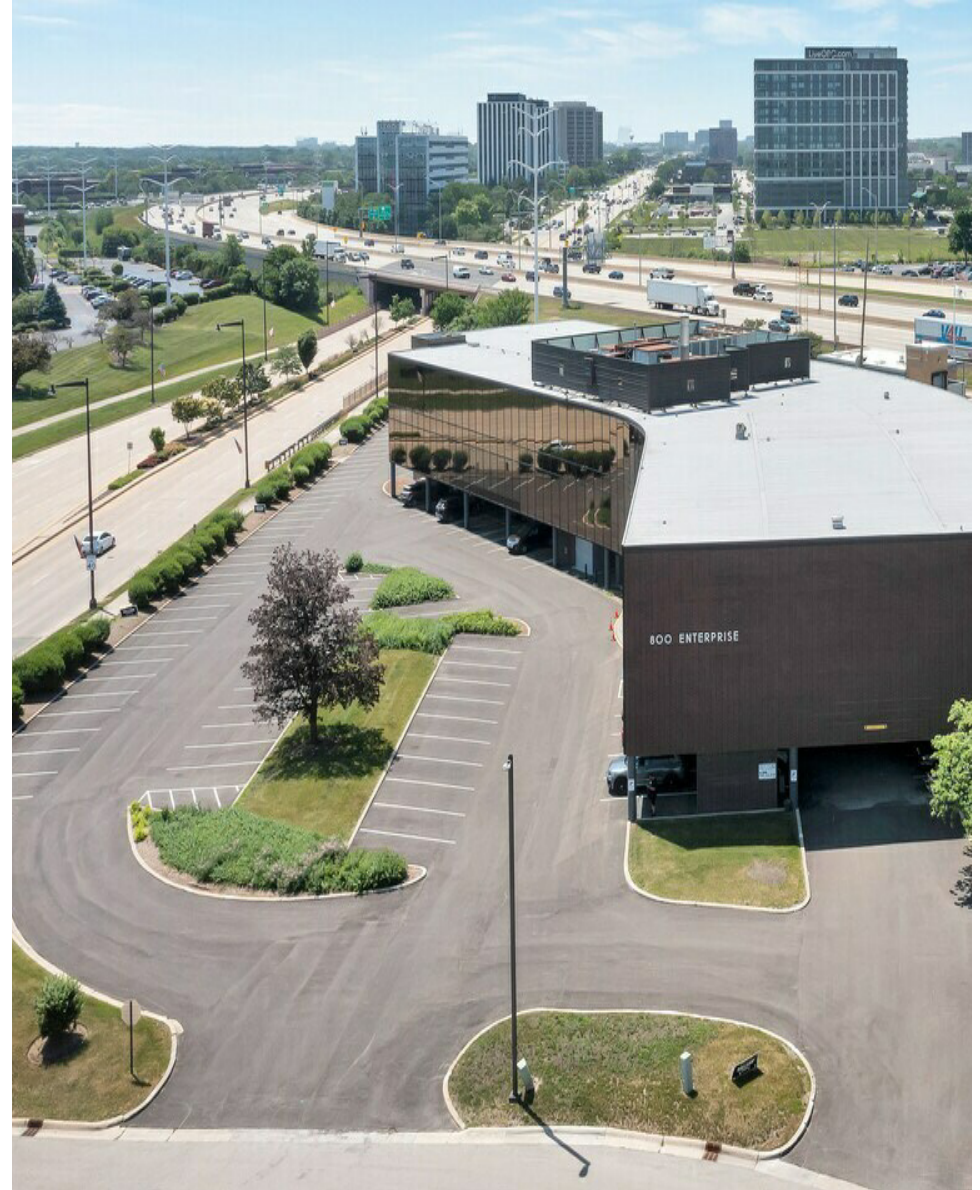


REAL ESTATE &
PRACTICE ADVISORY

800 Enterprise Drive

Medical/Office Space - Exterior

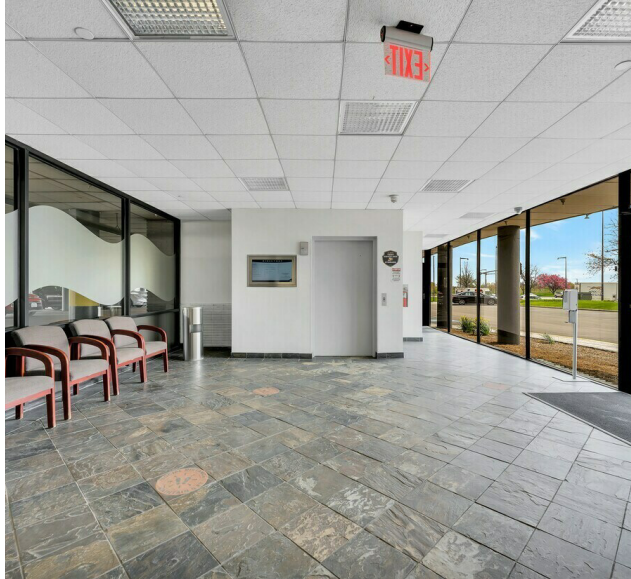
ADDITIONAL PHOTOS



800 Enterprise Drive

Medical/Office Space- Lobby

ADDITIONAL PHOTOS



800 Enterprise Drive

Oak Brook , IL

Population

1 MILE

2,573

TOTAL POPULATION

307,755	1,419,765
5 MILES	10 MILES

56

AVERAGE AGE

41	41
5 MILES	10 MILES

1 Mile

53

AVERAGE AGE (MALE)

40	40
5 MILES	10 MILES

59

AVERAGE AGE (FEMALE)

43	42
5 MILES	10 MILES

DEMOGRAPHICS MAP AND REPORT

Households and Income

1 MILE

1,287

TOTAL HOUSEHOLDS

115,146	528,598
5 MILES	10 MILES

2

OF PERSONS PER HH

2.7	2.7
5 MILES	10 MILES

1 Mile

\$147,897

AVERAGE HH INCOME

\$151,521	\$121,253
5 MILES	10 MILES

\$709,680

AVERAGE HOUSE VALUE

\$507,445	\$406,844
5 MILES	10 MILES



800 Enterprise Drive

Oak Brook , IL

RETAIL MAP



800 Enterprise Drive

Oak Brook , IL

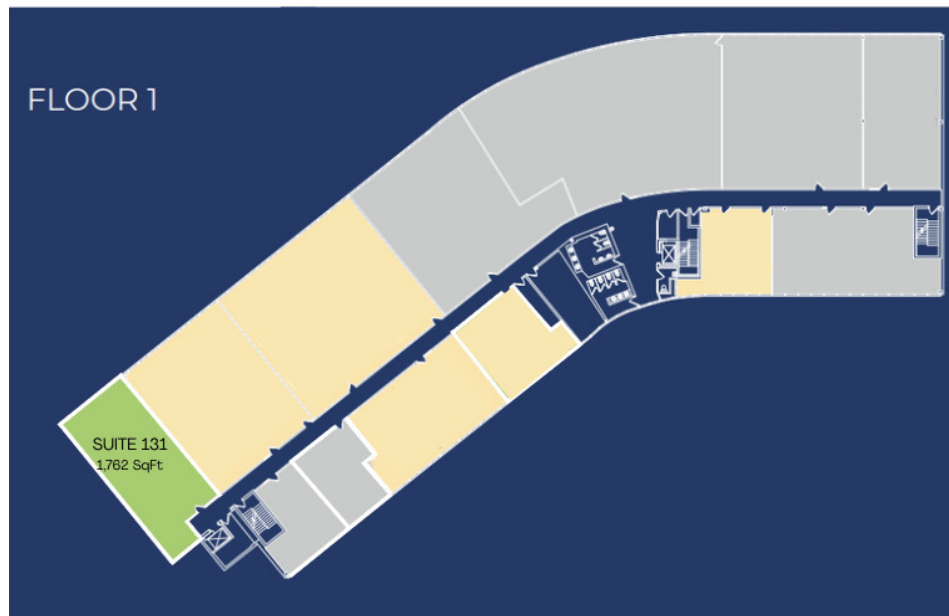
AVAILABLE SPACES

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
Suite 131	Available	1,762 SF	Modified Gross	\$15.00 SF/yr	General Office Space with One Conference Space, Two Private Offices, and Open Work Area.
Suite 202	Available	1,875 SF	Modified Gross	\$17.60 SF/yr	General Office Space with 4 Private Offices, Kitchen, and Open Work Area for Approximately 7 Work Stations.
Suite 205	Available	4,045 SF	Modified Gross	\$15.00 SF/yr	Currently Built Out as a Corporate Office Including: Reception Area, IT Closet, Multiple Storage Areas, Employee Lounge with Sink, 10 Large (20'x12') Private Offices, One Conference Room (28'x18'), and Open Area to Fit Approximately 20 Work Stations. Move-In Condition.
Suite 208	Available	1,514 SF	Modified Gross	\$15.00 SF/yr	General Office Space with Four Private Offices, Open Work Area, and Employee Break Area with Sink. Move-In Condition.
Suite 211	Available	2,314 SF	Modified Gross	\$15.00 SF/yr	General Office Space with Four Private Offices, Open Work Area, Reception Area, Conference Room and Employee Break Area with Sink. Move-In Condition.

800 Enterprise Drive

Medical/Office Space

ADDITIONAL PHOTOS



800 Enterprise Drive

Medical/Office Space - Suite 131

ADDITIONAL PHOTOS



800 Enterprise Drive

Medical/Office Space - Suite 205, 6,359 SqFt.

ADDITIONAL PHOTOS



800 Enterprise Drive

Medical/Office Space - Suite 208, 1,514 SqFt.

ADDITIONAL PHOTOS

