

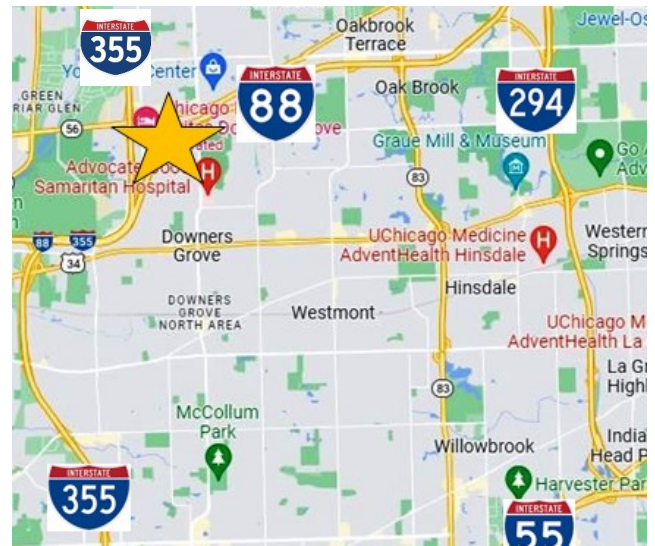
## Professional Office For Lease

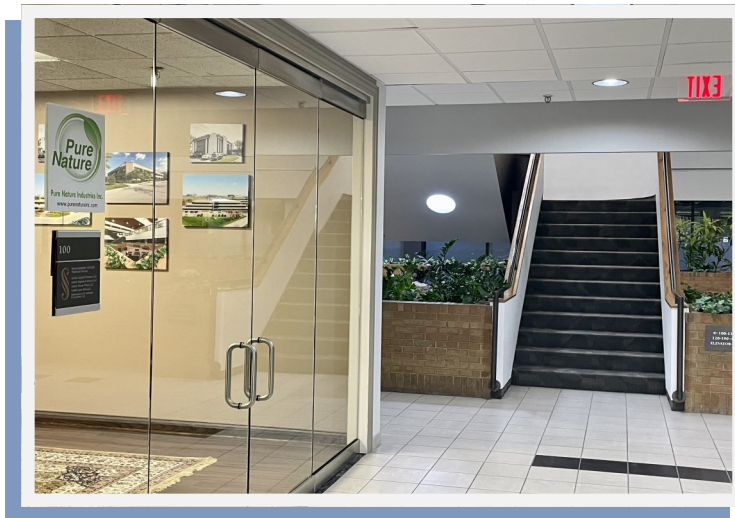
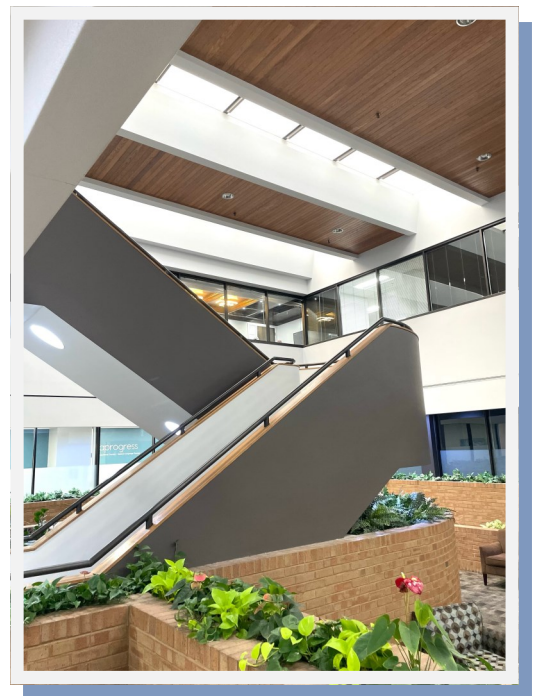
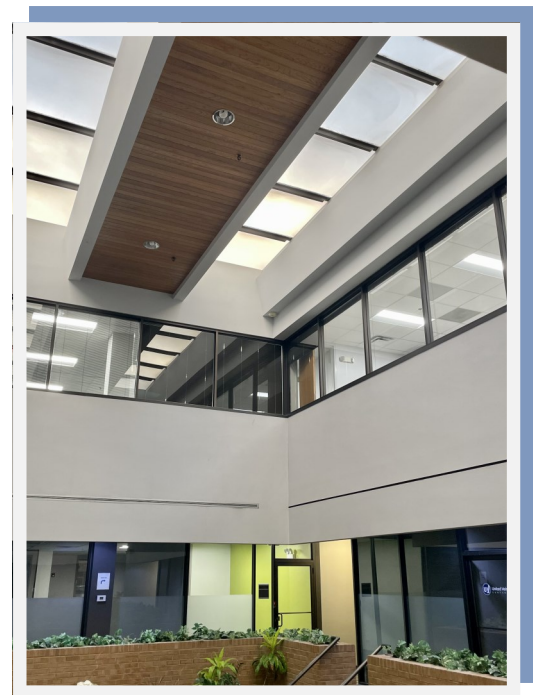


**1st Floor: Suites 130 & 150**

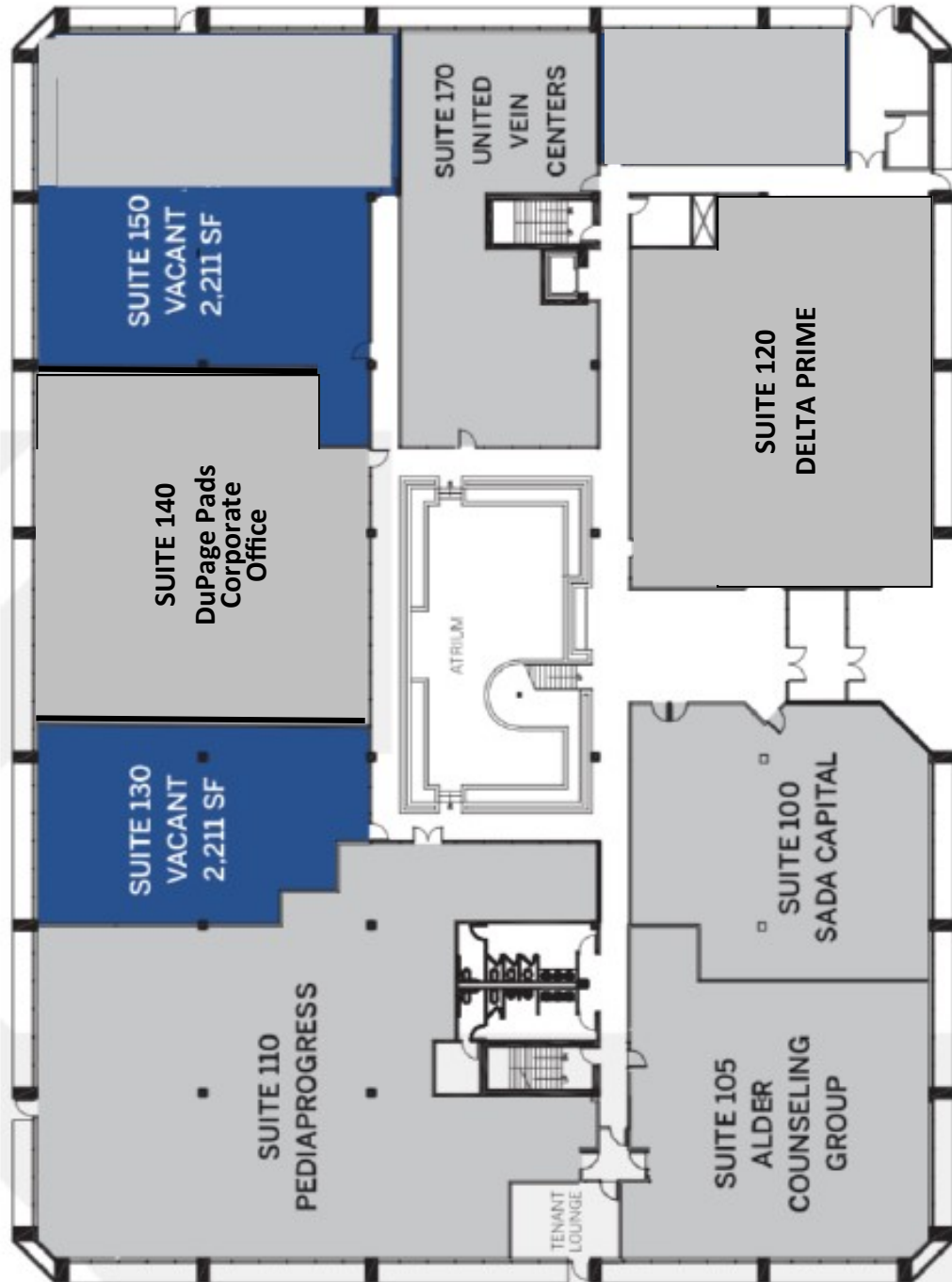
**2nd Floor: Fully Occupied**

- ◆ 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.



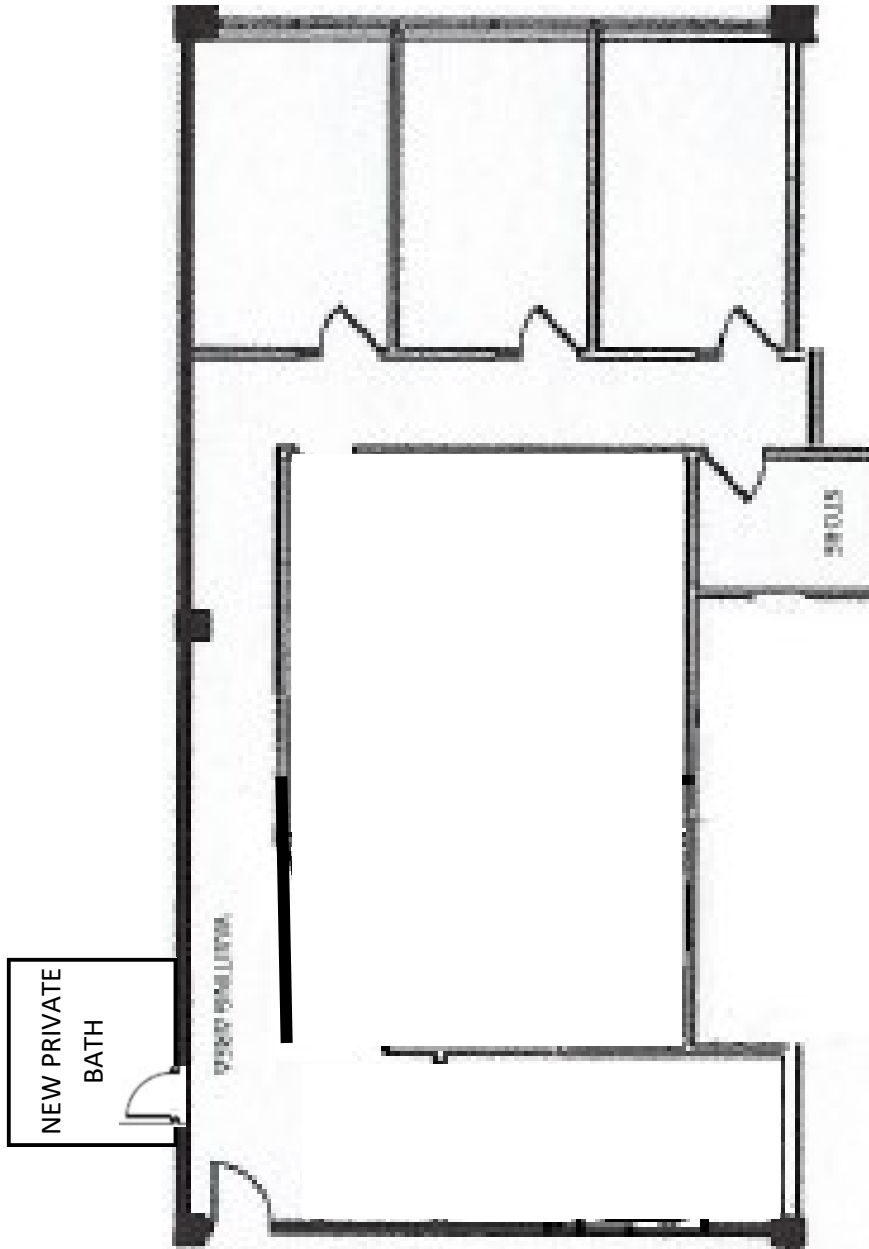


**1ST FLOOR BUILDING LAYOUT**



**31st Street**

**SUITE 150 ~ 2,200 SF**



**31st Street**