



# 440 Quadrangle Drive

Bolingbrook, Illinois 60440

For Sale  
Owner / User Opportunity

## PROPERTY HIGHLIGHTS

Creekside Corporate Center, a 35,010 SF single-story office building located at 440 Quadrangle Drive in Bolingbrook is available for sale.



**FOR SALE:**  
\$100 PER SF  
(\$3,501,000)



DETAILED EXTERIOR  
BRICK WORK &  
ACCENT LIGHTING



TENANT-  
CONTROLLED HVAC  
& SECURITY



PROXIMITY TO  
LARGE LABOR POOL



PARKING RATIO:  
5/1,000 PSF



LOCATED AT THE  
FULL INTERCHANGE  
OF I-55 & ROUTE 53

## Contact

Steve Chrastka  
+1 630 317 0746  
schrastka@hiffman.com

Tom Gnadt  
+1 630 693 0659  
tgnadt@hiffman.com

Perry Higa  
+1 630 693 0684  
phiga@hiffman.com

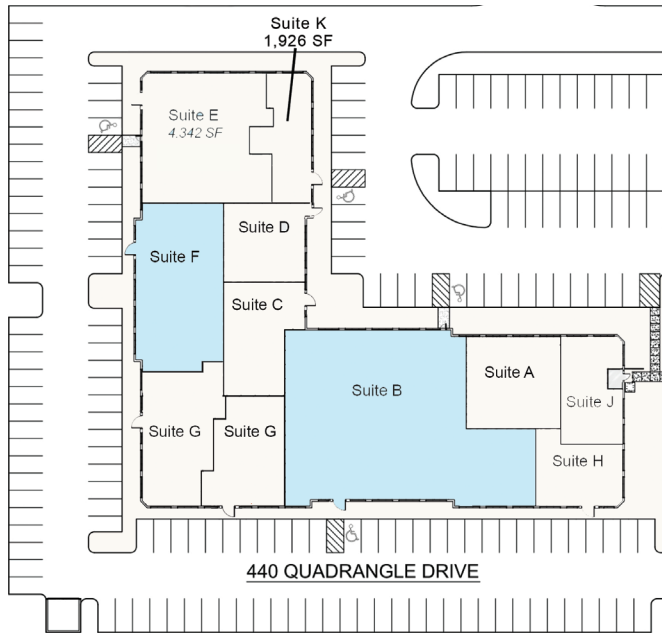
One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

[hiffman.com](http://hiffman.com)



440 QUADRANGLE, BOLINGBROOK, ILLINOIS | FOR SALE



SPACE AVAILABLE  
FOR LEASE

- Suite B - 10,252 SF
- Suite F - 3,938 SF

