

OFFICE SPACE FOR LEASE

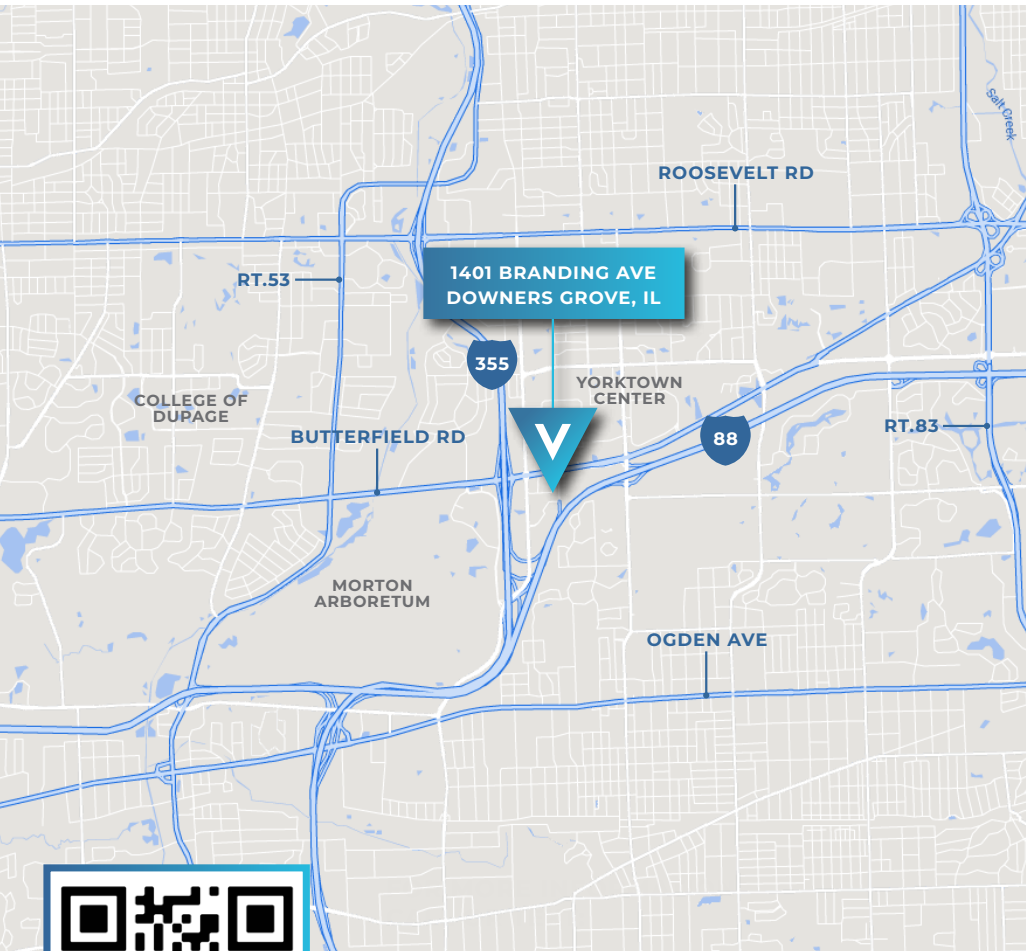
Class A Finishes Near
Yorktown Center

1401 BRANDING AVE
DOWNERS GROVE, IL



OFFERING SUMMARY

LEASE RATE	\$18.50 PSF MG
AVAILABLE SF	8,680 SF
YEAR BUILT	1985
BUILDING SF	38,000 SF
PARKING RATIO	3.86/1,000 SF



BUILDING HIGHLIGHTS

- › Asking Rate: \$18.50 PSF Modified Gross
- › Class A Common Area Finishes
- › Building Conference Facility

AREA AMENITIES

- › In Close Proximity to Yorktown Center
- › Easy Access to I-88 and I-355
- › Numerous Fast Serve and Fine Dining Restaurants in Surrounding Area
- › Located in a Major Employment Hub



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