

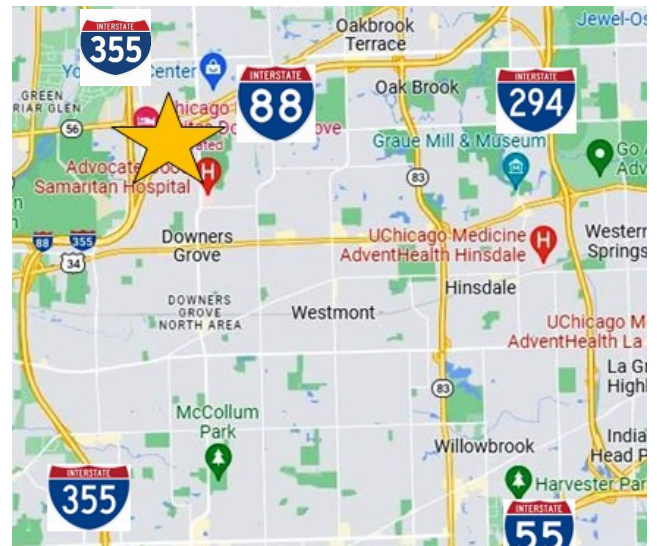
## Professional Office For Lease



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

**2nd Floor: Suite 250**

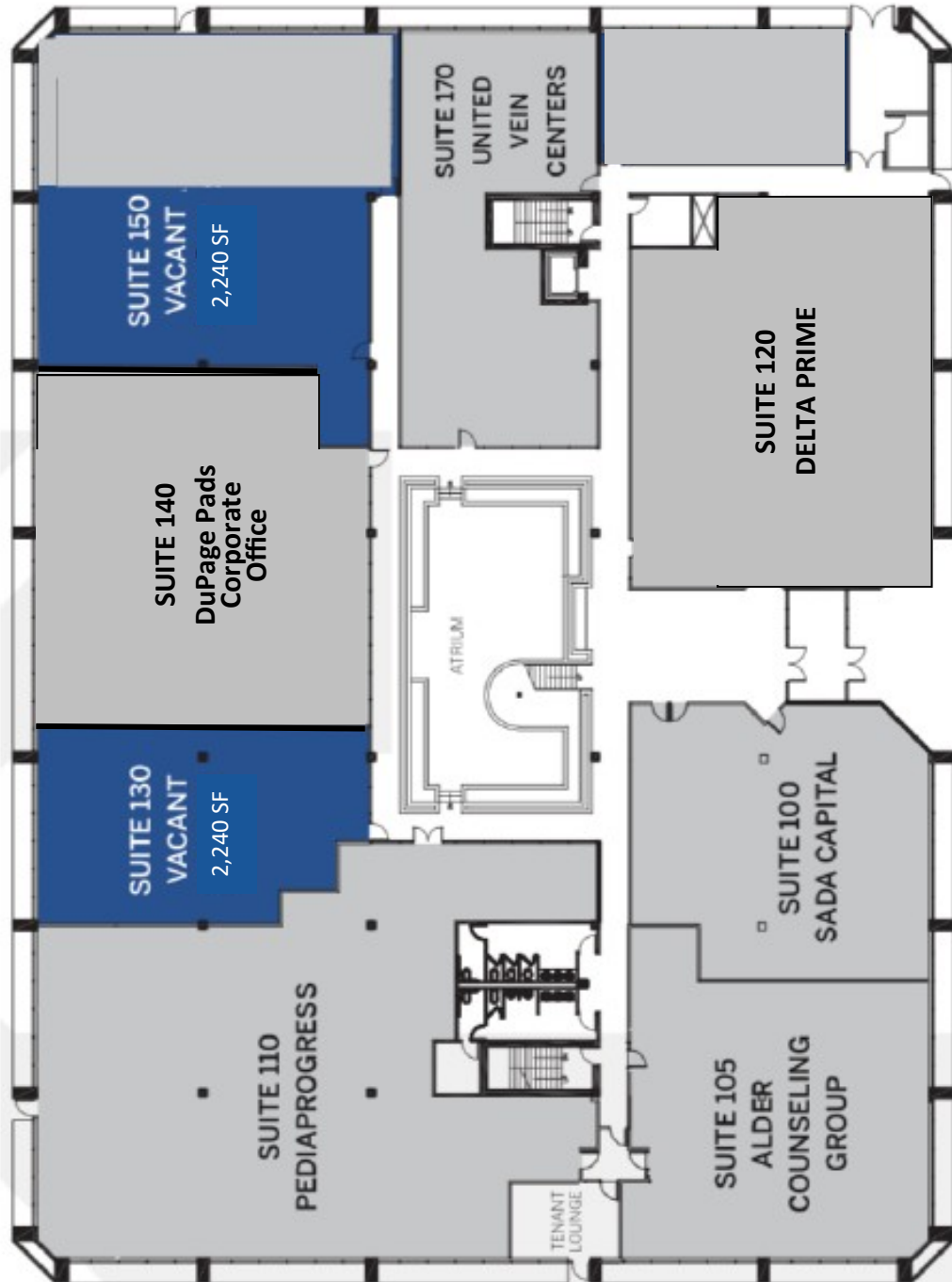
- ◆ Modified Gross Leases
- ◆ Large Open Atrium Lobby Seating Area
- ◆ Generous Build Out Allowance
- ◆ Shared Breakroom
- ◆ Shared Oversized Conference Room
- ◆ Minutes to I-88 & I-355
- ◆ Surrounded By Restaurants, Yorktown Mall, Walking Trails, Minutes to Good Sam Hospital.



PROFESSIONAL OFFICE BUILDING

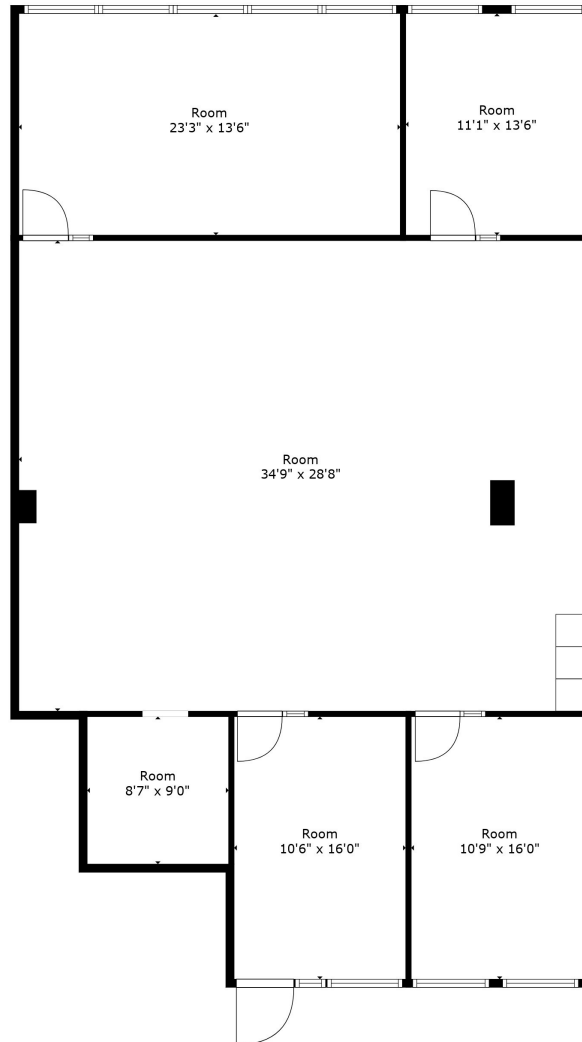


**1ST FLOOR BUILDING LAYOUT**

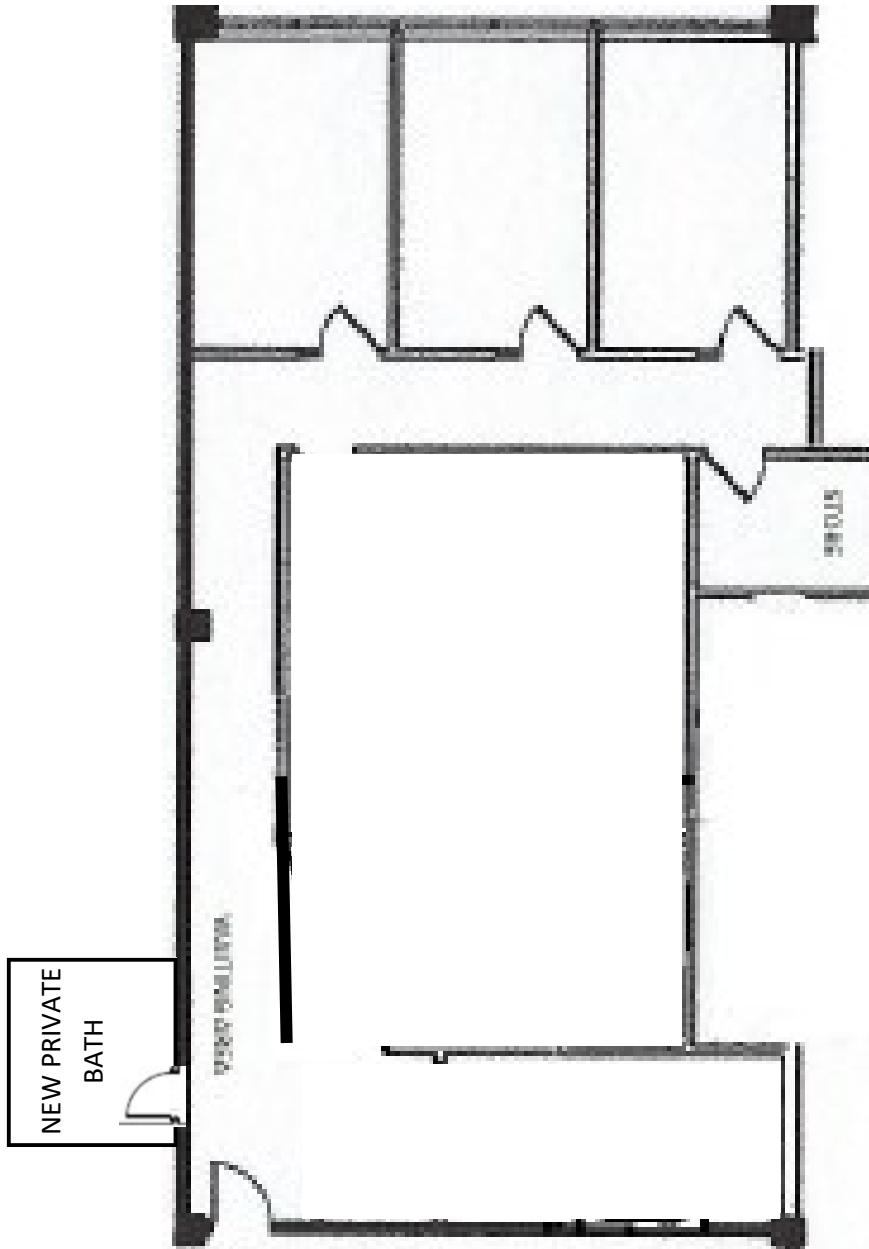


**31st Street**

**SUITE 130 ~ 2,240 SF**



**SUITE 150 ~ 2,240 SF**



**SUITE 250 ~ 10,925 SF**

