



2,700 SF
OFFICE SUITE
FOR LEASE
2100 CLEARWATER DRIVE
OAK BROOK, IL

Presented by

Your SVN Suburban
NEXT LEVEL TEAM

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------------|
| LEASE RATE: | \$14.00 SF/yr (MG) |
| BUILDING SIZE: | 45,300 SF |
| AVAILABLE SF: | 2,700 SF |
| LOT SIZE: | 2.35 Acres |
| YEAR BUILT: | 1974 |
| ZONING: | ORA-1 |
| MARKET: | Chicago |
| SUBMARKET: | East/West Corridor |
| COUNTY: | DuPage |

PROPERTY OVERVIEW

2100 Clearwater Drive is a three-story office building with a two-story atrium lobby and updated common areas. Second floor suite of 2,700 SF available. Amenities include a kitchen with break area and a large conference room that seats up to 20 people. On-site property management and plenty of parking. Excellent location close to restaurants, hotels and other retail sites.

LOCATION OVERVIEW

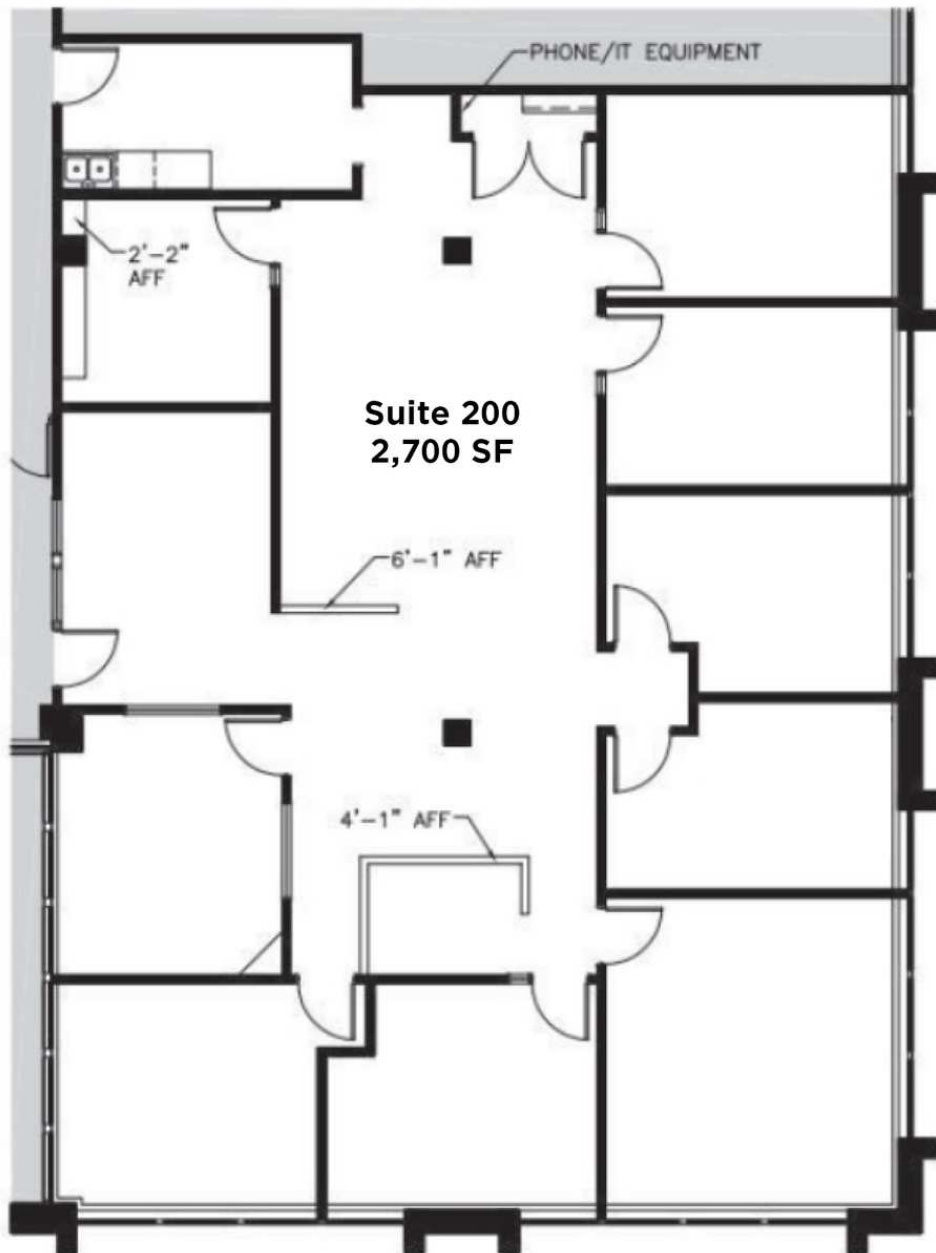
Oak Brook is a village in DuPage County and a small portion in Cook County, located approximately 15 miles west of downtown Chicago and 13 miles northeast of O'Hare International Airport. Major Interstates and roadways include I-88, I-294, I-290 and 22nd St, all within minutes of the property. The area is home to Oak Brook Center which is the second largest shopping center in the Chicago metropolitan area, located within 1 mile of the property. Oak Brook is headquarters to Ace Hardware, Blistex, Federal Signal, Center Point Properties, Sandford L.P., TreeHouse Foods and Lions Club International.

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FLOOR PLANS - SUITE 200 (2,700 SF)



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ADDITIONAL PHOTOS



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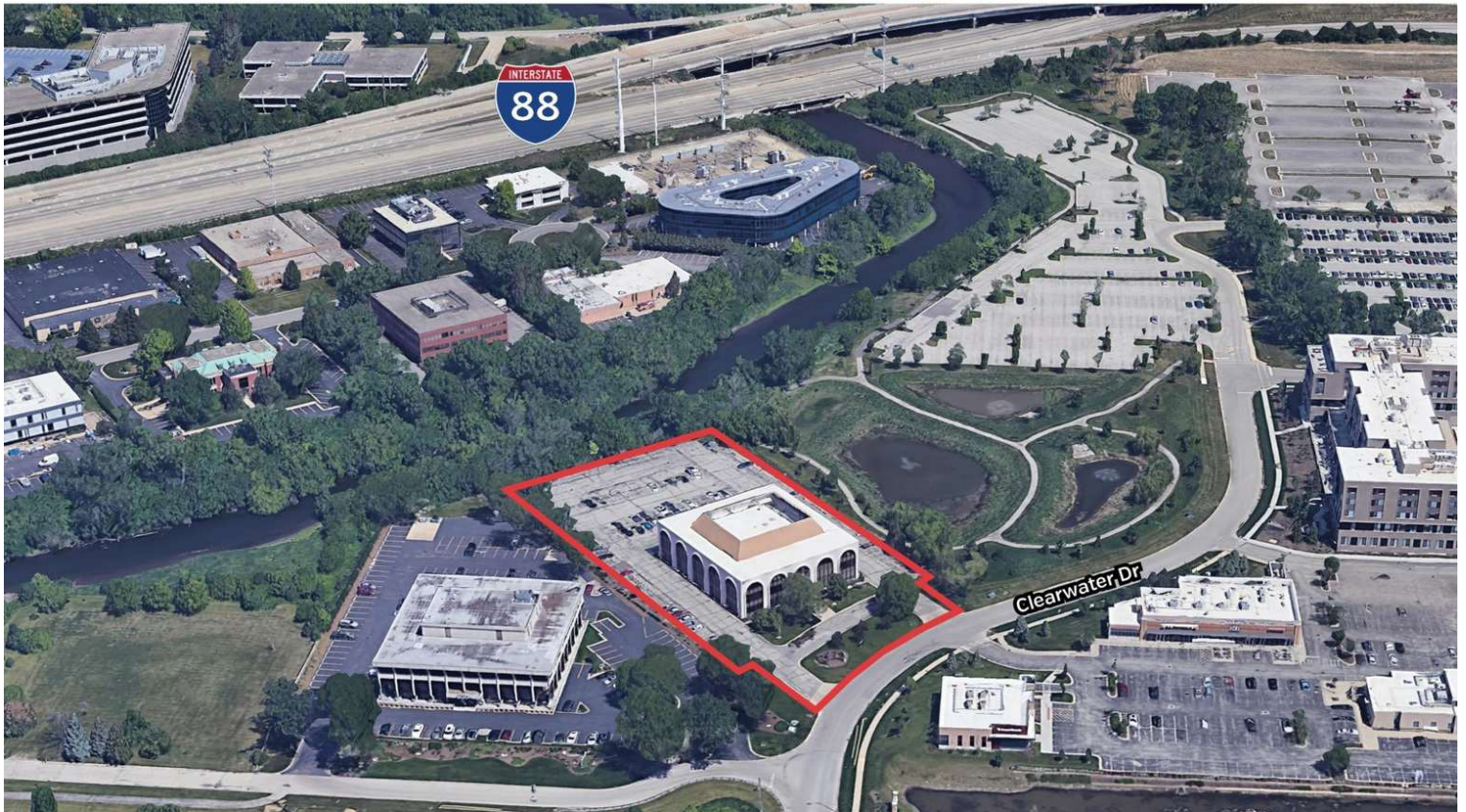
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AERIAL MAPS



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DEMOGRAPHICS

OAK BROOK, IL

5-mile radius

POPULATION



319,306

HOUSEHOLDS



118,450

AVERAGE HOUSEHOLD INCOME



\$138,770

MEDIAN AGE



40.0

TOTAL HOUSING UNITS



125,753

MEDIAN HOME VALUE



\$382,799

UNITS IN STRUCTURE



118,450

HOMES BUILT IN 2014 OR LATER



2,475
(2.0%)

TOTAL ANNUAL CONSUMER EXPENDITURE

HOUSEHOLD



\$10.61 B

MONTHLY HOUSEHOLD EXPENDITURE



\$7,464

RETAIL



\$4.98 B

NON-RETAIL



\$5.63 B

DAYTIME DEMOGRAPHICS

BUSINESSES



16,390

EMPLOYEES



236,853

WHITE COLLAR WORKERS



110,468
(69.1%)

TOTAL LABOR FORCE



257,259

UNEMPLOYMENT RATE



5,713
(2.2%)

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