

CAROL STREAM PROFESSIONAL CENTER

640 E ST. CHARLES ROAD, CAROL STREAM, IL 60188

MEDICAL & OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available RSF: 753 - 3,400 RSF

Year Built: 1982
Renovated in 2015

Parking Ratio: 4.5/1,000 SF

Access: 24-Hour Access

Utilities: Separately Metered

Lease Rate: \$11.00/SF Modified
Gross

PROPERTY HIGHLIGHTS

- 1st Floor Unit Contains Existing MRI Facility With Infrastructure
- 2nd Floor Units Perfect For Open Office or Medical
- New Ownership and Recently Renovated
- Monument Signage Available
- Close Proximity to Many Local Amenities
- Conveniently located just off North Avenue and close to I-355

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AVAILABLE SPACE

Lease Rate:	11.00 PSF	Total Space	753 - 3,400 SF
Lease Type:	MG	Lease Term:	3+ Year

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
100B	\$11.00 PSF	Modified Gross	795 SF	3+ Year Term	Available Immediately
100A	\$11.00 PSF	Modified Gross	793 SF	3+ Year Term	Available Immediately
204	\$11.00 PSF	Modified Gross	763 SF	3+ Year Term	Windowed Suite Upfront
205	\$11.00 PSF	Modified Gross	763 SF	3+ Year Term	Combinable to 2,289 SF
206	\$11.00 PSF	Modified Gross	763 SF	3+ Year Term	Combinable to 2,289 SF
106	\$11.00 PSF	Modified Gross	3,400 SF	3+ Year Term	Currently MRI Suite

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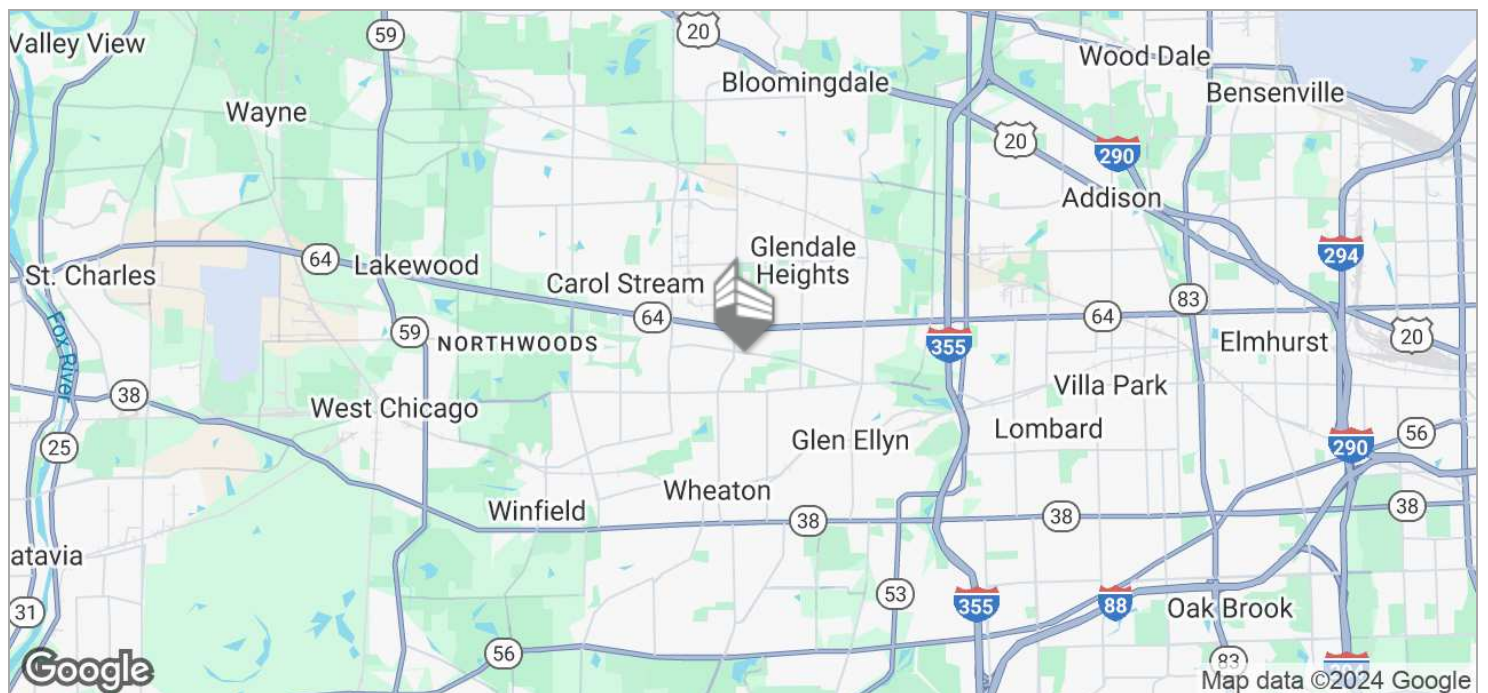
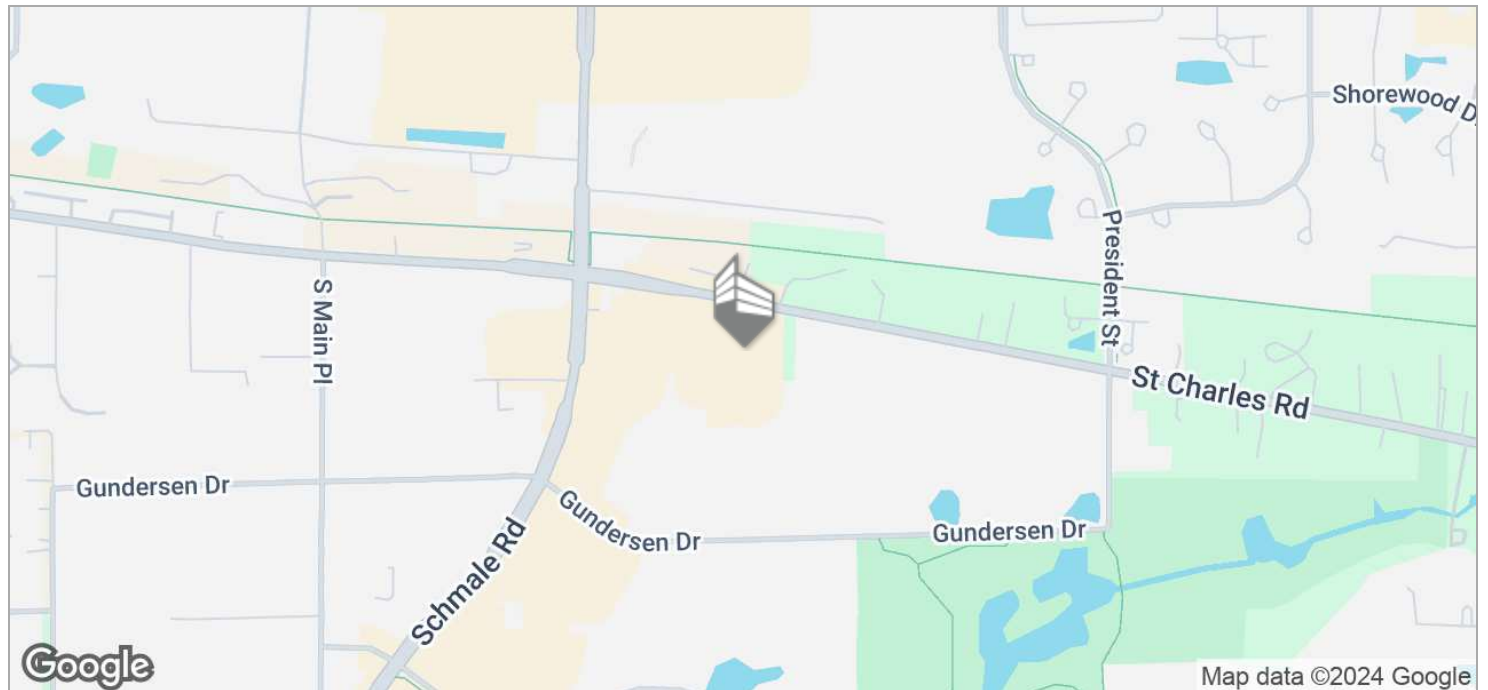
ADDITIONAL PHOTOS



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640 E ST. CHARLES ROAD, CAROL STREAM, IL 60188

LOCATION MAPS



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