

# FOR LEASE

## PRIME DOWNERS GROVE

3,898 SF Office/Flex Space  
College West Business Park



**1985 Ohio Street, Lisle, IL 60532**  
**Excellent Access to I-88 & I-355**

**Property Description:** All masonry building with sprinklered offices, HVAC, 6 private offices, conference room, lunch room, private bathrooms with 24 hour access. Excellent access to I-88 & I-355.

**Location Description:** Yackley Street south of Ogden Avenue to Ohio Street east.

**Size:** 3,898 SF office, optional 600-1,200 SF of storage available at \$7.38 per SF, 1 DID, 1 loading dock used for consideration.

**Exterior Parking:** 22 +/- spaces

**Lease Type:** Modified Gross at \$15.57 per SF plus \$1.06 per SF for Real Estate Taxes with 3% yearly increases

**HVAC:** Two (2) Five (5) tons

**Electrical Power:** 300 amp

**Property Type:** Industrial

**Building Size:** 32,000 SF | **Lot Size:** 43,108 SF

**CONTACT** **Nick DiBrizzi**  
708-846-5876 Cell | 888-317-7721 Office  
nick.dibrizzi@cbexchange.com

Coldwell Banker Commercial Realty  
One Parkview Plaza, Suite 100  
Oakbrook Terrace, IL 60181

**CBCWORLDWIDE.COM**

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.

# FOR LEASE

1985 Ohio Street, Lisle, IL 60532



COLDWELL BANKER  
**COMMERCIAL**  
REALTY



**ENTRANCE**



**CONFERENCE ROOM**



**RECEPTION**



**OFFICE 1**

**CONTACT** **Nick DiBrizzi**  
708-846-5876 Cell | 888-317-7721 Office  
[nick.dibrizzi@cbexchange.com](mailto:nick.dibrizzi@cbexchange.com)

Coldwell Banker Commercial Realty  
One Parkview Plaza, Suite 100  
Oakbrook Terrace, IL 60181

**CBCWORLDWIDE.COM**

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.



# FOR LEASE

1985 Ohio Street, Lisle, IL 60532



COLDWELL BANKER  
**COMMERCIAL**  
REALTY



**OFFICE 2**



**OFFICE 3**



**OFFICE 4**



**OFFICE 5**

**CONTACT** **Nick DiBrizzi**  
708-846-5876 Cell | 888-317-7721 Office  
[nick.dibrizzi@cbexchange.com](mailto:nick.dibrizzi@cbexchange.com)

Coldwell Banker Commercial Realty  
One Parkview Plaza, Suite 100  
Oakbrook Terrace, IL 60181

**CBCWORLDWIDE.COM**

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.



# FOR LEASE

1985 Ohio Street, Lisle, IL 60532



COLDWELL BANKER  
**COMMERCIAL**  
REALTY



**WORKSPACE**



**WORKSPACE 1**



**WORKSPACE 2**



**KITCHEN/LUNCH ROOM**

**CONTACT**

**Nick DiBrizzi**

708-846-5876 Cell | 888-317-7721 Office

[nick.dibrizzi@cbexchange.com](mailto:nick.dibrizzi@cbexchange.com)

Coldwell Banker Commercial Realty  
One Parkview Plaza, Suite 100  
Oakbrook Terrace, IL 60181

**CBCWORLDWIDE.COM**

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.

# FOR LEASE

1985 Ohio Street, Lisle, IL 60532



**BATHROOMS—2**



**SERVER ROOM**

**CONTACT** **Nick DiBrizzi**  
708-846-5876 Cell | 888-317-7721 Office  
[nick.dibrizzi@cbexchange.com](mailto:nick.dibrizzi@cbexchange.com)

Coldwell Banker Commercial Realty  
One Parkview Plaza, Suite 100  
Oakbrook Terrace, IL 60181

***CBCWORLDWIDE.COM***

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.



# FOR LEASE

## 1985 Ohio Street, Lisle, IL 60532



**COLDWELL BANKER  
COMMERCIAL  
REALTY**



**CONTACT Nick DiBrizzi**

**708-846-5876 Cell | 888-317-7721 Office**  
**nick.dibrizzi@cbexchange.com**

**Coldwell Banker Commercial Realty**  
**One Parkview Plaza, Suite 100**  
**Oakbrook Terrace, IL 60181**

**CBCWORLDWIDE.COM**

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.