

# Office Condo For Sale Or Lease

## Oak Brook, IL

### OFFICE BUILDING FOR SALE & LEASE

This newer built-out office condominium boasts 2,154 square feet of renovated general office space in the Salt Creek Atrium Condominiums in Oak Brook. It features six private offices, a bullpen, a conference room, a waiting area, a mop sink, and an open area with a kitchenette. Conveniently located just minutes from Oakbrook Center, Chicago's premier shopping destination in the western suburbs.

*Salt Creek Atrium*  
600 Enterprise Drive

**Nagel & Assoc.**

**EAPPEN CLINIC**

Adult, Child and Adolescent Psychiatry

**Branch 825 NALC**

**ALC** Health Care Services

**JRA**  
Real Estate

Joseph Rossi  
& Associates, Inc.

**The AIM Group**

**Hegre, McMahon & Schimmel, LLC**  
Certified Public Accountants

**DELANEY DELANEY & VOORN, LTD.**  
ELDER, DISABILITY, AND SPECIAL NEEDS ATTORNEY

**Arif Agha, M.D. & Fariha Agha, M.D.**

**Sale Price:**

\$695,000

**Available SF:**

2,154 SF

**Parking:**

abundant parking

**Building Size:**

38,457 SF

**Lease Term:**

\$25.00 SF/yr (NNN)

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REAL ESTATE &  
PRACTICE ADVISORY

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## DEMOGRAPHICS MAP AND REPORT

### Population

1 MILE

4,358

TOTAL POPULATION

312,888	1,339,767
5 MILES	10 MILES

54

AVERAGE AGE

42	41
5 MILES	10 MILES

### Households and Income

1 MILE

2,075

TOTAL HOUSEHOLDS

115,949	497,709
5 MILES	10 MILES

2.1

# OF PERSONS PER HH

2.7	2.7
5 MILES	10 MILES

1 Mile

51

AVERAGE AGE (MALE)

40	40
5 MILES	10 MILES

56

AVERAGE AGE (FEMALE)

43	42
5 MILES	10 MILES

1 Mile

\$155,134

AVERAGE HH INCOME

\$150,873	\$123,313
5 MILES	10 MILES

\$715,883

AVERAGE HOUSE VALUE

\$505,905	\$411,403
5 MILES	10 MILES

\* Demographic data derived from 2020 ACS - US Census

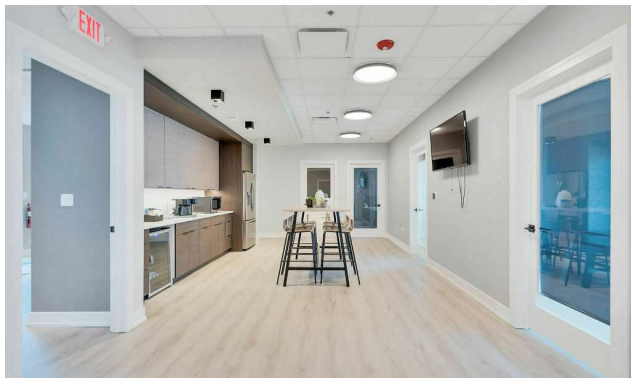




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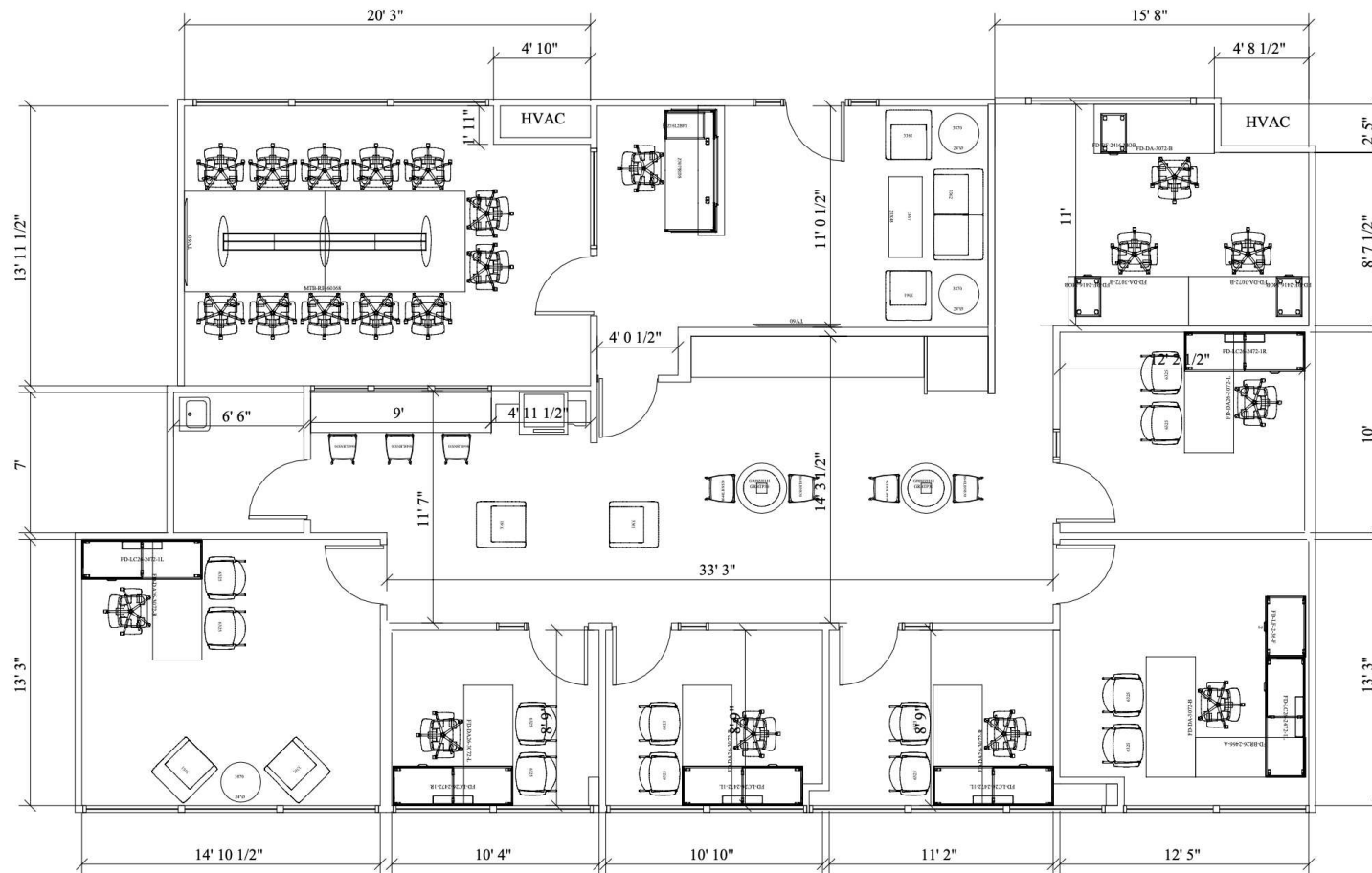
ADDITIONAL PHOTOS



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## FLOOR PLANS





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## RETAILER MAP

