

OFFICES FOR LEASE



GC

REALTY & DEVELOPMENT, LLC.



Flexible Sizes & Layouts for Immediate Occupancy

400 W Lake St, Roselle, IL 60172

Ian Pattison: (847) 650-3124 /// ian@gcrealtyinc.com

GC Realty & Development LLC 219 E. Irving Park Rd. Roselle IL 60172

All information deemed accurate but not guaranteed.

Lease Price: \$14/SF MG



PROPERTY INFORMATION

- ◆ **Building Size:** 34,050 RSF
- ◆ **Land Area:** 4.4 Acres
- ◆ **Year Built:** 1980
- ◆ **Parking:** 200 Stalls
- ◆ **Traffic:** 31,791 VPD (2022)
- ◆ **Proximity:** Less than 3 Miles East of I-390 &
Less than 3 Miles West of I-355
- ◆ **County:** DuPage
- ◆ **Zoning:** B-5 Arterial Business District
- ◆ **Utilities:** Separate Meter Electricity/Data
- ◆ **Accessibility:** Fully ADA Compliant

#110A	1,400 SF
#111B-C	1,650 SF
#214	1,470 SF
#200	975 SF
#202	1,345 SF
#206	1,130 SF
#200-206	3,450 SF
#304-308	1,785 SF
#312-316	1,310 SF
3rd North	3,095 SF
#310-314	2,250 SF
#318	1,170 SF
3rd South	3,420 SF

PROPERTY SUMMARY

Enjoy Below Market Rental Rates at this Beautiful Office Property in Close Proximity to Major Tollways and Retailers, Heavy Daily Traffic on Busy Lake Street/Route 20 Make this a Great Opportunity to Lease in an Area with Exceptional Local Demographics

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