

2600 WARRENVILLE ROAD

Available for Lease

DOWNERS GROVE, ILLINOIS



PROPERTY DETAILS

- Suite 205 - 3,570 SF | 75% office / 25% storage area
- Suite 212 - 4,077 SF | 100% office

Rental Rate: \$14.50/SF Gross

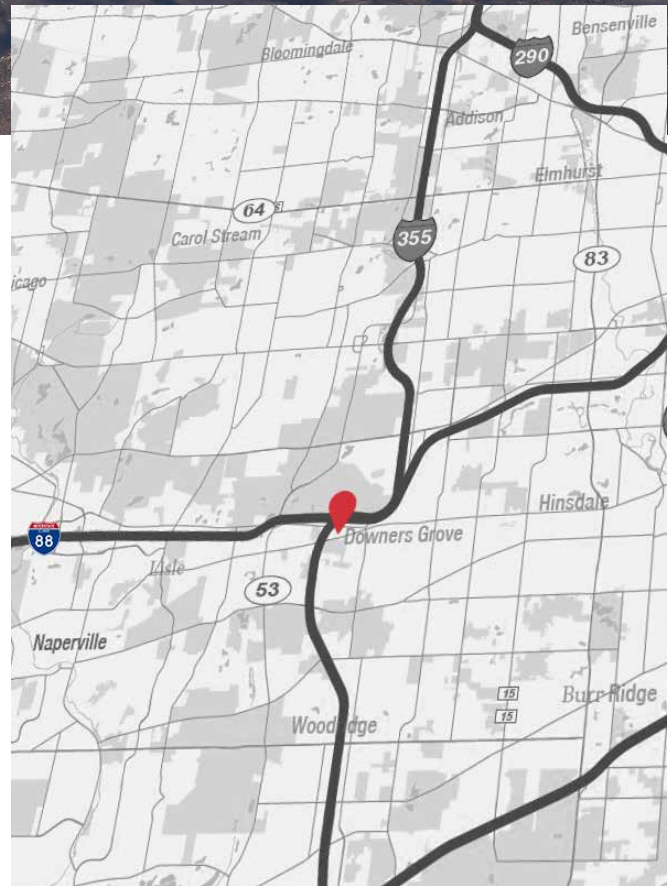
- Suite 210 - 3,251 SF | 30% office / 70% warehouse or loft office capabilities

Rental Rate: \$12.50/SF Gross

CAM: \$2.80/SF | Taxes: \$1.15/SF

- *No common areas shared with other tenants*
- *No internal exposure to other tenants*
- *No elevator*
- *Tenant controlled HVAC*

- Access to the amenities at 2300 Warrenville Road which include conferencing, deli, fitness center
- AT&T fiber and Comcast available
- Parking ratio: 3.40/1,000 SF
- Monument signage available along Warrenville Road
- Located 1/2 mile to I-88 and I-355 Ogden Avenue access



Tom Gnadt

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Adam Johnson

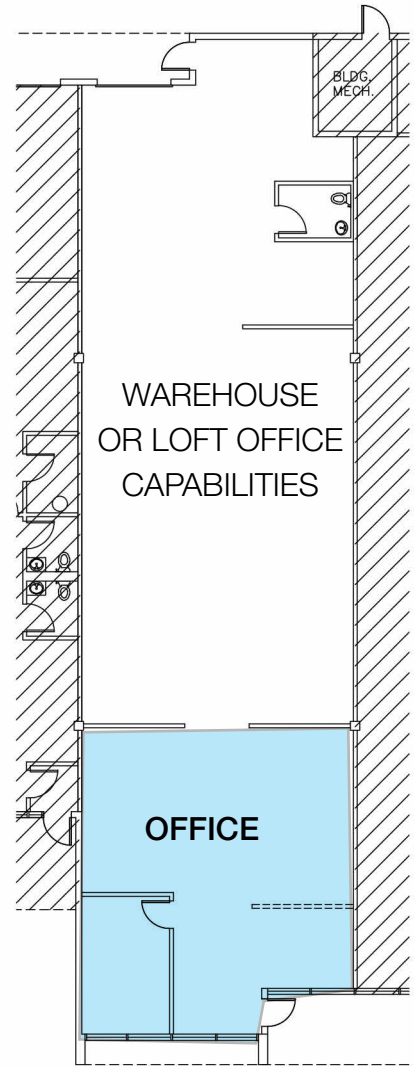
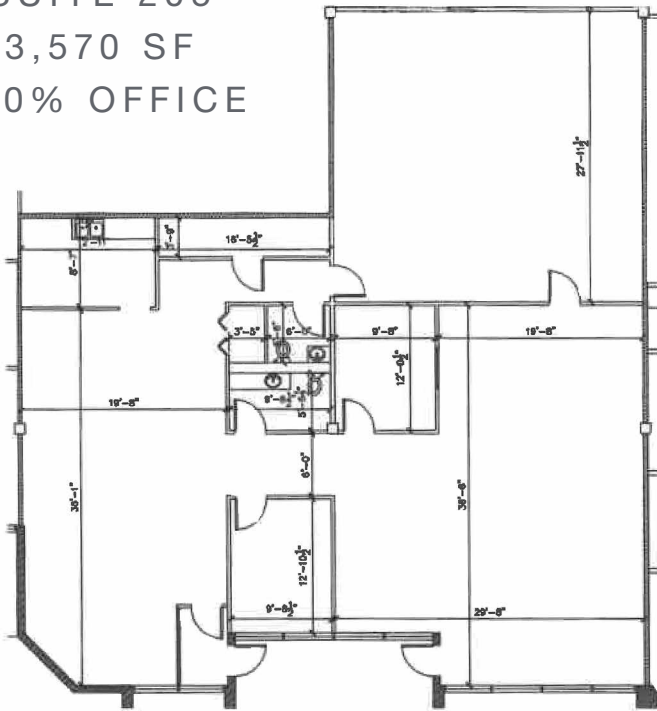
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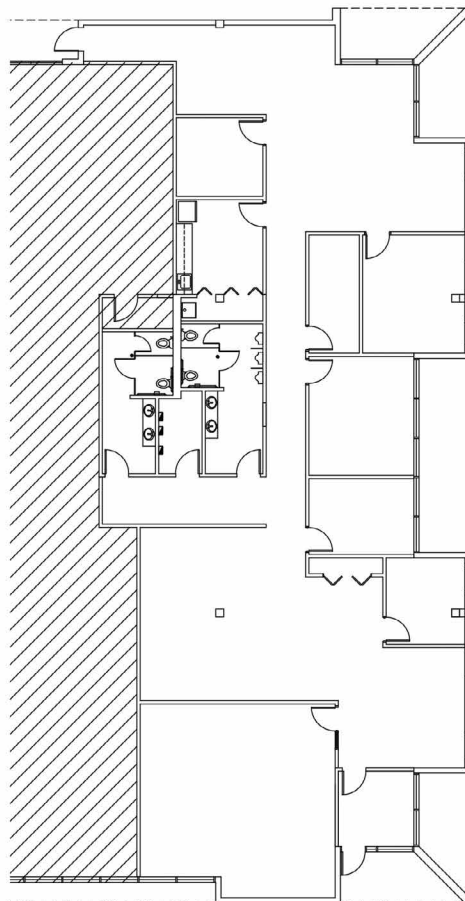
3,251 - 4,077 SF Available

SUITE 205
3,570 SF
100% OFFICE



SUITE 210
3,251 SF

SUITE 212
4,077 SF



Owned & Managed by:



RE Development
Solutions