

2600 WARRENVILLE ROAD

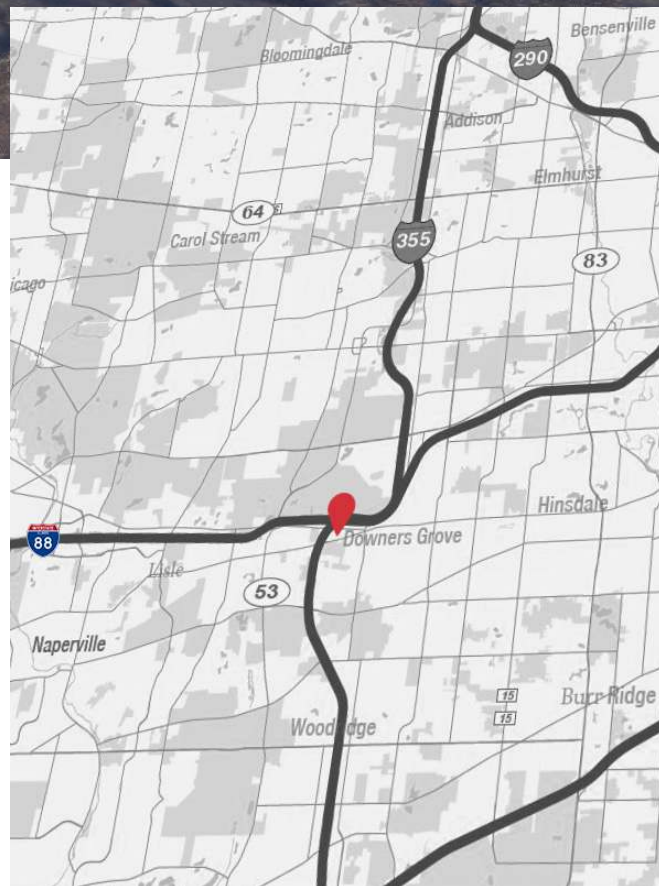
Double Free Rent Opportunity

DOWNERS GROVE, ILLINOIS



PROPERTY DETAILS

- Suite 205 - 3,570 SF | 100% office
- Suite 210 - 3,251 SF | 30% office / 70% warehouse or loft office capabilities
- Tenant controlled HVAC
- AT&T fiber and Comcast available
- Parking ratio: 3.40/1,000 SF
- Monument signage available along Warrenville Road
- Under new Ownership & Management
- Located 1/2 mile to I-88 and I-355 Ogden Avenue access
- New parking lot Spring 2019
- Rental Rate:
 - Suite 205 - \$15.50/SF Gross
 - Suite 210 - Negotiable
- CAM: \$2.80/SF | Taxes: \$1.15/SF



2 Months of Free Rent Per Lease Year

With Lease Signed now thru

September 1, 2019*

*minimum 3 year lease

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