

# PREMIERE HINSDALE SUITE FOR LEASE

40 E. Hinsdale Ave. Suite 200  
Hinsdale, IL 60521

Office/Retail/Medical  
2,300 SF



## PROPERTY OVERVIEW

A rarely available and highly sought after downtown Hinsdale suite at the corner of Hinsdale Ave. and Garfield St. Directly across from the Hinsdale Metra station, this highly visible corner site is within a mixed-use building featuring the brand-new Hinsdale Prime Steak restaurant:

- Fully built-out office space with a front desk area and 12+ cubical-style desks
- Two spacious private offices
- Conference room with seating for 8 and a glass window to the rest of the office space
- Kitchenette with a dishwasher, sink, and microwave
- Equipment room for technology storage
- Bose® sound system and radio
- ADA bathrooms
- Two spacious storage closets
- Elevator and stairs to this second floor Suite
- Lots of natural light from the wrap-around windows
- Highly visible signage opportunities

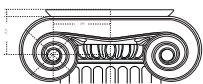
## LOCATION

This iconic building anchored by Hinsdale Prime Steak is located in the heart of the Downtown Hinsdale Historic District, which is well known for its local shopping, dining and entertainment. The area is also home to many national tenants such as Starbucks, Salon Lofts, Einstein Bros. Bagels, Casa Margarita, Fuller's Home & Hardware, Fuller House and more.

There is ample parking, including a 50-car parking lot behind the building. The site is located just 100 ft from the Hinsdale Metra train stop with over 1,100+ passengers daily. Downtown Hinsdale is conveniently accessed by highways including I-294 and Route 83.

## LEASE RATE

PLEASE INQUIRE



THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting

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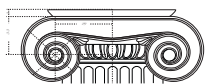
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## INTERIOR PHOTOS



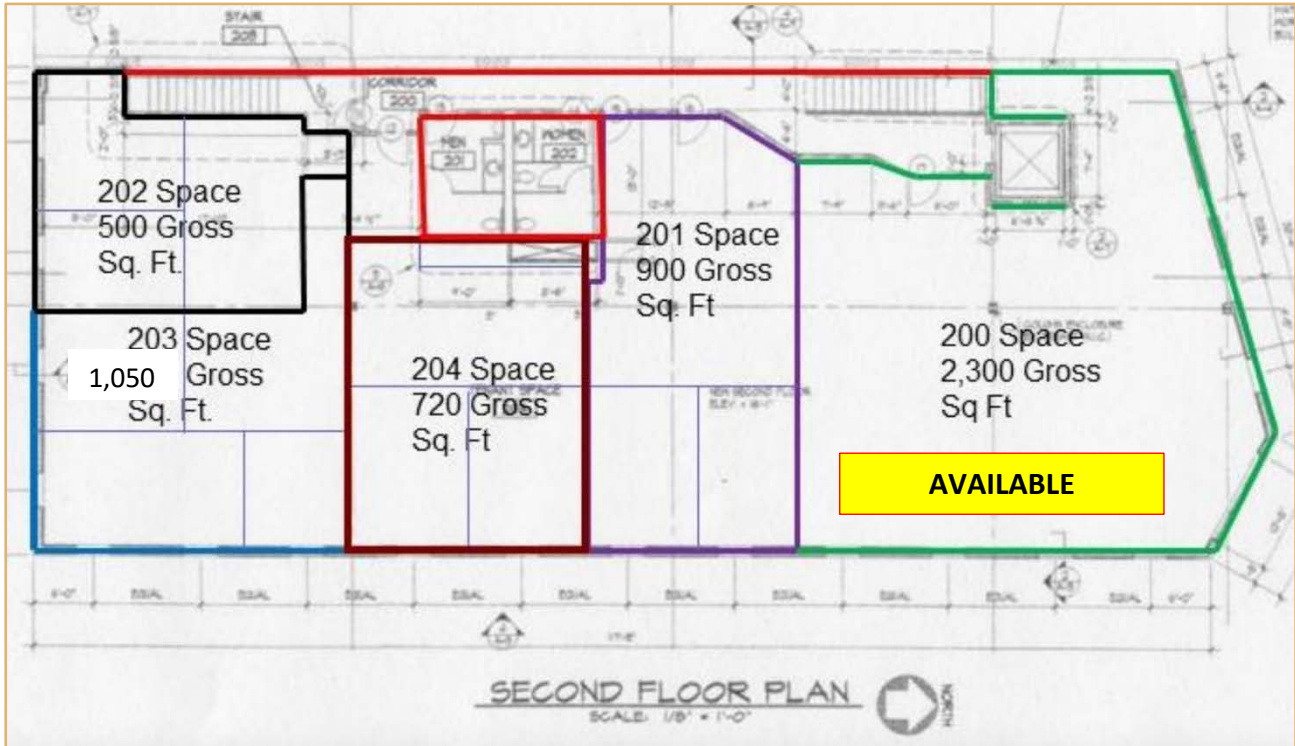
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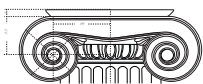
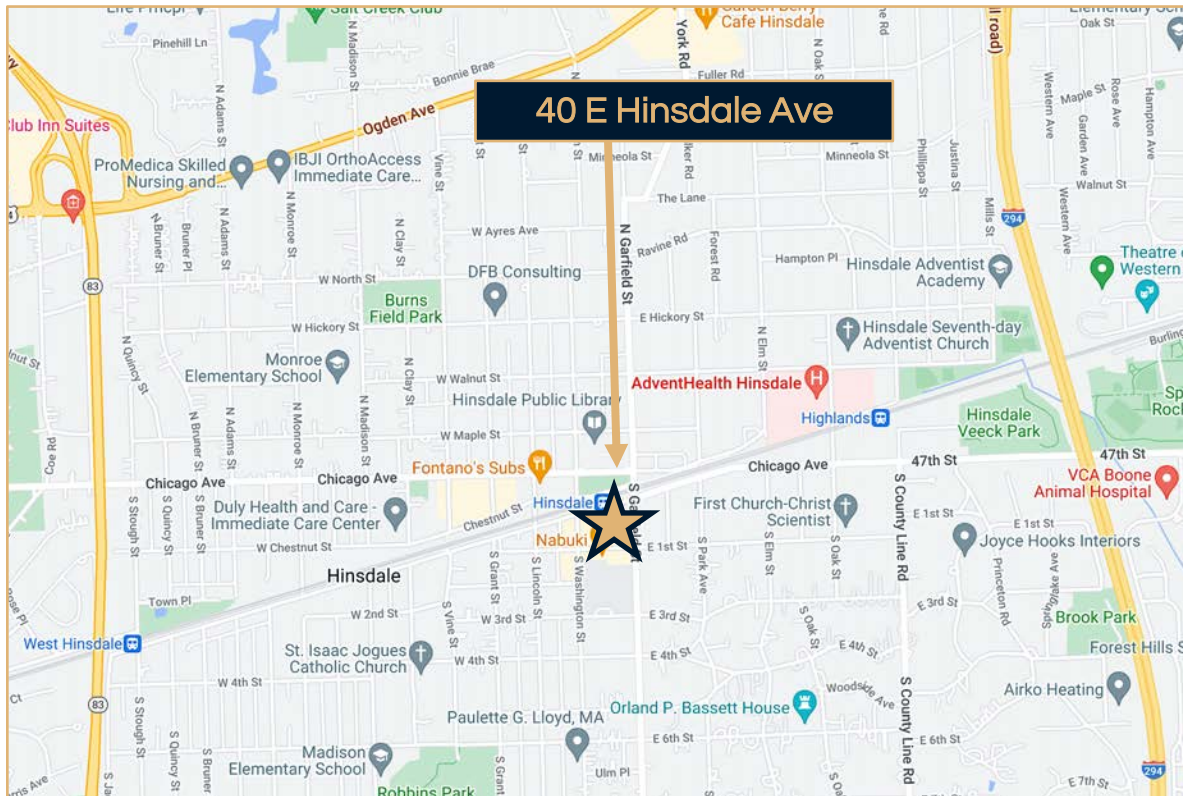
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**FLOOR PLAN – Suite 200 – 2,300 SF**



**LOCATION MAP**



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