



Each office independently owned and operated

KAMMES COMMERCIAL

1417 N Main St
kammescommercial.com
Wheaton, IL 60187

FOR SALE

OFFICE BUILDING

1 TRANSAM PLAZA

1 TRANSAM PLAZA DR STE 320 | OAKBROOK TERRACE, IL 60181



PRESENTED BY:

LANCE KAMMES

Broker, CCIM
630.868.6300

MICHAEL KAMMES

Senior Associate
630.793.0432
IL #475.193954

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PROPERTY DESCRIPTION

Fantastic opportunity to own over 6700sqft of wide-open office space located in the heart of Oak Brook Terrace! This amazing unit sits on the 3rd floor with an expansive window line achieving plenty of natural light and views. Move in suite with inviting reception area, 7 private offices, large common areas, Tec room, beautiful conference room, lounge area for decompressing, and kitchen. This Prestigious building has streetlight easy access to complex, excellent proximity to expressway, 19 miles to Chicago and only 30 minutes to O'Hare. Don't miss out!

PROPERTY HIGHLIGHTS

- 6,755 SF Unit
- Zoned C
- Ideal for office use
- Prime location in OAKBROOK TERRACE
- Ample parking space

OFFERING SUMMARY

Sale Price:	\$899,000
Unit Size:	6,755 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,589	35,546	101,826
Total Population	11,040	88,952	265,326
Average HH Income	\$113,618	\$138,131	\$166,652



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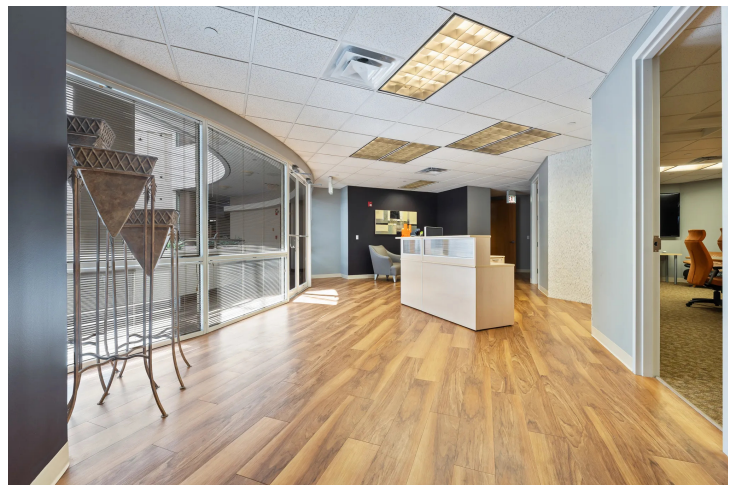
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ADDITIONAL PHOTOS

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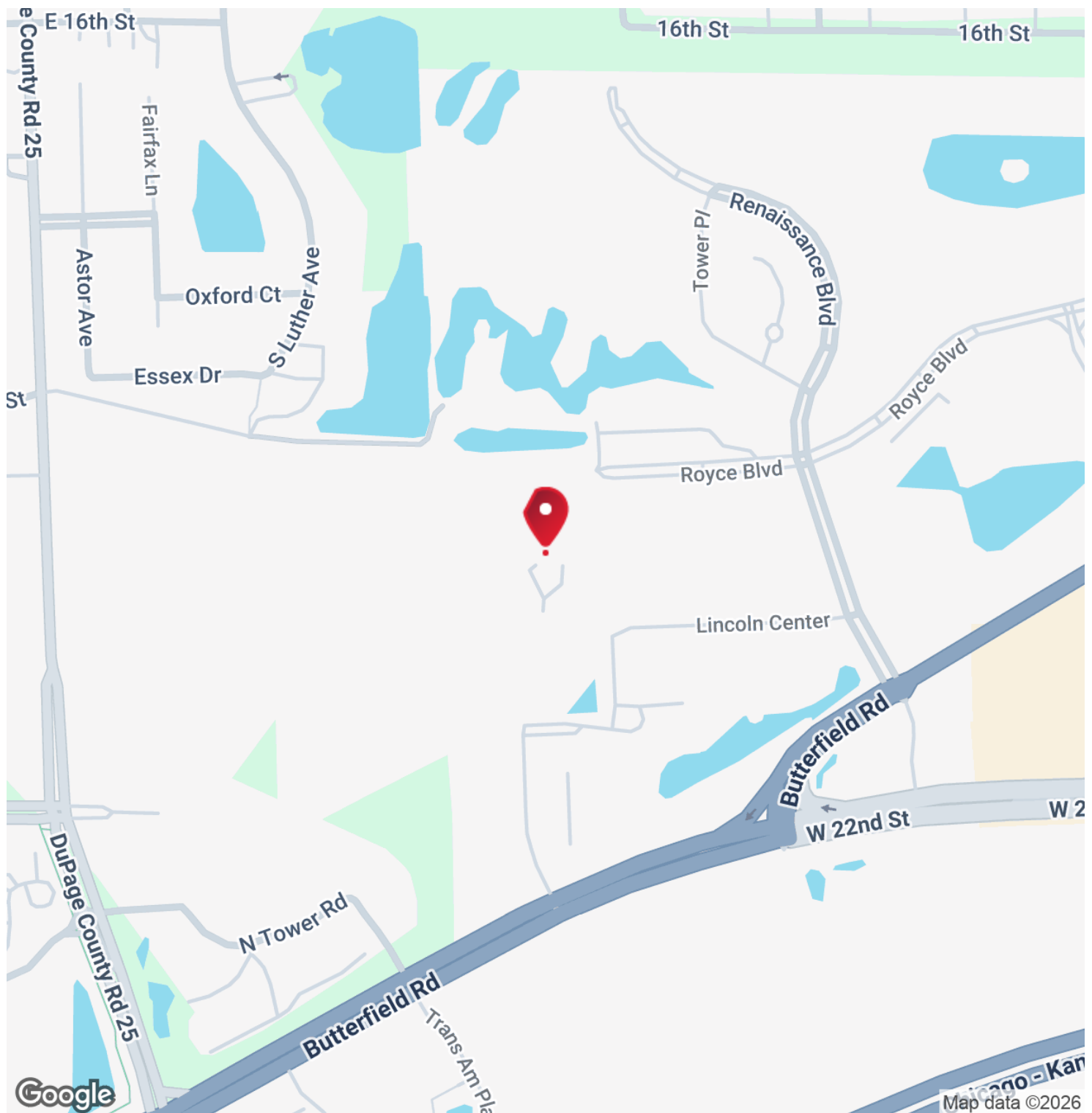
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LOCATION MAP

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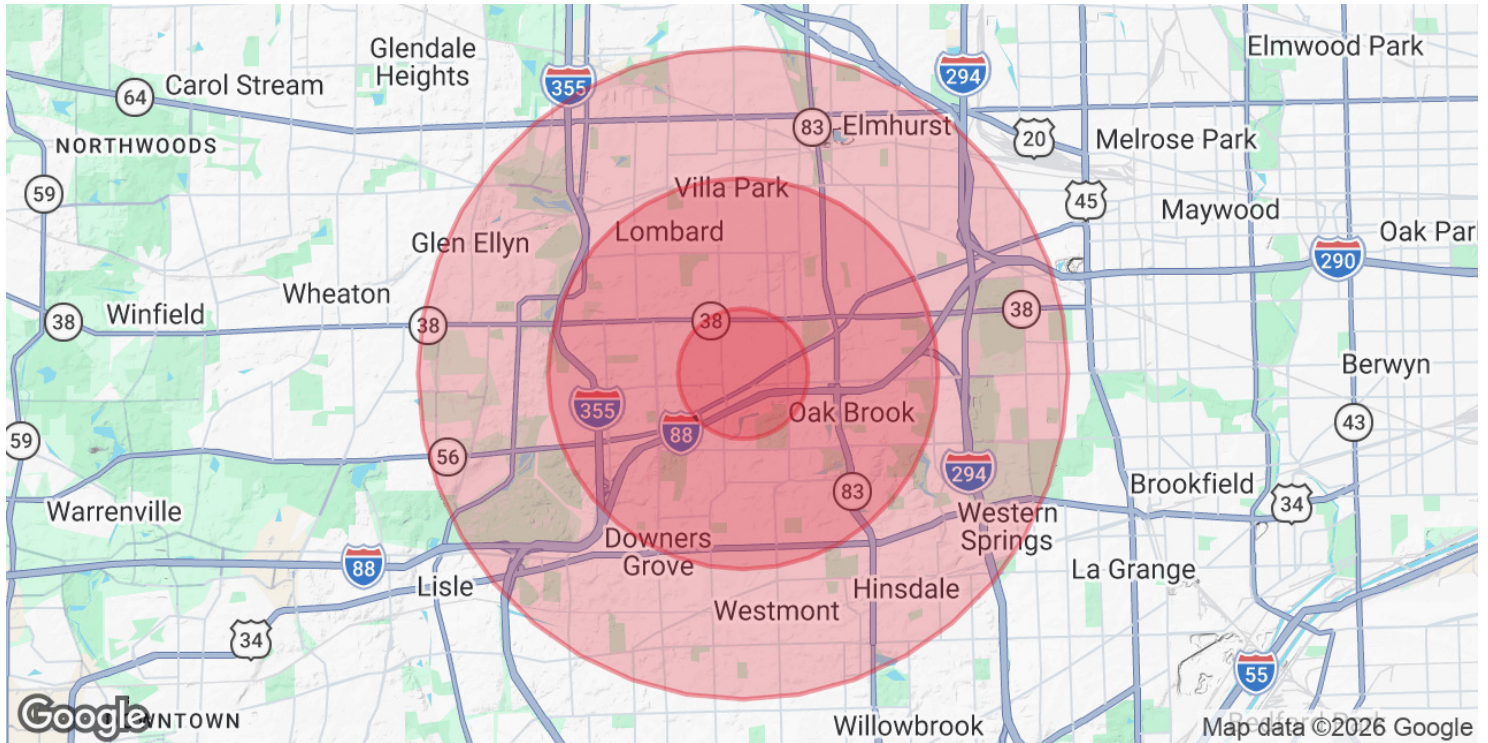
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	11,040	88,952	265,326
Average Age	38.7	42.5	41.9
Average Age (Male)	36.4	41.8	41.5
Average Age (Female)	41.1	43.5	42.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	4,589	35,546	101,826
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$113,618	\$138,131	\$166,652
Average House Value	\$337,312	\$438,267	\$508,855

2023 American Community Survey (ACS)



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