



DOWNTOWN WESTERN SPRINGS OFFICE SUITES

901 W Burlington Avenue
Western Springs, IL 60558

PEARSON
realty group



DOWNTOWN WESTERN SPRINGS OFFICE SUITES

901 W BURLINGTON AVENUE
WESTERN SPRINGS, IL 0558

EXCLUSIVELY PRESENTED BY:



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PROPERTY SUMMARY

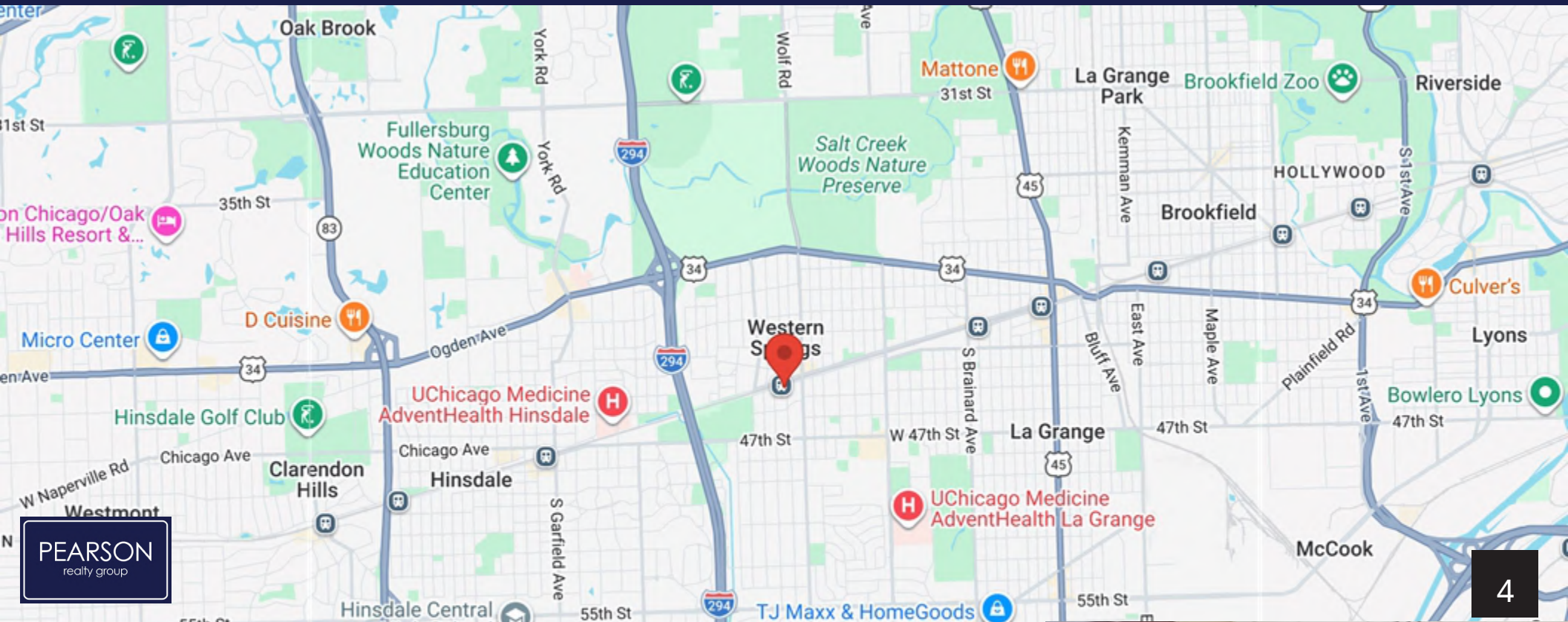
Units Available	2BR, 207, 208, 209 (able to be combined)
Type	Office
Zoning Type	C1 - Commercial
Building Size	±16,121 SF
Lot Size	±8,712 SF
Year Built	1925
Parking	Street & Municipal
Stories	2
Elevator	Yes

901 W Burlington Avenue presents a rare opportunity to lease professional office & retail space in the heart of Downtown Western Springs. Situated on the second floor above BMO and directly across from the Western Springs Metra station, the property offers unmatched commuter convenience, visibility, and prestige. Multiple suites ranging from approximately 400 to 3,750 square feet provide flexibility for both established firms and growing businesses. The building is elevator-served and offers abundant street parking directly in front, enhancing accessibility for clients and employees alike. Offered on a gross lease basis with utilities included, these offices combine professional presence with the charm and accessibility of an affluent, walkable downtown setting.



LOCATION HIGHLIGHTS

- Multiple second-floor office suites available, ranging from ±400 SF to ±3,750 SF. Gross lease structure – Gas, Electric, Water, Heat, and A/C included. Tenants responsible for phone, internet, and optional services only.
- Suite 208: ~1,150 SF @ \$38/SF/YR (\$3,642 monthly) (Available 4/15)
- Suite 209: ~725 SF @ \$40/SF/YR (\$2,417 monthly)
- Suite 208 + 209 (can be combined): ~1,900 SF @ \$38/SF/YR
- Suite 2BR : ~400 SF @ \$40.50/SF/YR (\$1,350 monthly)
- Suite 207: ~450 SF @ \$42.67/SF/YR (\$1,600 monthly)
- Suite 2BR + 207 (can be combined): ~850 SF @ \$41.65/SF/YR (\$2,950 monthly)
- SW Wing: Up to approximately 3750 SF @ \$38PSF



LOCATION HIGHLIGHTS

- Prominent second-floor offices above BMO in Downtown Western Springs.
- Directly across from the Western Springs Metra Station.
- High-visibility corner building in the heart of Old Town Western Springs.
- Elevator-served building.
- Ample street parking directly in front of the property.
- Strong pedestrian traffic driven by commuter rail and downtown activity.
- Surrounded by restaurants, cafes, retail, and service-oriented businesses.
- Established professional office environment with strong building reputation.
- Convenient access to major suburban corridors and surrounding communities.



901 BURLINGTON AVENUE • UNIT #2BR



901 BURLINGTON AVENUE • UNIT #207



901 BURLINGTON AVENUE • UNIT #207



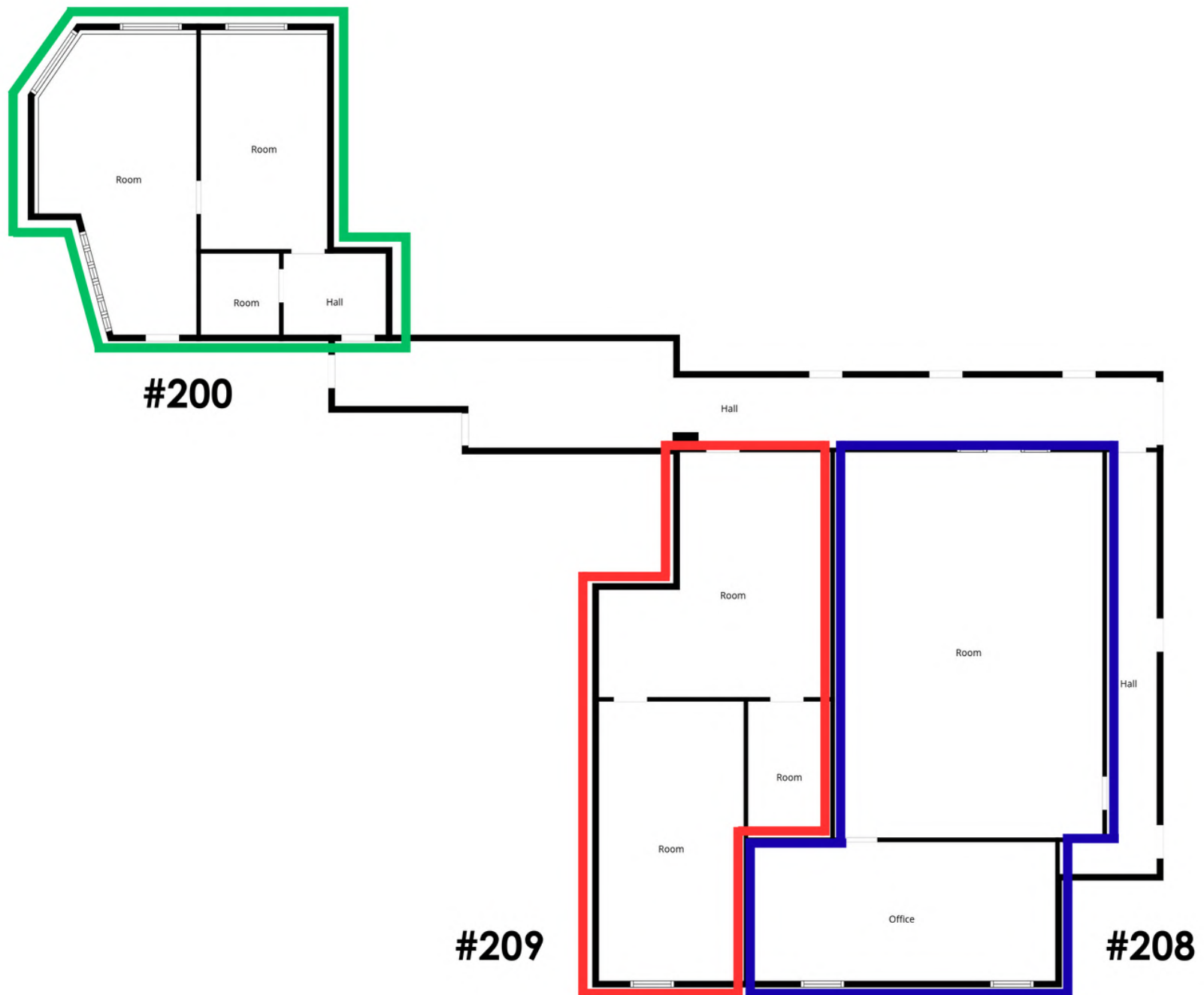
901 W BURLINGTON AVENUE • UNIT #208



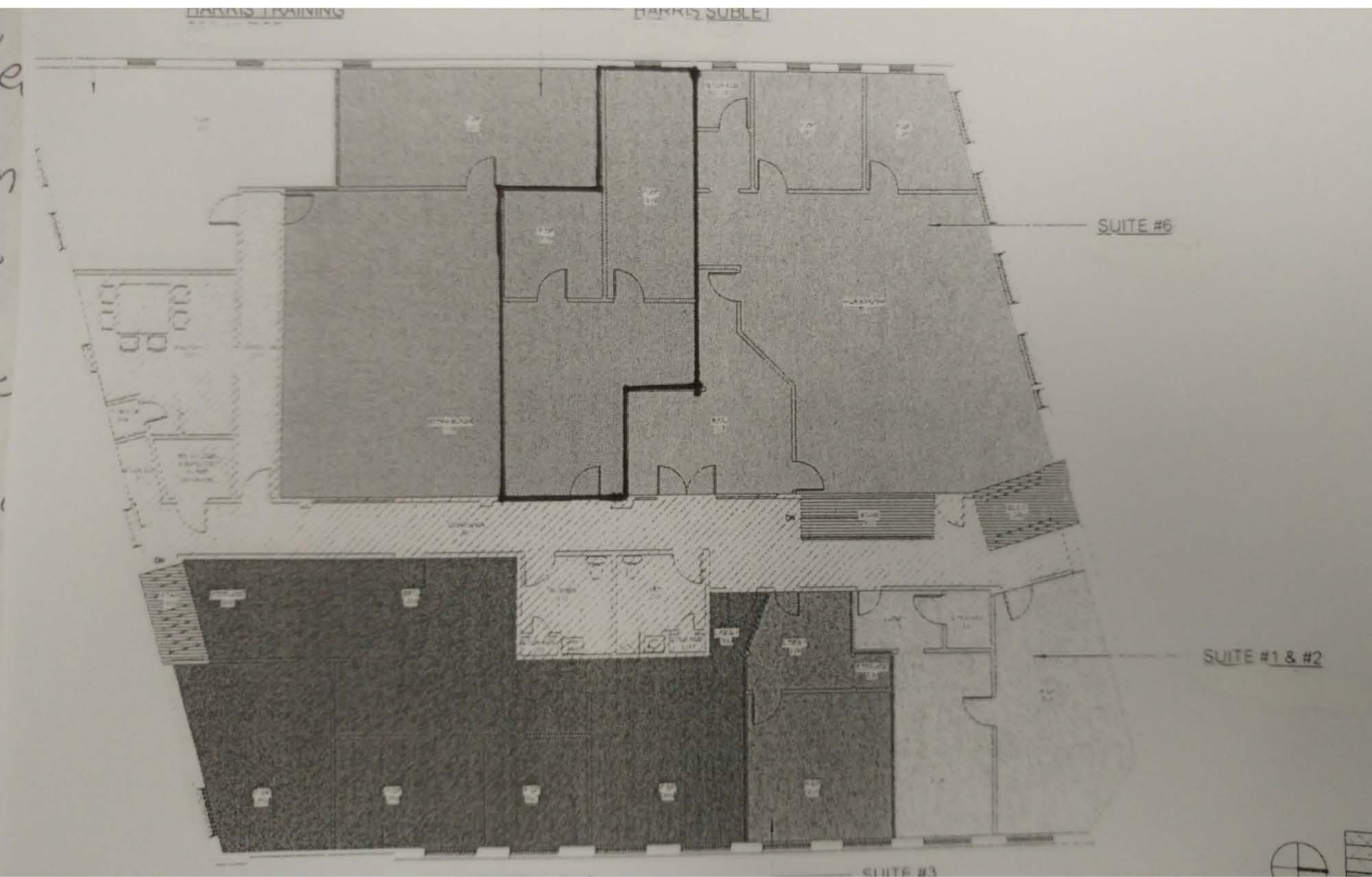
901 W BURLINGTON AVENUE • UNIT #209



901 W BURLINGTON AVENUE • FLOORPLAN



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