



The Twins

4550 W 103rd St, Oak Lawn, IL 60453

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The Twins

Coming April 2025: The Twins office complex is proud to offer a variety of professional office spaces available for lease. Following a complete remodel you can choose from individual small offices starting at 115 sf up to a 2100 sf suite of built to suit space. With easy access to Cicero and 103rd and spacious free parking and elevator, this opportunity is rarely available. Rent starts at \$500 per month with all utilities and wi-fi included. Two year minimum lease term. Professional office space looks and feels brand new in this totally remodeled building. Please see attached floor plans for the third floor which shows the varying offices and suites available for lease. Photos shown here are the template for the redesign and will closely resemble finished spaces. Water/ sinks, kitchenettes available as additional options in some of the office spaces.



Rental Rate:	See Description Below
Total Space Available:	7,500 SF
Min. Divisible:	115 SF
Max. Contiguous:	2,100 SF
Property Type:	Professional Office Suites
Center Type:	Community Office Complex
Gross Leasable Area:	30,981 SF
Walk Score ®:	76 (Very Walkable)
Transit Score ®:	36 (Some Transit)
Rental Rate Mo:	Varies

1st Floor Ste 102

Space Available	1,120 SF
Rental Rate	\$20.36 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

Space share suite 102, the prime space at 4544 West 103rd, "The Twins". Share general reception, conference and break room with a legal office. Private offices x 2 with additional office space between. Available 11/1/24. Excellent suite on ground level, beautifully maintained with over 2200 s.f. total to be shared with an attorney. Conference room, kitchenette, reception area and private offices. 24/7 access, great parking, elevator and janitorial. Excellent location, access, visibility near Cicero and W. 103rd in Oak Lawn. Building is nicely maintained. Neighborhood feel.

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Ste 200A

Space Available	315 SF
Rental Rate	\$925/mo.
Date Available	April 01, 2025
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2-5 Years

All utilities and wifi included.

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Ste 203

Space Available	2,100 SF
Rental Rate	\$5250
Date Available	April 01, 2025
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	2 - 10 Years

Former orthodontist office, now white boxed and able to be built to suit, 2100 sf. Gas and electric utilities not included. Wifi included.

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Ste 300

Space Available	175 - 425 SF
Rental Rate	See Description
Date Available	April 01, 2025
Service Type	Full Service
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Office space 300A is 250 rentable sf for \$900 a month, utilities and wifi included. Office space 300B is 175 rentable sf for \$700 a month, utilities and wifi included. 300 A and B can be combined with a walk thru at \$1500 a month and sinks can be added for the additional \$50 per room.

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Ste 301

Space Available	115 - 920 SF
Rental Rate	See Description
Date Available	April 01, 2025
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Suite 301 which is divisible, up to 8 offices with a minimum of 115 rentable sf single internal office for \$500 gross with free wifi up to a maximum single office size of 350 sf corner office for \$1000 gross but the entire suite of 8 offices rents for \$5,000. Gas and electric not included in the suite pricing. Sinks can be added to most rooms for a negotiated monthly cost.

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Ste 302

Space Available	125 - 920 SF
Rental Rate	See Description
Date Available	April 01, 2025
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Suite 302 which is divisible up to 4 offices ranging individually from 125 to 305 rentable sf with gross with free wifi and pricing from \$525 to \$900 with all utilities included. The entire suite is 920 rentable sf for \$2,400 a month with gas and electric not included. Sinks may be added to most rooms for a negotiated monthly cost.

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Ste 303

Space Available	860 SF
Rental Rate	\$2000/ mo.
Date Available	April 01, 2025
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Suite 303 not divisible is 860 sf rentable with 4 offices and kitchenette and reception area. Gas and electric utility split not included.

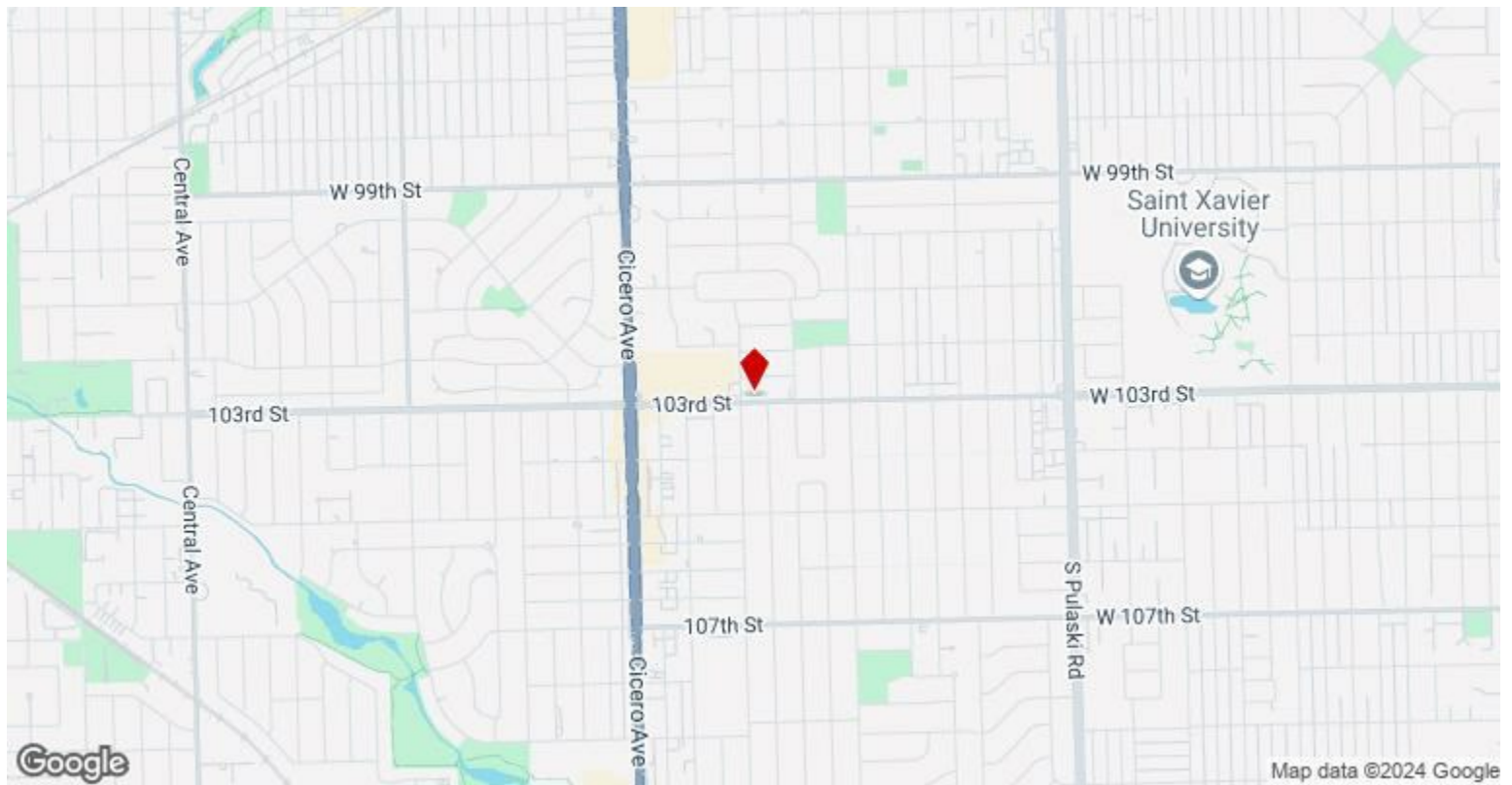
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Ste 304

Space Available	840 SF
Rental Rate	\$1925/ mo.
Date Available	April 01, 2025
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Suite 304 not divisible is 840 rentable sf with 3 offices, kitchenette and reception area. Gas and electric utility split not included.

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Coming April 2025: Fully Remodeled Office Spaces at The Twins Office Complex

Be the first to lease in a completely remodeled professional office building! The Twins Office Complex offers a variety of customizable office spaces, ranging from small individual offices to expansive suites up to 2,100 square feet. Select the size and layout that best fits your business needs, with options for built-to-suit spaces.

Key Features:

Brand-New Remodel: Enjoy the fresh, modern design throughout the entire building.

Flexible Space Options: Choose from a variety of office sizes to suit your business.

Prime Location: Conveniently located near Cicero and 103rd, providing easy access for you and your clients.

Free Parking: Ample, hassle-free parking included.

Elevator Access: Easy access to all floors.

Utilities Included: For individual office spaces, rent starts at just \$500/month, covering all utilities, including Wi-Fi.

Customizable Amenities: Water, sinks, and kitchenettes available as additional options in select spaces.

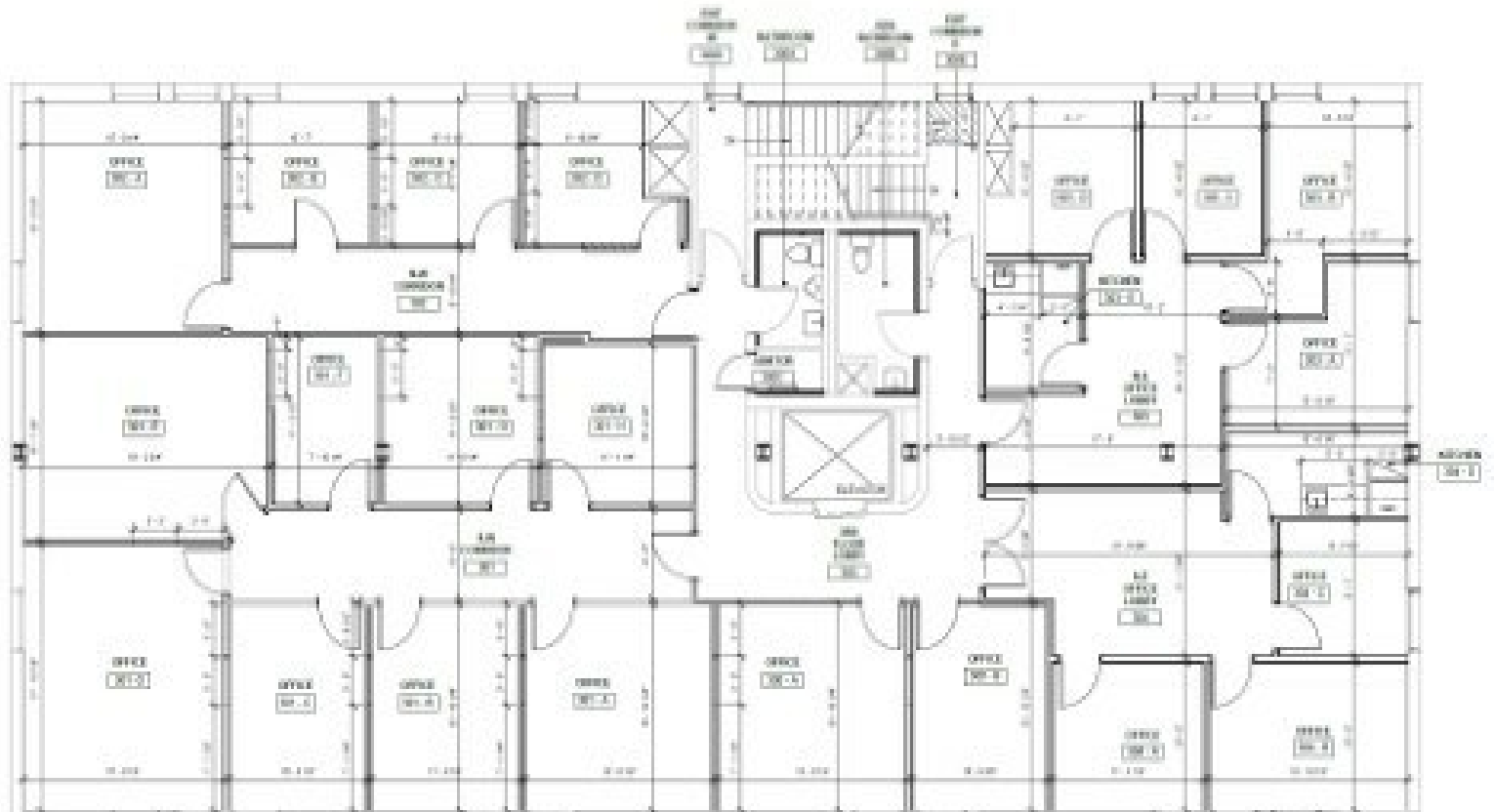
Third Floor Available: The entire third floor is up for lease, with multiple configurations possible. Photos and floor plans are available and reflect the modern, finished look of the spaces. Additionally the 2100 sf former orthodontist's office on the second floor is also available.

Don't miss this rare opportunity to establish your business in a fully remodeled, professional environment. Minimum two-year lease term.

Contact us today and secure your space!

Please Note: The photographs included here are included as examples only of the template for finishes to be used throughout the newly remodeled spaces when the remodel is completed.

Property Photos



Building Photo