

AVAILABLE FOR LEASE

1263 S. Highland Ave.
Suite 1E
Lombard, IL 60148

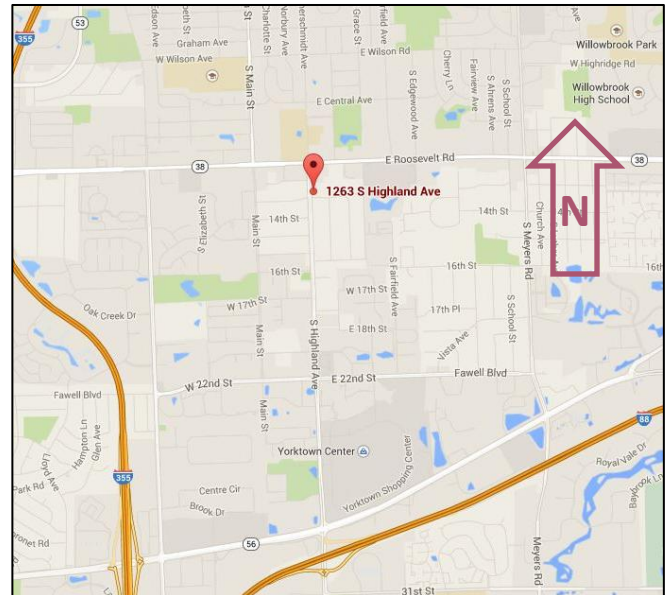


300 SF

OFFICE
SPACE

\$22.00 PSF
Modified Gross

- Available 8/1/26
- 300 SF first floor suite
- Minutes to I-88, I-355 and I-294
- 24-hour access, 3 shared washrooms (2 ADA) and shared kitchenette.
- On-site management by Key Investment & Management Inc.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess

Office: 630.932.5757

khess@key-investment.com



7/6/2026

Real Estate

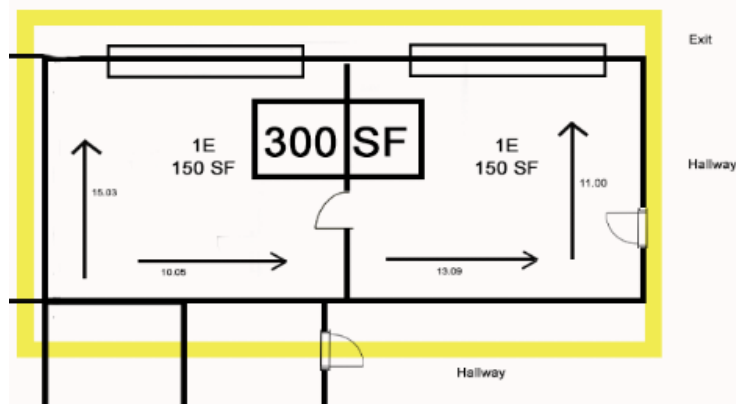
Brokerage

Leasing

Management

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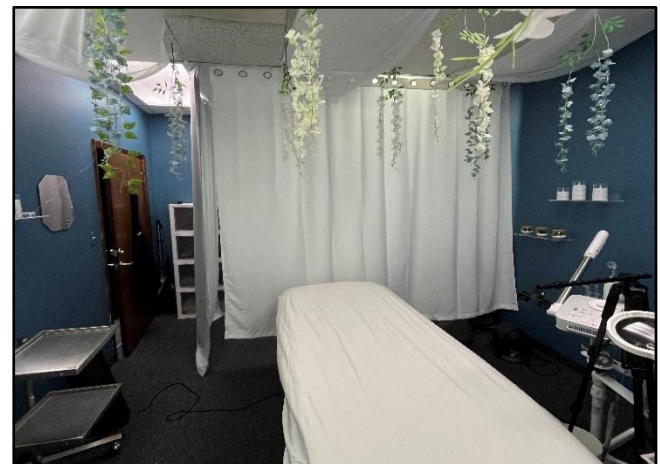


All dimensions are approximate. Drawing not to scale.

PROPERTY SPECIFICATIONS

Building Size:	10,000 SF
Available Space:	300 SF
Year Built:	1968
Zoning:	O – Office District
Parking:	Open Lot
Ceiling Height:	9'
Power:	100 AMP
Washrooms:	3 shared (2 ADA)
Sprinklered:	No
Utilities:	Pro rata shares of gas, elec., refuse, and water/sewer.
Real Estate Taxes:	Included
CAM:	Included
Possession:	8/1/26
Lease Term:	1 year

Lease Rate: **\$20.00 PSF Modified Gross**
\$550.00 Per Month



Real Estate

Brokerage

Leasing

Management

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