

UNDER NEW OWNERSHIP
BY INTEGRATED
PROPERTY GROUP, LLC



AVAILABLE OFFICE
SUITES FOR LEASE

Waterfall Glen



900 S Frontage Rd, Woodridge, IL

Property Highlights

This 3 story glass & masonry Multi-Tenant office building is located just off of I-55 and Lemont Road and provides easy access to Chicago, I-355, I-294 and Midway Airport. featuring Class A Office Spaces with gorgeous window lines overlooking the pond ranging in size from 2,000 SF to 12,000 SF.

All information contained herein is from sources deemed reliable and is submitted subject to errors and omissions and to change of price or without notice.

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CONTACT

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FEATURES

Beautiful views overlooking pond

70,130 SF Total Building SF

1,900-12,000 SF Available

Renovations in Progress

Under New Ownership and Management By Integrated Property Group, LLC.

Janitorial Services

Ample Parking

Multiple Uses Accepted

Ideally Located with Easy Access to I-55, I-355 & I-294

Lease Rate: Subject to Offer

CAM: \$6.30 PSF

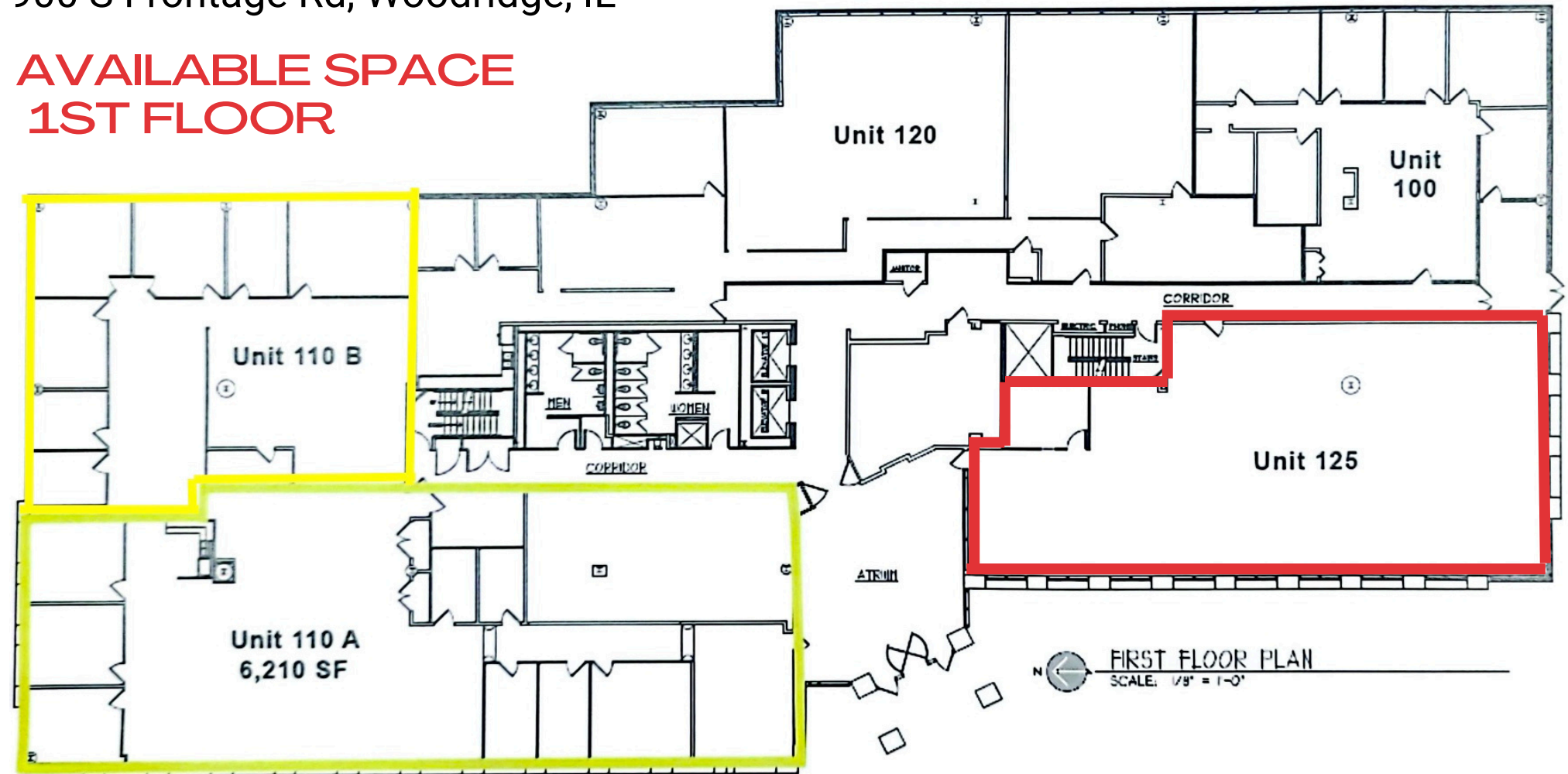
Taxes: \$1.70 PSF



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AVAILABLE SPACE 1ST FLOOR



Suite 110: 9,781 SF Divisible

Suite 110A: 6,210 SF

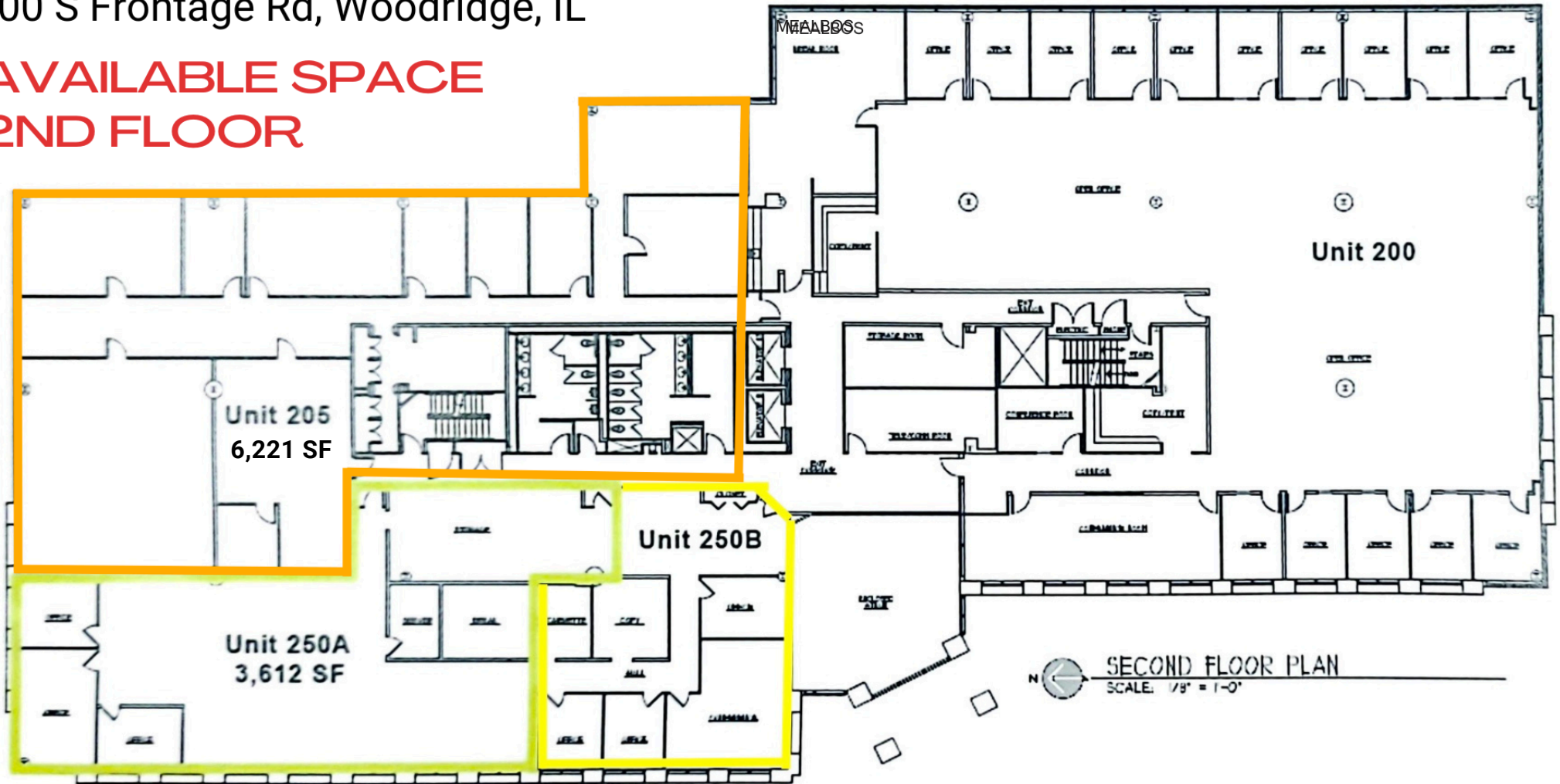
Suite 110B: 3,571 SF

Suite 125: 3,795 SF

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AVAILABLE SPACE
2ND FLOOR



Suite 250: 5,524 Divisible

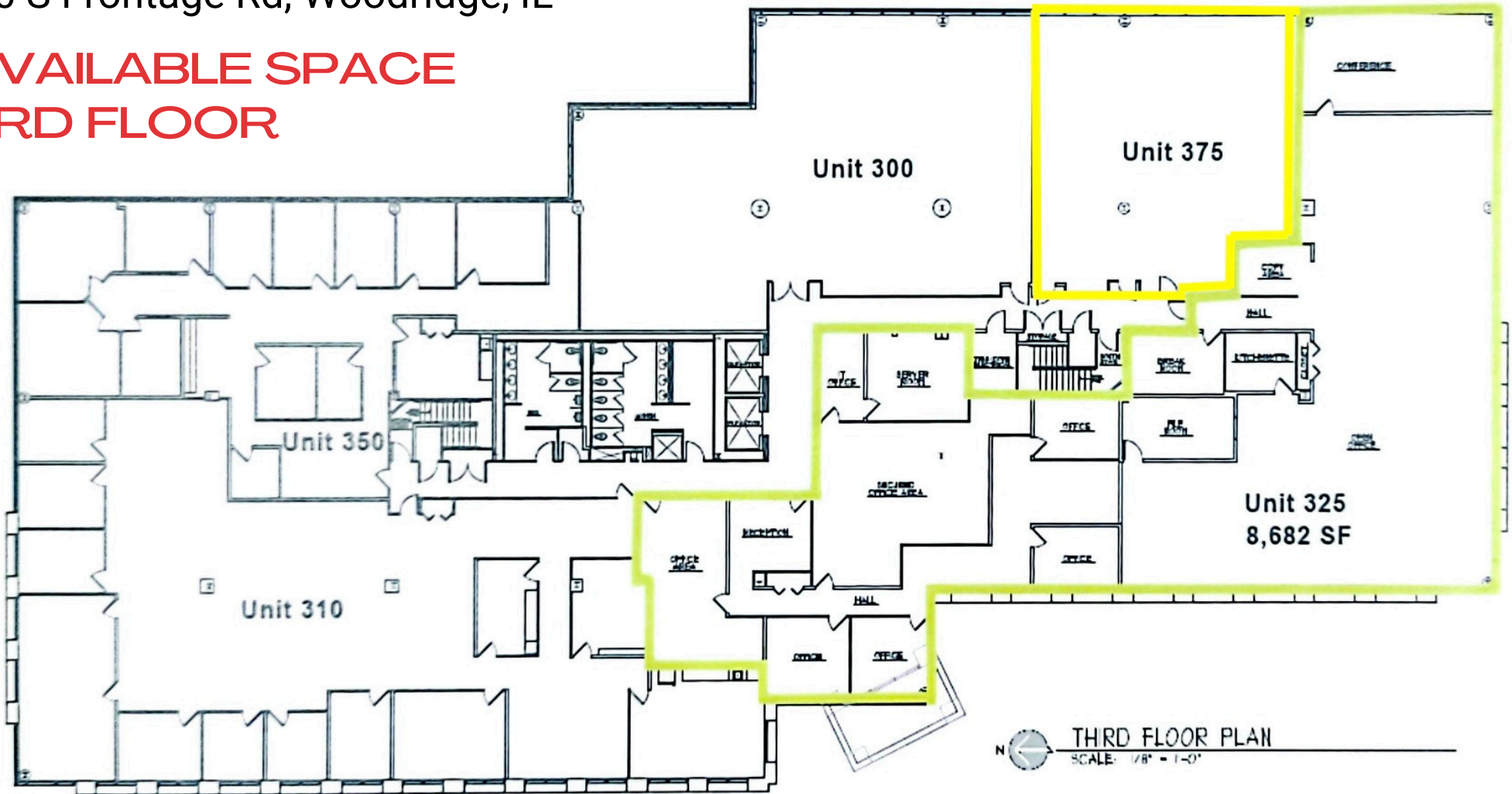
Suite 250A: 3,612 SF

Suite 205: 6,221 SF

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AVAILABLE SPACE
3RD FLOOR



Suite 325: 8,682 SF

Suite 375: 2,190 SF