

EXECUTIVE SUMMARY

1080 NERGE ROAD



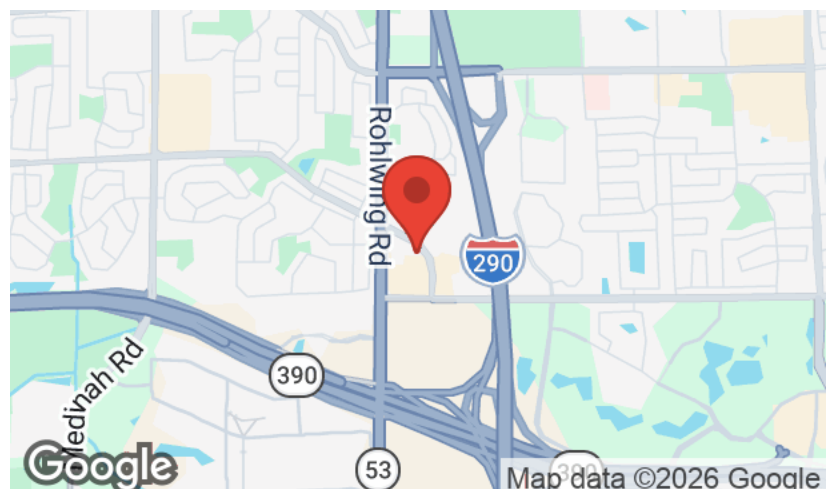
OFFERING SUMMARY

AVAILABLE SF:	5,001
LEASE RATE:	\$17.5 MG
LEASE TERM:	36-60 Months
FLOOR:	2nd floor: No Elevator
YEAR BUILT:	1983
RENOVATED:	2023
PARKING:	53 spaces
HVAC:	Roof Top Units
LIGHTING:	Updated LED
ZONING:	B-2

PROPERTY OVERVIEW

Welcome to 1080 Nerge Road, a beautifully updated 10,700 sq. ft. professional building offering a 5,001 sq. ft. second-floor office suite for lease. Fully renovated in 2023, this space combines style and functionality with modern glass accents, abundant natural light, and a clean, professional design that creates an inviting work environment.

The property is well-equipped for today's businesses, featuring updated LED lighting, efficient rooftop HVAC units, and 53 convenient on-site parking spaces. Zoned B-2 Commercial, the suite offers flexibility for a wide range of professional users. Its central location in Elk Grove Village places your business in the heart of a thriving commercial corridor, providing both visibility and accessibility.



KELLER WILLIAMS ONECHICAGO
700 Busse Hwy
Park Ridge, IL 60068

DAVID PIOTROWSKI
Senior Commercial Broker
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475.155906, IL

Each Office Independently Owned and Operated

PROPERTY PHOTOS

1080 NERGE ROAD



PROPERTY PHOTOS

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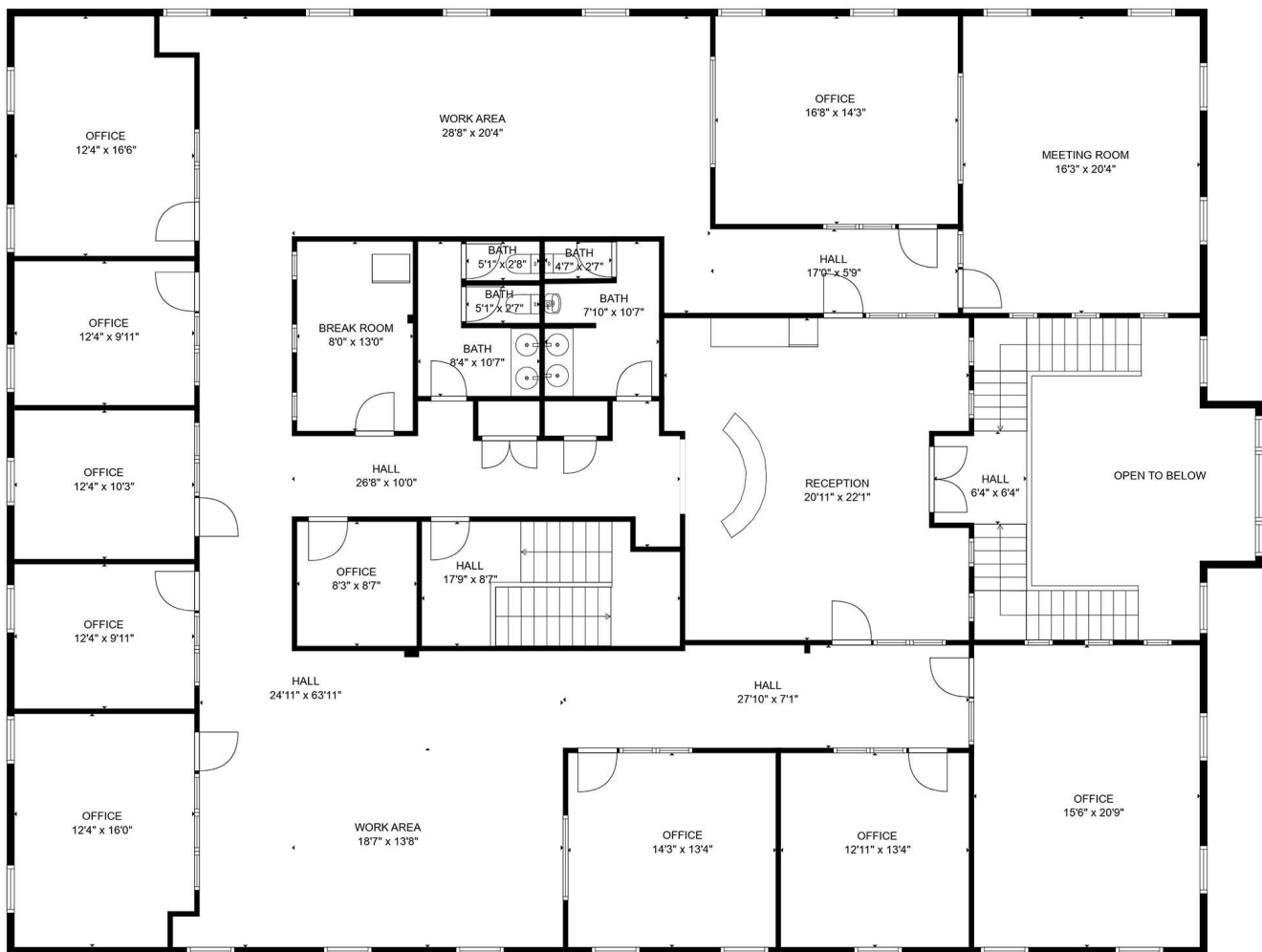


PROPERTY PHOTOS

1080 NERGE ROAD



1080 Nerge Rd. Elk Grove Village, IL



Measurements are approximate, actual may vary

PROFESSIONAL BIO

1080 NERGE ROAD



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PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners Now Keller Williams ONEChicago in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.

2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.

2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.

2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)

2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.

2018 – Joined Keller Williams Realty Partners.

2013 - Member of Mainstreet Organization of REALTORS®.

2011 – Licensed in the State of Illinois as Real Estate Broker.