

- + POTENTIAL REDEVELOPMENT OPPORTUNITY
- + 8-STORY OFFICE BUILDING
- + PRIME LOCATION WITH UNOBSTRUCTED VIEWS FROM I-88

203,842 SF Office Building For Sale



Sale Details

ASKING PRICE	Subject to Offer via Auction
BUILDING SIZE	203,842 SF
SITE SIZE	12.08 acres
PERCENTAGE LEASED	0%
TAXES ('25 PAY '26)	\$131,315 (\$0.64 PSF)
OPEX (2026 BUDGET)	\$1,466,022 (\$7.19 PSF)

This opportunity provides an investor the ability to re-imagine the property for future office use or corporate HQ, residential (adaptive re-use or new development), retail, or a combination of all of the above. The property consists of 203,842 SF of rentable office space spread over 8 floors. Smaller floor plates under 27,000 SF allows for flexibility in use or to attract smaller tenants. Building includes recently updated deli, fitness center with locker rooms/showers, and 2nd floor conferencing center.

The total site is 12.08 acres with on-site retention already in place. It is bordered by 364 multi-family units and 60 townhomes for rent to the west and Cantera Village consisting of 160 townhomes (own) to the north. Located just one block from the four-way interchange at I-88 and Winfield Road provides superior access for employees or residents and tollway visibility of I-88. Located in the Cantera Business Park which is a master planned park that includes, office, retail, hotels, multi-family, and entertainment uses.



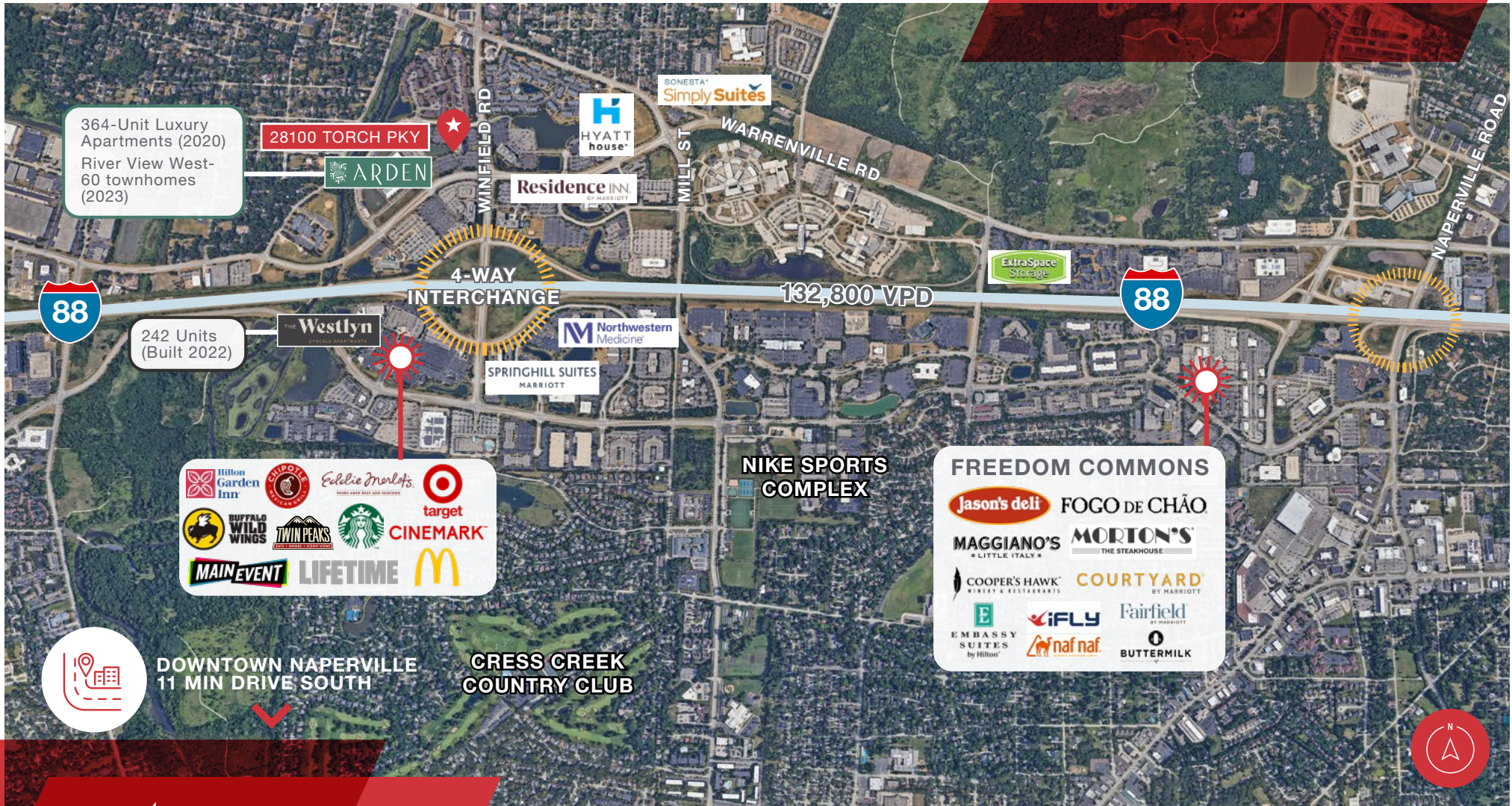
Investment Highlights

- DuPage County taxes
- 12.08 acre site
- Quality Construction – Built in 1996 and renovated in 2011
- Prime location with faccess to the four-way interchange at Winfield Road and I-88 (one block away)
- Efficient floor plates under 27,000 SF
- Zoning: SDD (Special Development District)
- Amenitized building with fitness center, deli and conferencing

[Auction Site - Click to View](#)

Property Overview

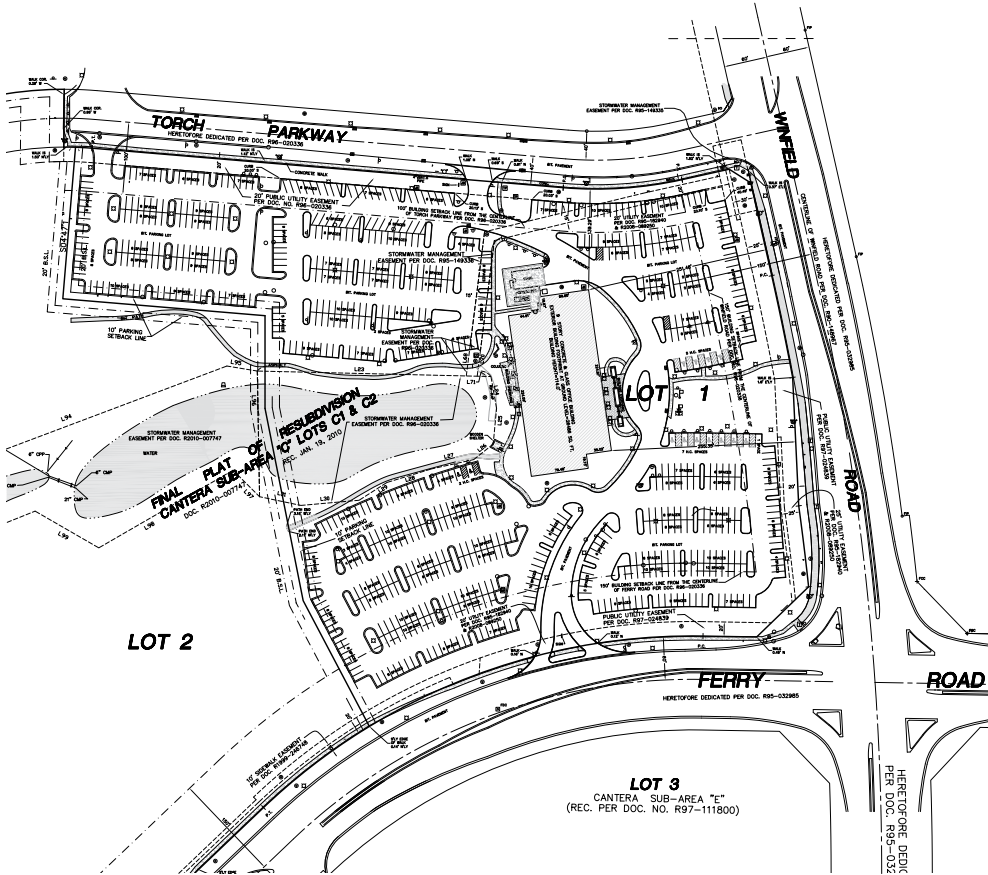
- Eight-story office building
- 12.08 acre site
- Superior location with access to numerous amenities, desirable residential communities and stable real estate taxes being located in DuPage County



VACANT SUITE 800 26,610 SF				
VACANT SUITE 700 26,610 SF				
VACANT SUITE 600 26,610 SF				
VACANT SUITE 500/550 26,610 SF				
VACANT SUITE 400 26,610 SF				
VACANT SUITE 300 26,610 SF				
VACANT SUITE 250 3,181 SF	BUILDING CONFERENCE 3,736 SF	VACANT SUITE 200 17,347 SF		
VACANT SUITE 150 6,225 SF	VACANT SUITE 140 3,395 SF	DELI 4,546 SF	FITNESS CENTER 3,420 SF	VACANT SUITE 100 2,332 SF

FLOOR	TOTAL SF
8	26,610
7	26,610
6	26,610
5	26,610
4	26,610
3	26,610
2	24,264
1	19,918
TOTAL SF	203,842

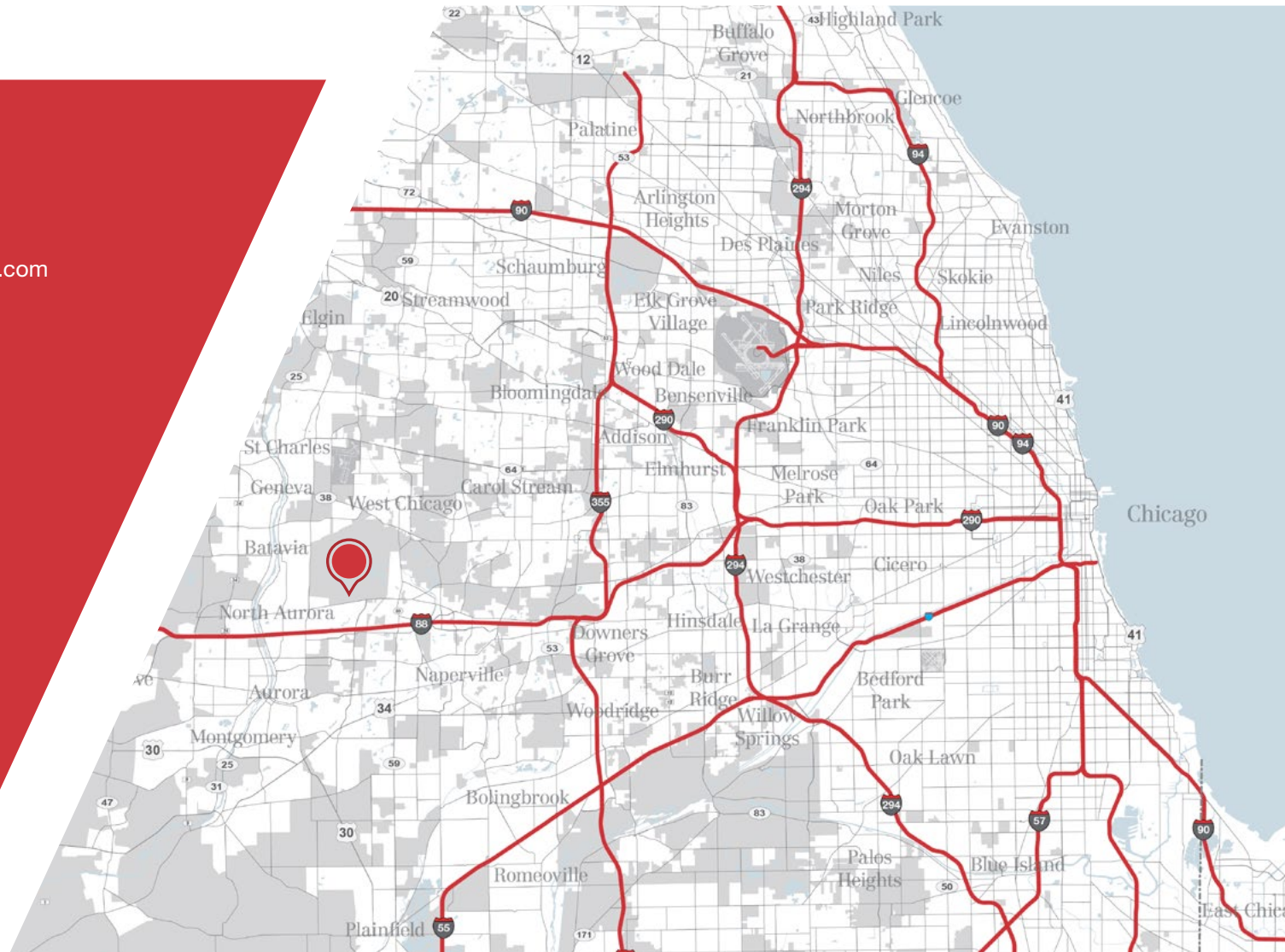




203,842 SF Office Building For Sale

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