

# 2777 FINLEY ROAD DOWNERS GROVE, IL

## Office Units For Lease

RAWLY LANTZ, SIOR  
(630) 729-7944  
rlantz@cawleycre.com

MATT GARLAND  
(312) 339-9015  
mgarland@cawleycre.com



PROFESSIONALLY  
OWNED  
AND MANAGED BY



**CLEAR HEIGHT**  
PROPERTIES

### Available

Unit 1: 1,745 - 2,965 Sq. Ft.

Unit 5: 2,480 Sq. Ft.

Unit 10: 1,220 - 2,965 Sq. Ft.

Unit 11: 970 Sq. Ft.

Unit 12: 1,140 Sq. Ft.

Unit 16: 1,428 Sq. Ft.

Unit 24: 1,570 Sq. Ft.

Unit 28: 970 Sq. Ft.

### Pricing

Lease Price: Subject to Offer

2026 RE Taxes: \$2.45 PSF

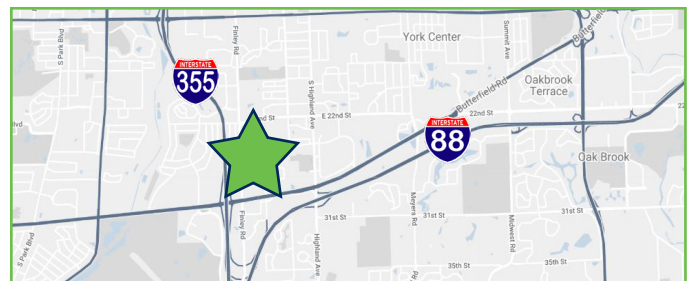
2026 CAM: \$4.18 PSF

### Building Specifications

Total Building: 34,140 Sq. Ft.

Parking: 4:1,000

- ✓ Immediate Occupancy
- ✓ 24/7 Direct Office Access
- ✓ LED Lighting
- ✓ Operable Windows
- ✓ Private Bathrooms
- ✓ Individually Controlled HVAC
- ✓ Building Conference Center Available
- ✓ Internet Service provided by Comcast & AT&T Fiber Optic Available
- ✓ Immediate Access to I-355 and I-88



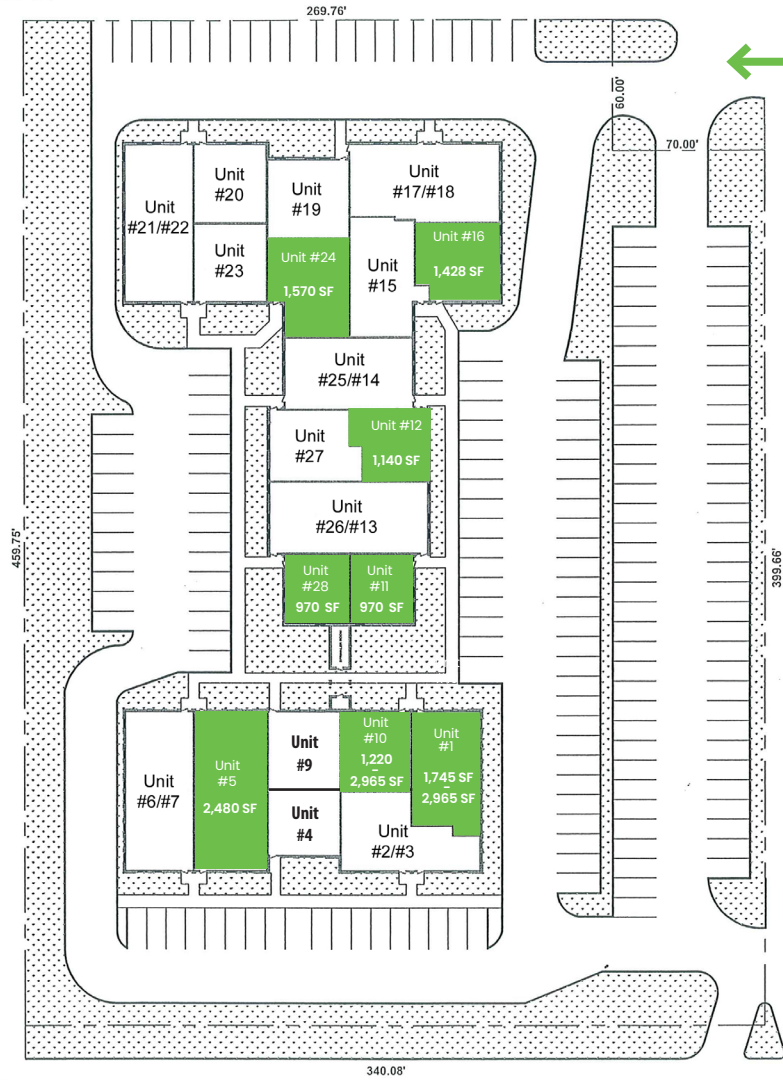
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ACCESS POINT  
FROM BROOK DRIVE

ACCESS POINT  
FROM FINLEY  
ROAD

Finley Road

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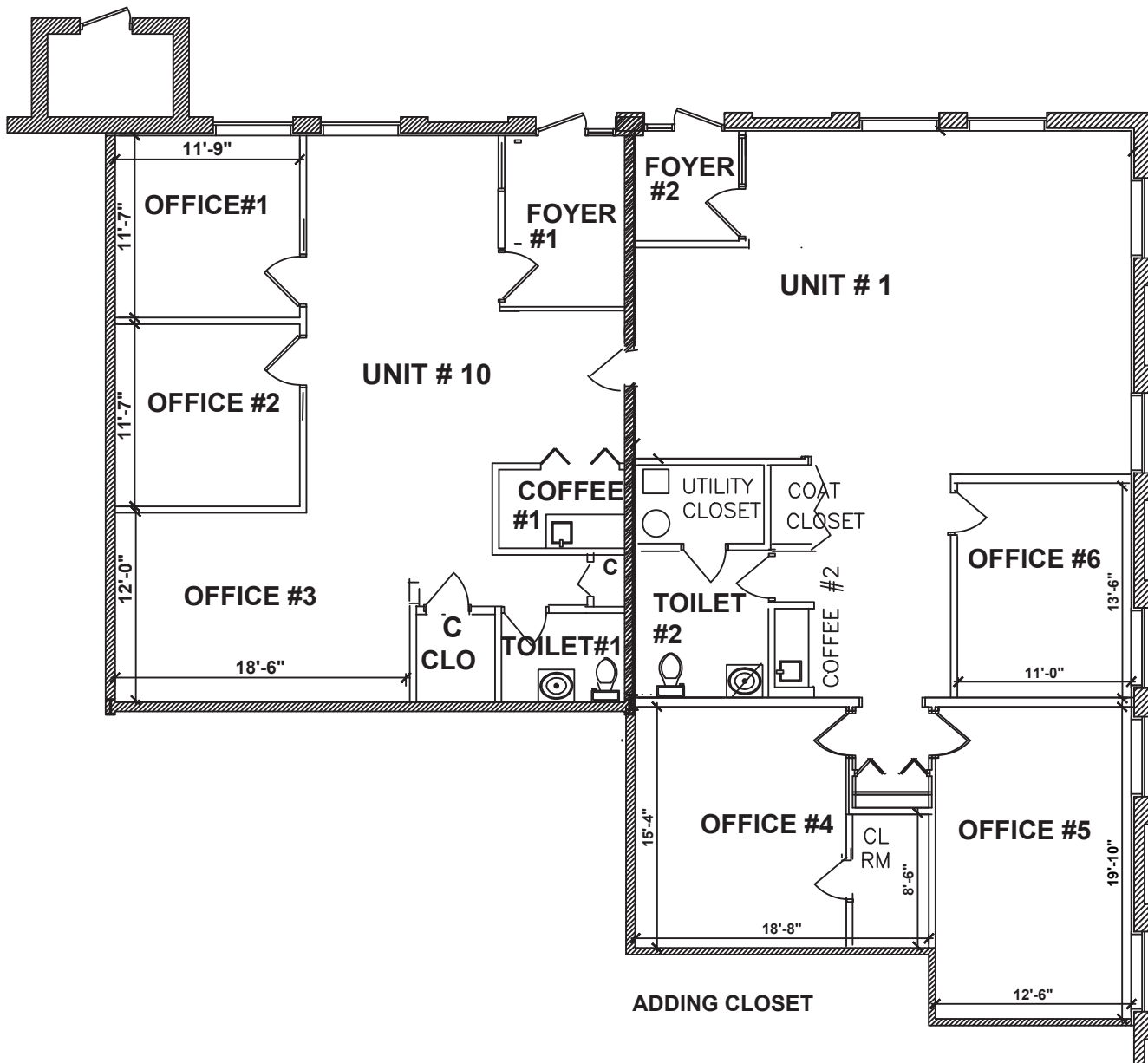
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Unit 1 & 10 – 2,965 Sq. Ft.

Unit 1: 1,745 Sq. Ft. | Unit 10: 1,220 Sq. Ft.



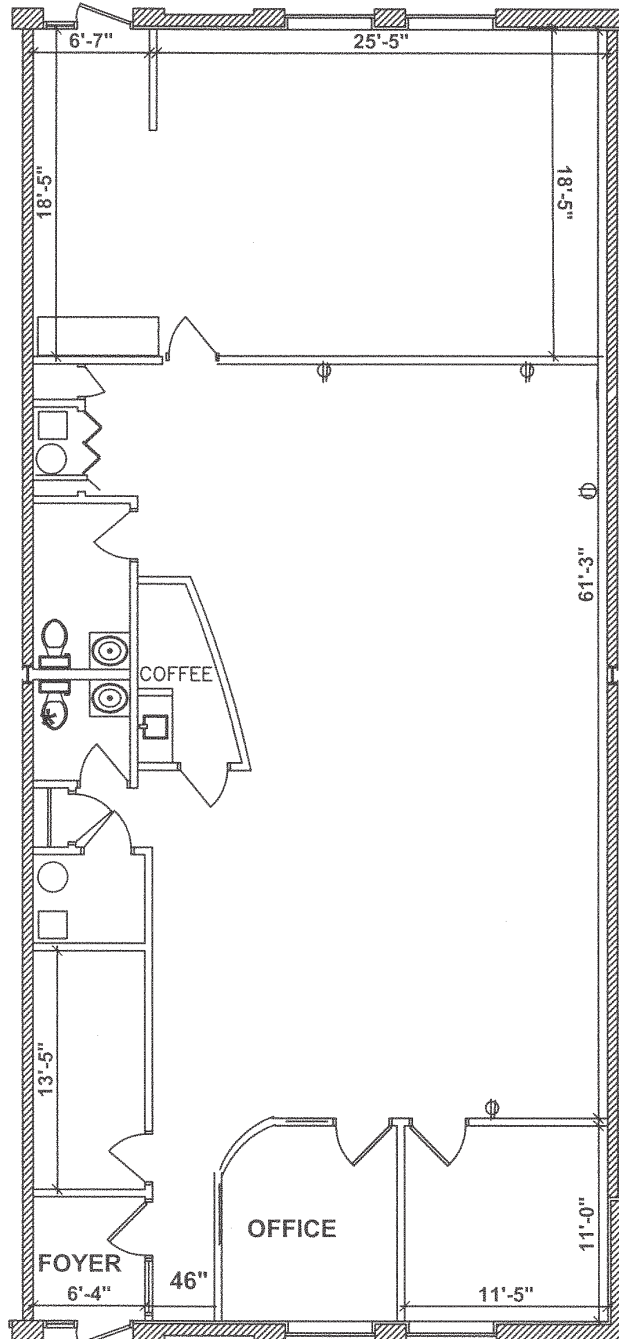
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Unit 5 - 2,480 Sq. Ft.



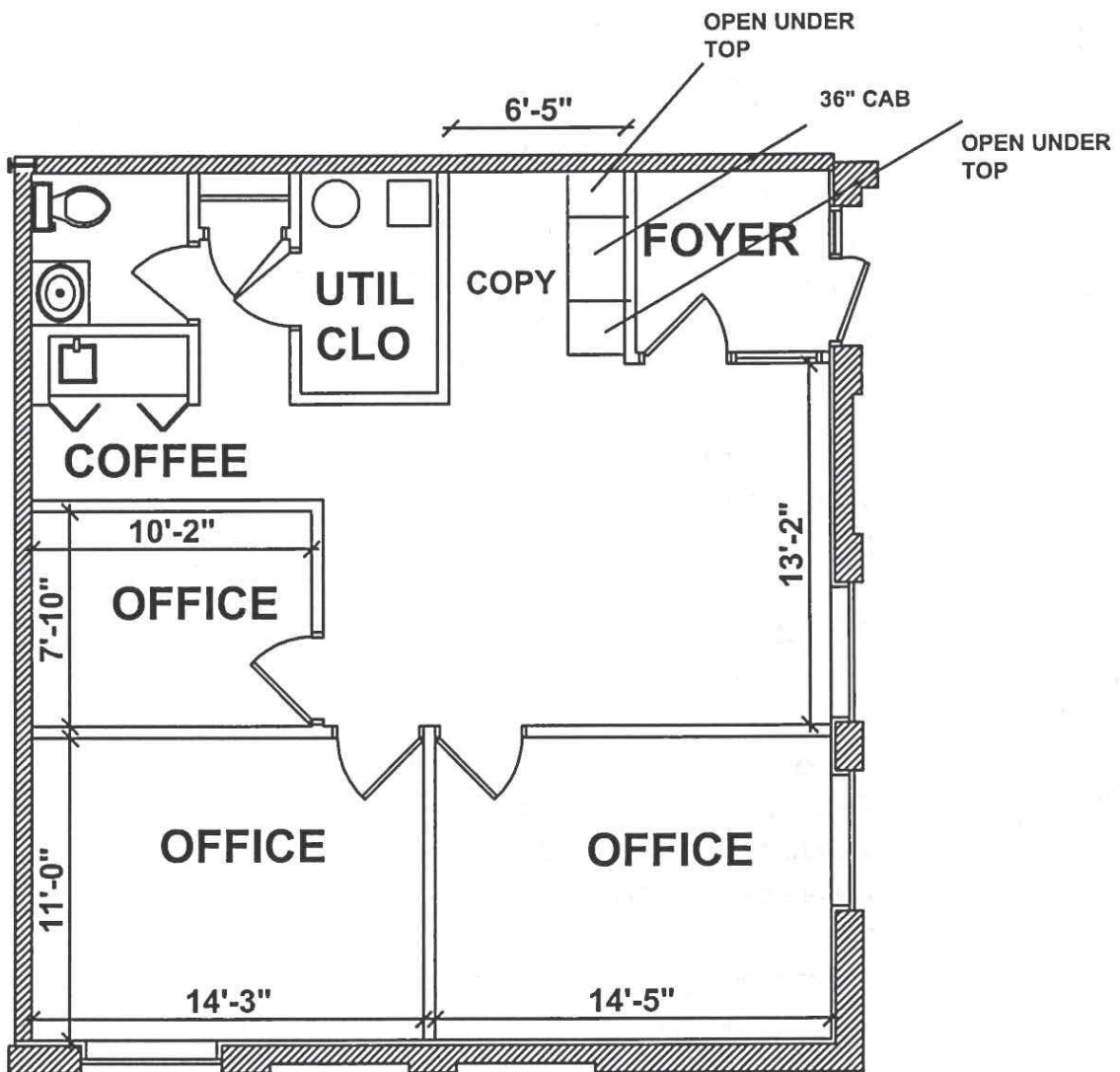
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Unit 11 - 970 Sq. Ft.



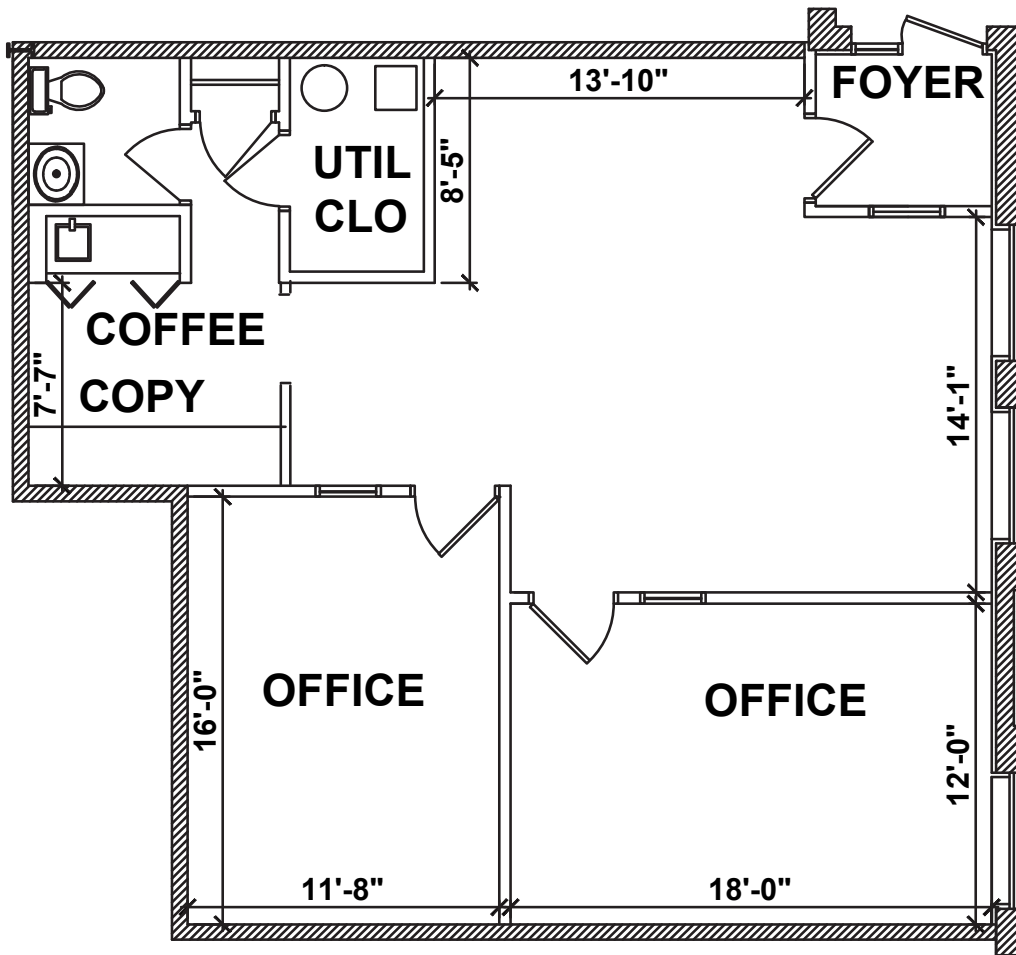
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Unit 12 – 1,140 Sq. Ft.



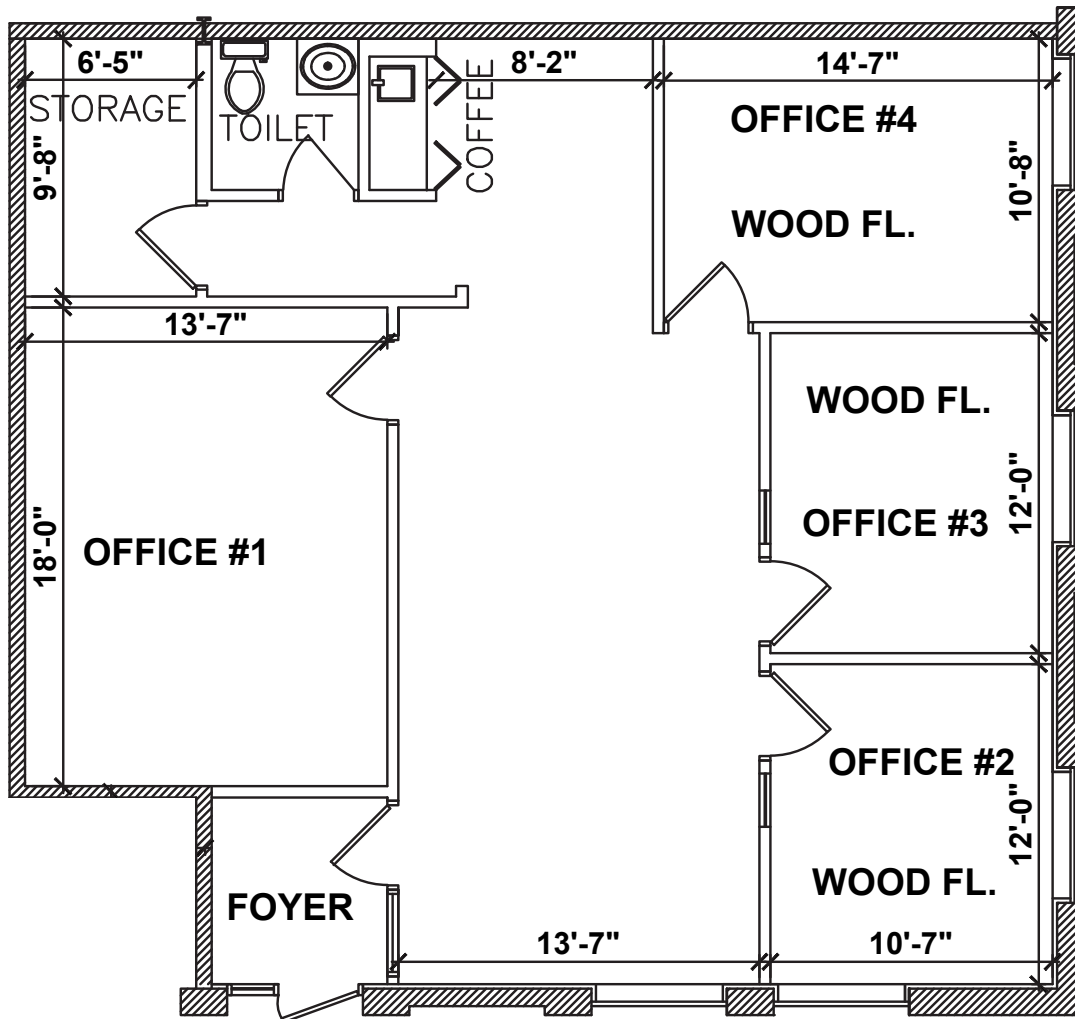
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Unit 16 - 1,428 Sq. Ft.



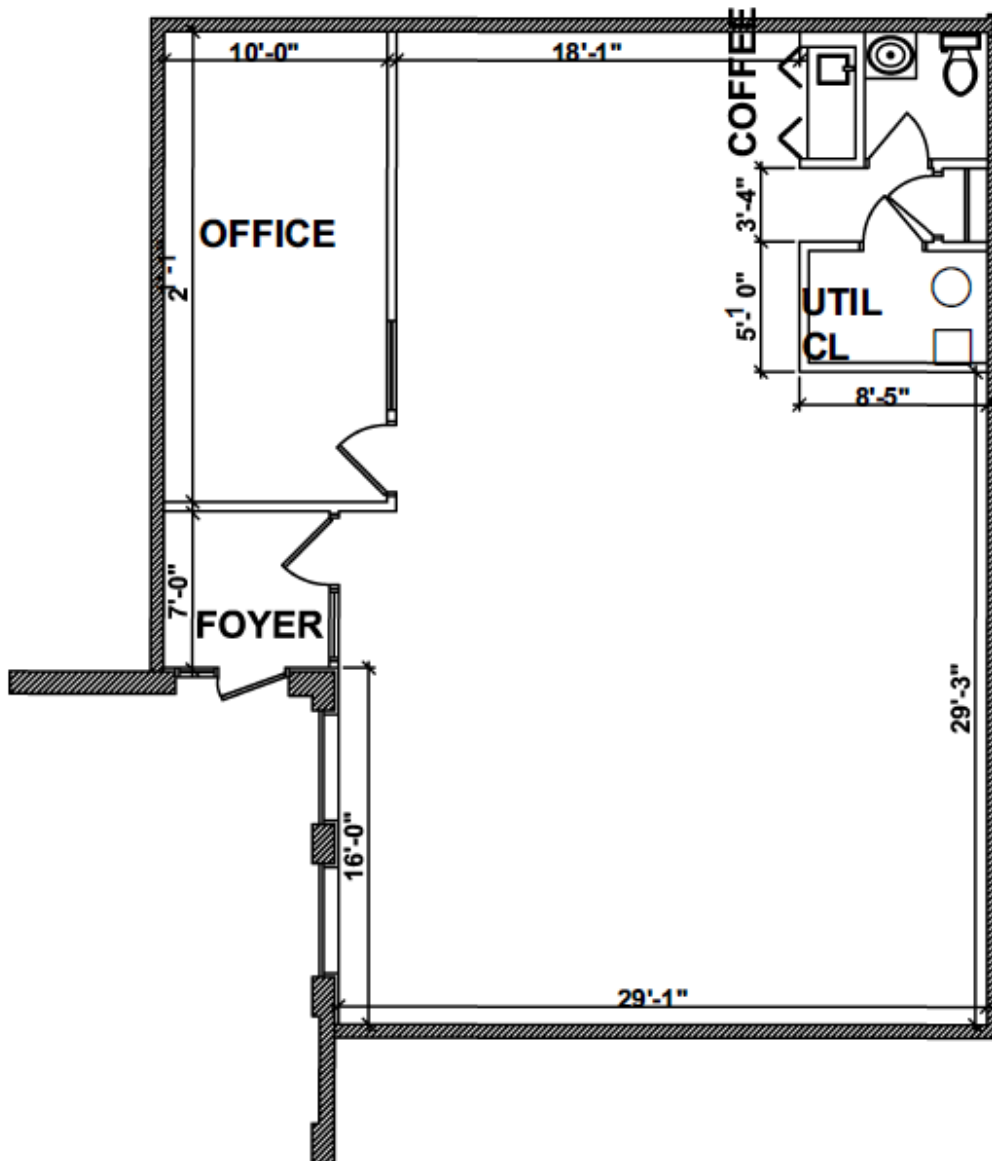
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Unit 24 - 1,570 Sq. Ft.



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Unit 28 – 970 Sq. Ft.

