



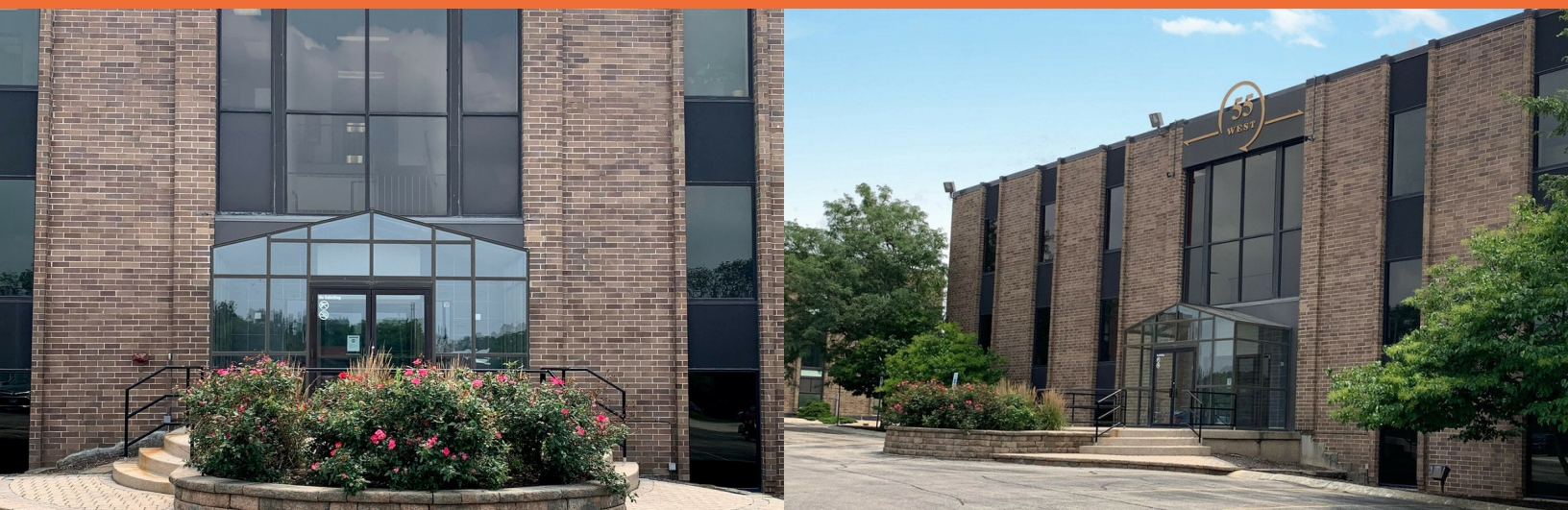
LOMBARD CORPORATE CENTER

Office Suites

55 W 22nd Street, Lombard, IL 60148



2,236 - 5,395 SF OFFICE SPACES FOR LEASE



PRESENTED BY

your
NEXT LEVEL TEAM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.50 SF/yr (MG)
BUILDING SIZE:	51,000 SF
AVAILABLE SF:	2,236 - 5,395 SF
LOT SIZE:	2.58 Acres
YEAR BUILT:	1978
RENOVATED:	2020
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	Western Suburbs
APN:	06-30-206-003

PROPERTY OVERVIEW

Lombard Corporate Center is a 3-story office building located directly on 22nd Street in Lombard. The property is well maintained with two move-in ready suites available, 2,236 SF and 3,159 SF. The suites can also be leased together to total 5,395 SF, though noncontiguous. Building amenities are located on the third floor and include a shared kitchen with vending machines and a large conference room. Common areas have been updated with luxury vinyl tile and modern finishes.

With a population of nearly 45,000 residents, Lombard has over 7,631 companies and is home to modern office buildings and corporate clients such as Viskase Companies, Cintas Corporation, Transdev North America and Yorktown Shopping Center.

LOCATION HIGHLIGHTS

- Close proximity to the Metra - approximately 3 miles
- Less than 4 miles from I-355
- Approximately 20 miles west of Chicago's loop
- DuPage County
- Conveniently accessible to I-355, I-88, IL-56 and the Metra Union Pacific rail commuter line

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	2,236 - 5,395 SF	LEASE RATE:	\$14.50 SF/yr

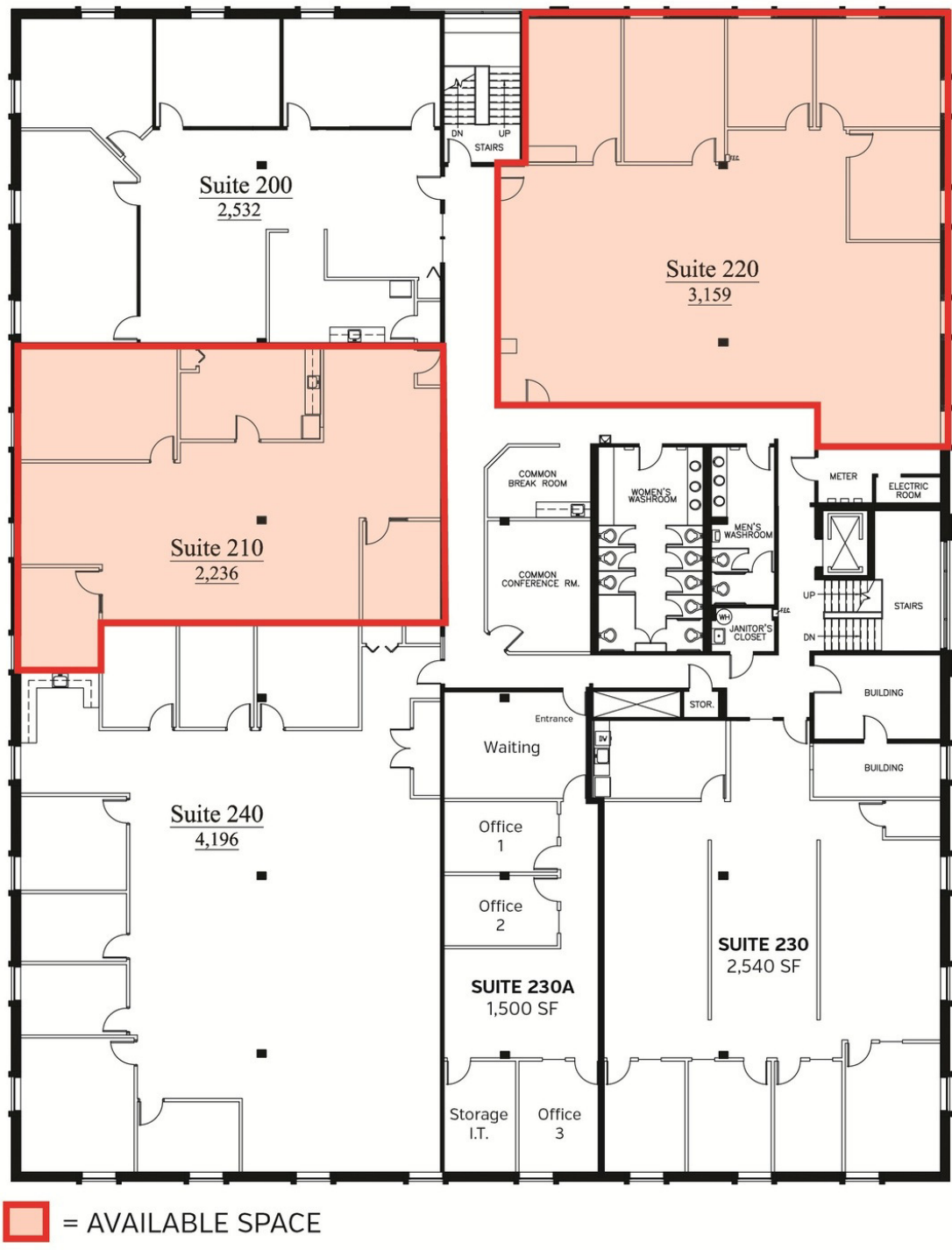
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 210	Available	2,236 SF	Modified Gross	\$14.50 SF/yr	-
Suite 220	Available	3,159 SF	Modified Gross	\$14.50 SF/yr	-
Suites 210-220	Available	5,395 SF	Modified Gross	\$14.50 SF/yr	Suites are noncontiguous but located directly across the hallway from each other

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2ND FLOOR SPACE PLAN



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COMMON AREAS & AMENITIES



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AERIAL MAPS

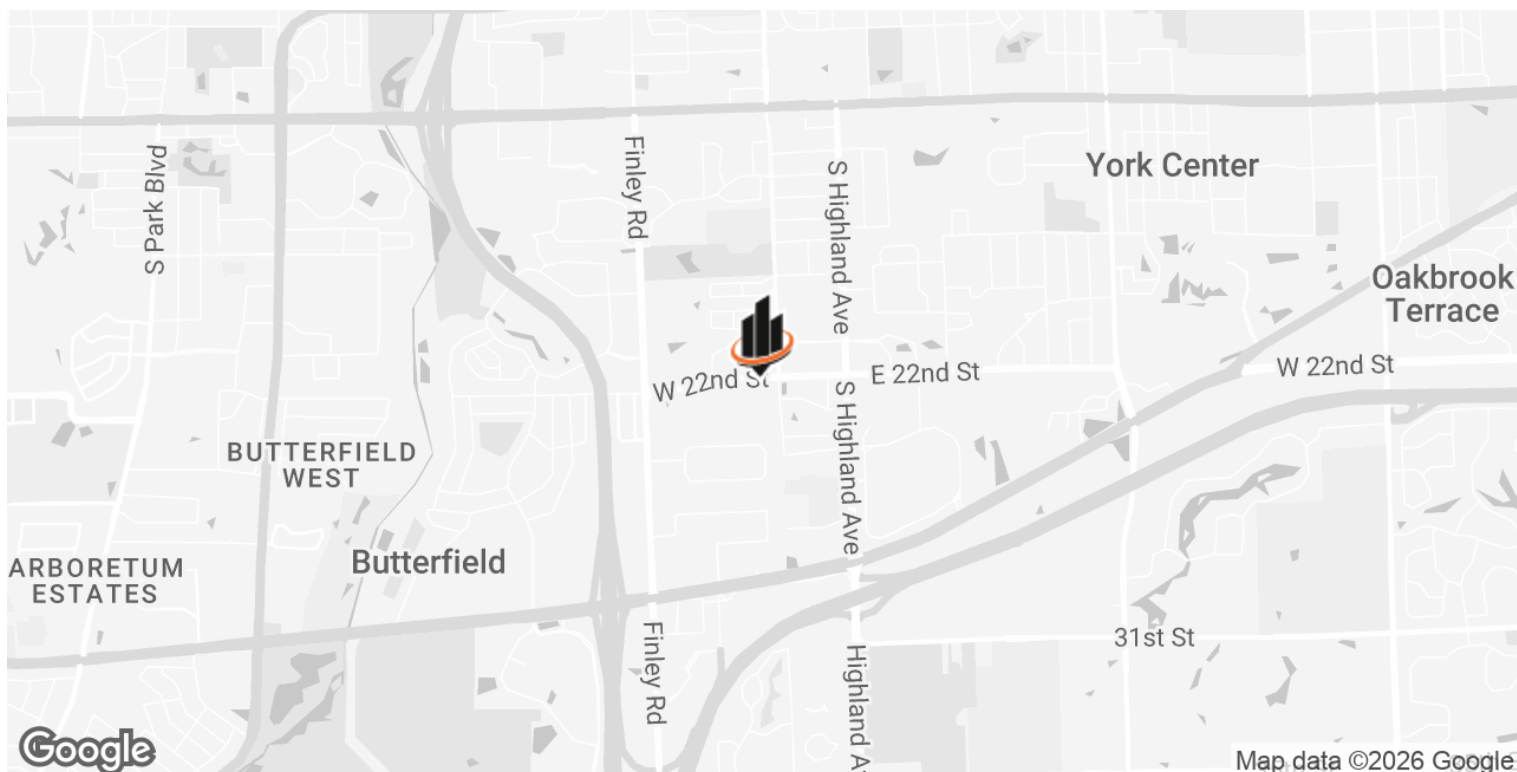
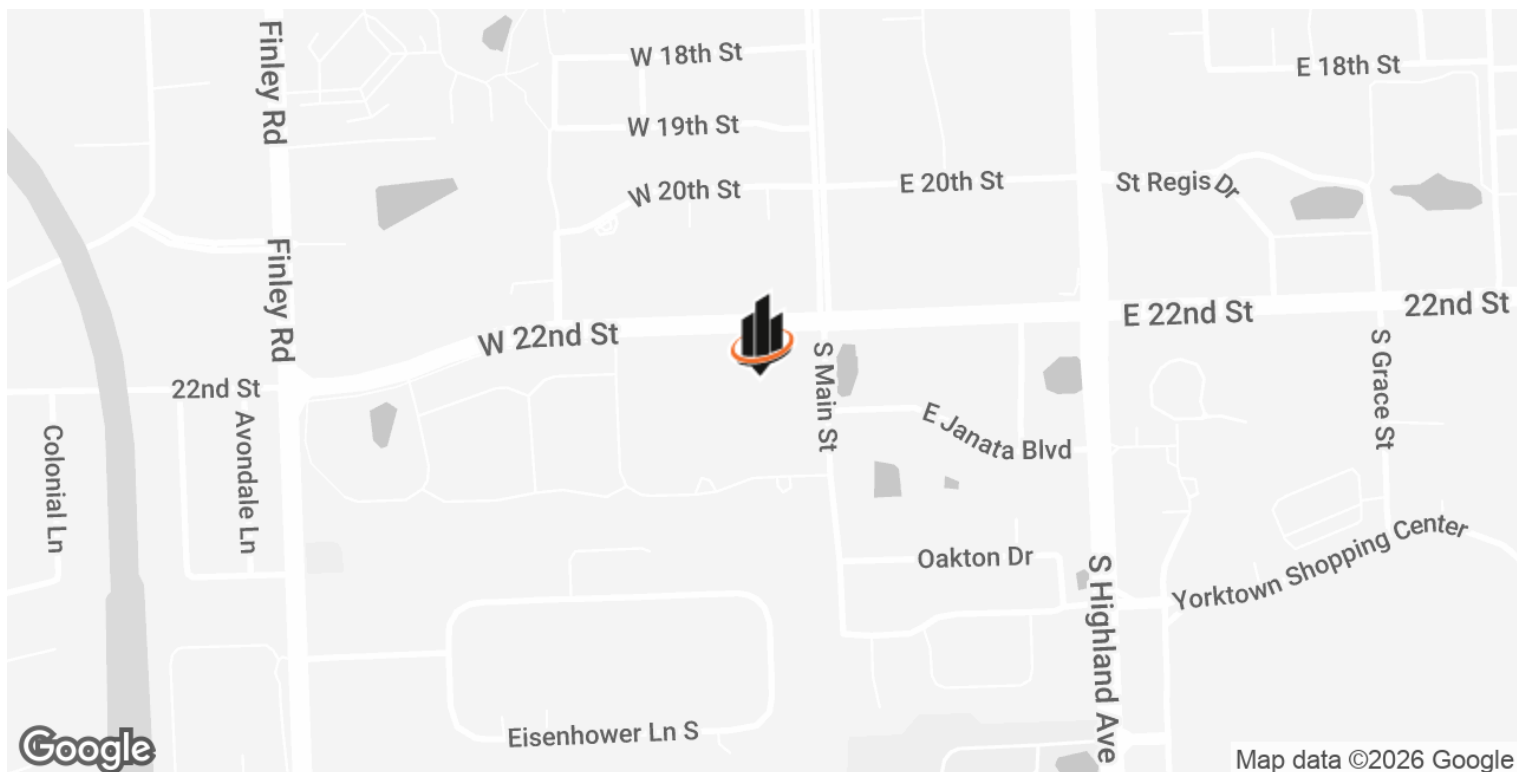


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LOCATION MAPS



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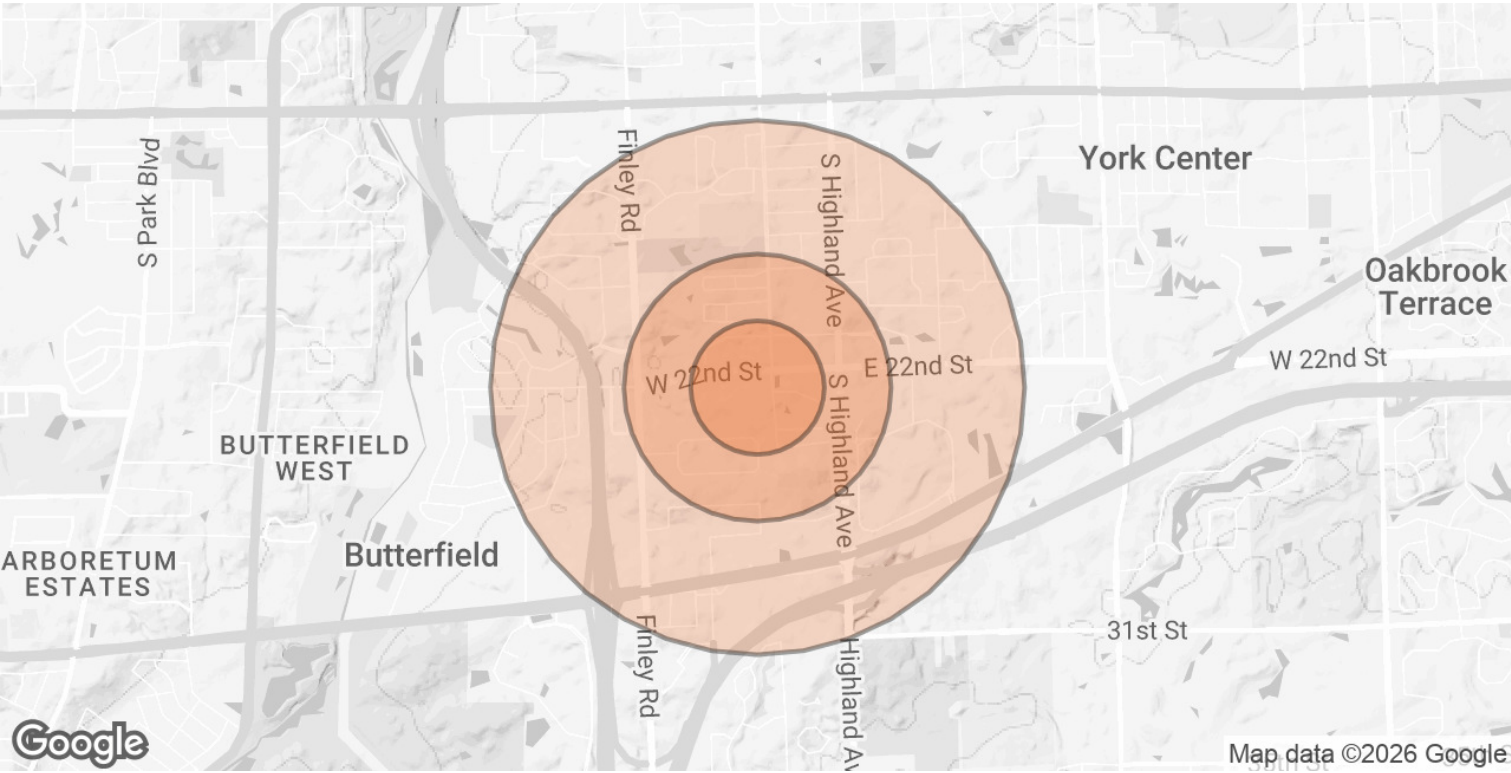
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	729	3,158	12,477
AVERAGE AGE	37.4	38.8	41.5
AVERAGE AGE (MALE)	36.5	37.4	39.7
AVERAGE AGE (FEMALE)	38.9	41.2	46.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	412	1,755	6,008
# OF PERSONS PER HH	1.8	1.8	2.1
AVERAGE HH INCOME	\$104,092	\$103,114	\$104,953
AVERAGE HOUSE VALUE	\$273,318	\$278,498	\$302,129

2023 American Community Survey (ACS)

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