

1001 W 31ST STREET, DOWNERS GROVE, IL

# 47,384 SF Office Building Available for Sale

*1ST FLOOR FULLY LEASED*



Contact:

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**NAI**Hiffman  
Commercial Real Estate Services, Worldwide

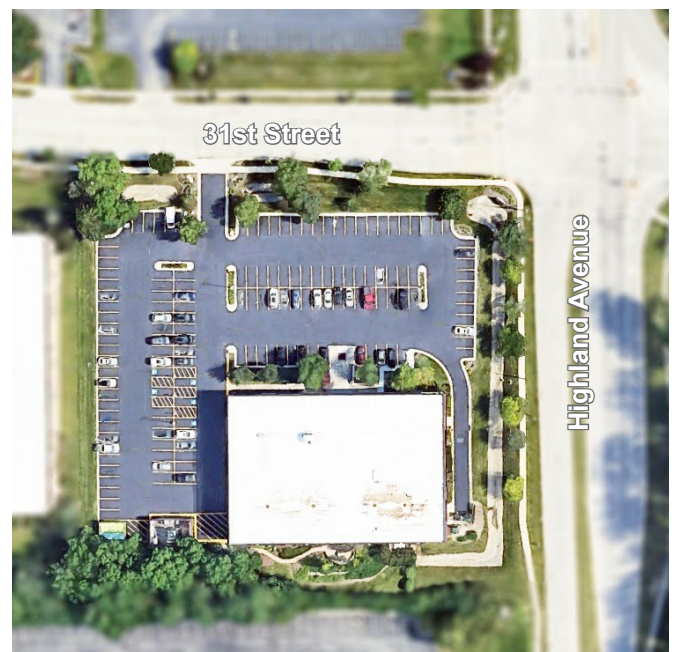


## PROPERTY SPECS

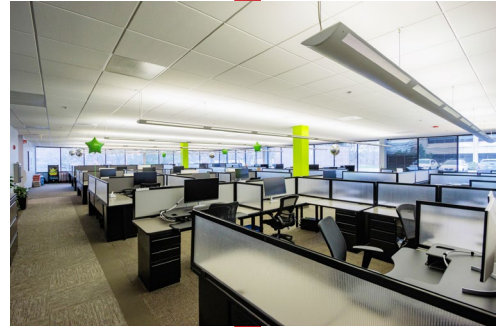
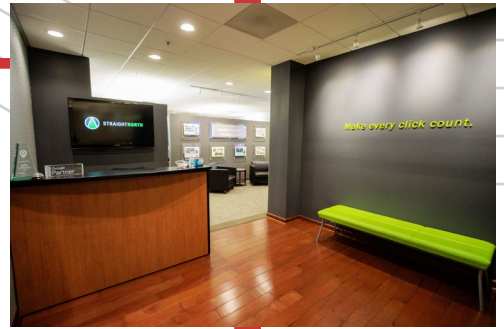
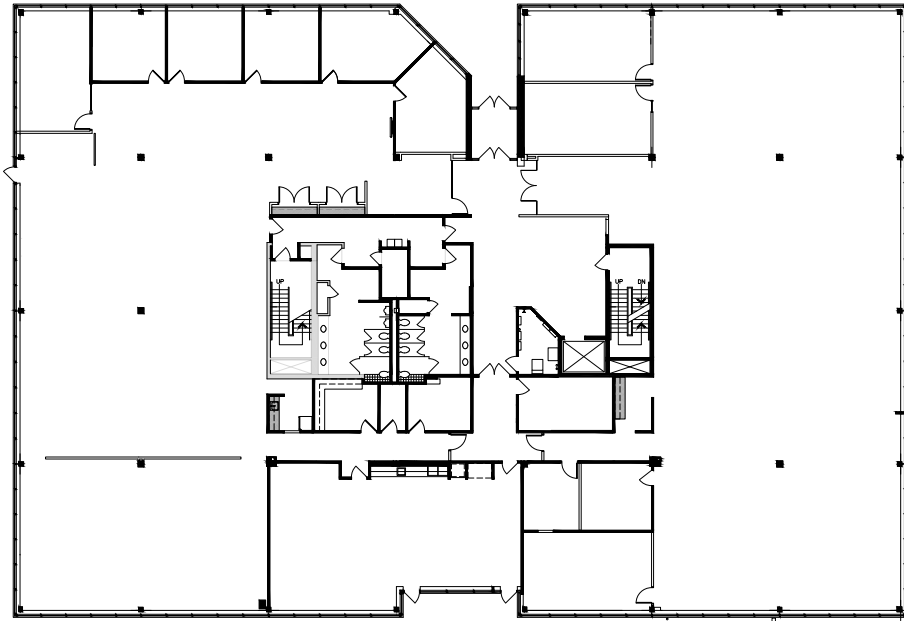
Year Built	1981
# Stories/SF	3-story including lower level
Available	2nd Floor: 22,707 SF Vacant 1st Floor: Fully Leased
Site Pin/SF	06-32-100-012/122,822 SF
HVAC	<ul style="list-style-type: none"><li>• Cooling Tower</li><li>• Two (2) Redundant condenser loop pumps</li><li>• Two (2) 8-ton 100% make-up air units</li><li>• 43 Water source heat pumps</li><li>• Boiler</li></ul>
Elevators	One (1) / 2-Passenger
Sprinklers	Wet-pipe sprinkler system
Site Access	Access drive from 31st Street provides access to the parking lot
Zoning	O-R (Office-Research)
Parking	Surface parking for 146 vehicles

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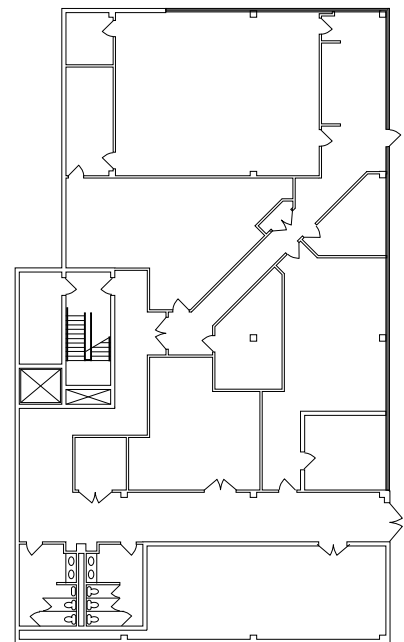
**1st Floor - Fully Leased**

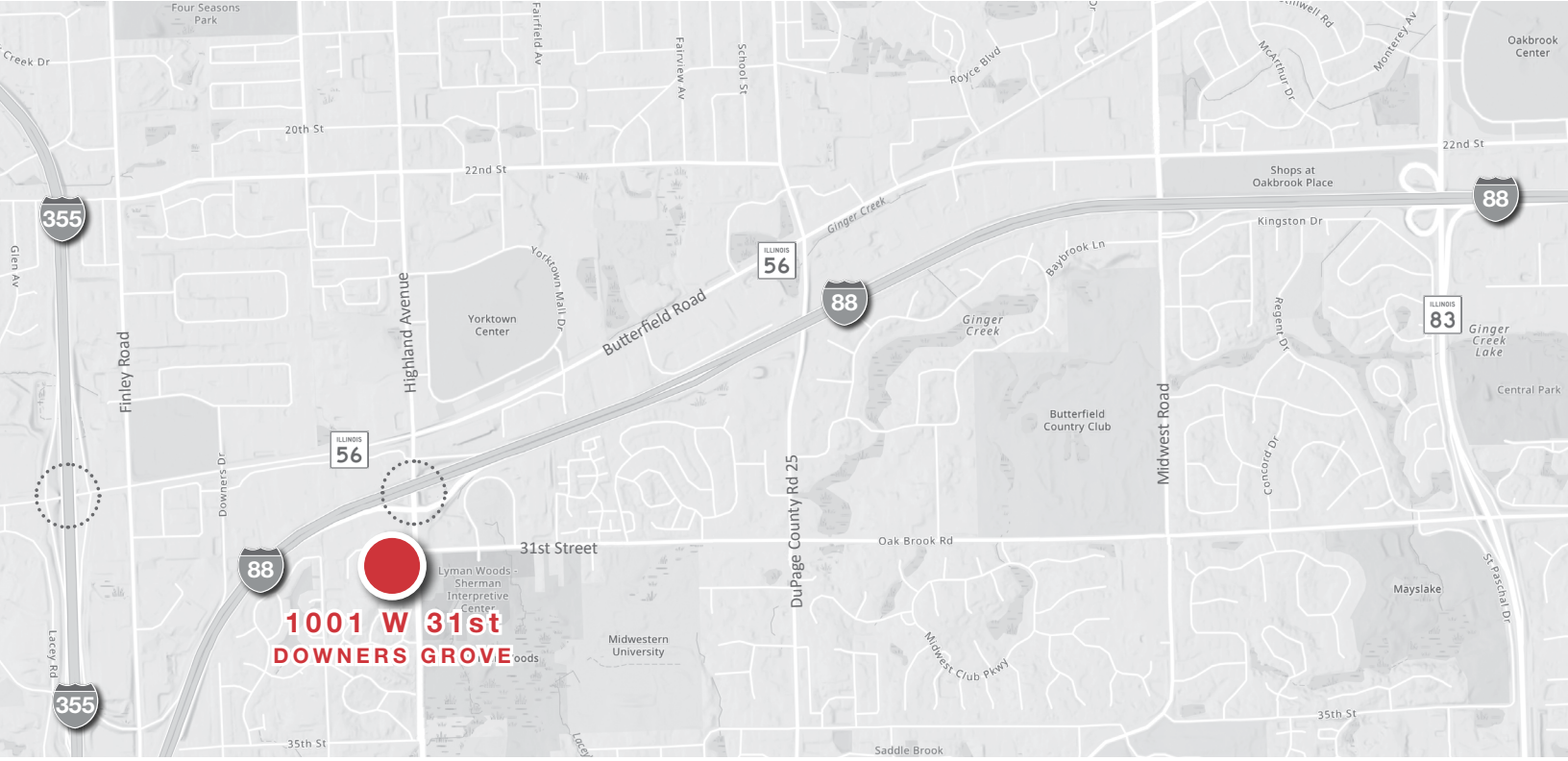


**2nd Floor - 22,707 SF Available**



**Lower Level**





- 47,384 SF 3-Story office building with first two floors above grade, and a lower level.
- 22,707 SF 2nd floor available with building signage opportunity.
- Located immediately off the Highland Avenue exit of I-88 (one-quarter mile) and in close proximity to the Butterfield Road exit on I-355 (one mile east) in the busy Butterfield Road Corridor.
- The building is situated near numerous restaurant and shopping opportunities such as Yorktown Center, Buca di Beppo, Portillo's, Potbelly Sandwich Shop, PGA Tour Superstore, Best Buy, and so much more!



For More Information Contact

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