



# SPRING HILL *Office Center*

701 E Irving Park Road, Roselle, IL



**200 - 1,100 SF OFFICE SPACES FOR LEASE**



*your*  
**NEXT LEVEL TEAM**

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# PROPERTY & OFFERING SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	N/A
<b>LEASE RATE:</b>	\$14 - 22 SF/yr (MG)
<b>AVAILABLE SF:</b>	200 - 1,100 SF
<b>LOT SIZE:</b>	1.5 AC
<b>BUILDING SIZE:</b>	16,800 SF
<b>YEAR BUILT/RENOVATED:</b>	1960/2011
<b>ZONING:</b>	C-1
<b>COUNTY:</b>	Dupage
<b>SUBMARKET:</b>	North Dupage

## PROPERTY DESCRIPTION

701 E Irving Park Road offers a variety of move-in ready suites ranging from 200 SF to 1,200 SF, accommodating a variety of business needs—from solo professionals to growing practices. Each suite features its own private bathroom, providing convenience and comfort for tenants and clients alike.

This well-maintained property is ideal for medical, office, wellness, or service-based users seeking a highly visible and accessible location in Roselle's vibrant commercial corridor. Ample on-site parking and signage opportunities further enhance the appeal for both clients and businesses.

## LOCATION DESCRIPTION

Situated along the heavily traveled Irving Park Road (Route 19) corridor, 701 E Irving Park Road offers excellent visibility and accessibility in the heart of Roselle's commercial district. The property is directly across from the Roselle Metra Station, providing convenient commuter access, and is easily reached via nearby major thoroughfares including Route 20, I-290, and I-355.

## PROPERTY HIGHLIGHTS

- DIRECTLY ACROSS FROM METRA TRAIN STATION
- Monument signage available
- Highly visible location on Irving Park Road (Route 19)
- Surrounded by strong demographics and established residential neighborhoods
- Well-maintained property with professional curb appeal

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## LEASE SPACES

### LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	200 - 1,100 SF	<b>LEASE RATE:</b>	\$14 - \$22 SF/yr

### AVAILABLE SPACES

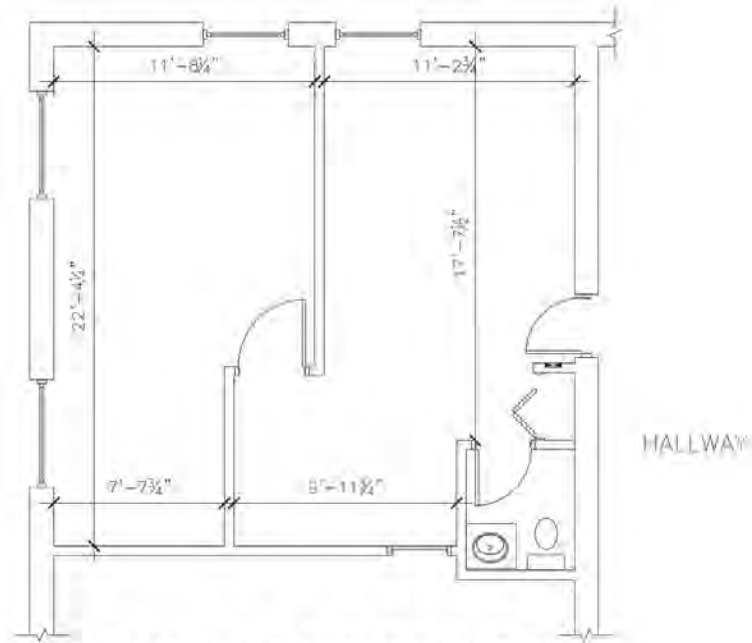
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	600 SF	Modified Gross	\$14.00 SF/yr	Unit features open area, one private office, and a private bathroom. Please refer to the floor plan in brochure.
Suite 200	Available	750 SF	Modified Gross	\$14.00 SF/yr	Lower level of the building. Two private offices and one common area. Private bathroom and closet. Renovated just a few years ago and new carpet at that time.
Suite 203	Available	800 SF	Modified Gross	\$14.00 SF/yr	Private office with large bullpen style room and one break room. Private bathroom.
Suite 204	Available	600 SF	Modified Gross	\$14.00 SF/yr	Unit features an open floor plan and a private bathroom. Please refer to the floor plan in brochure.
Suite 205	Available	300 SF	Modified Gross	\$14.00 SF/yr	One private office and one waiting area. Private bathroom and multiple closets.
Suites 203-205	Available	1,100 SF	Modified Gross	\$14.00 SF/yr	There is a hotel door in between so they can be a combined 1100 sqft
Suite 303	Available	200 SF	Modified Gross	\$22.00 SF/yr	Unit features an open floor plan and a private bathroom.

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## BUILDING FLOOR PLANS



**Suite 100 | 600 SF**

Lower level of the building. Two private offices  
and one common area. Private bathroom and closet.

Renovated just a few years ago and new carpet at that time.

## Suite 200 | 750 SF

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# BUILDING FLOOR PLANS

## Suite 203

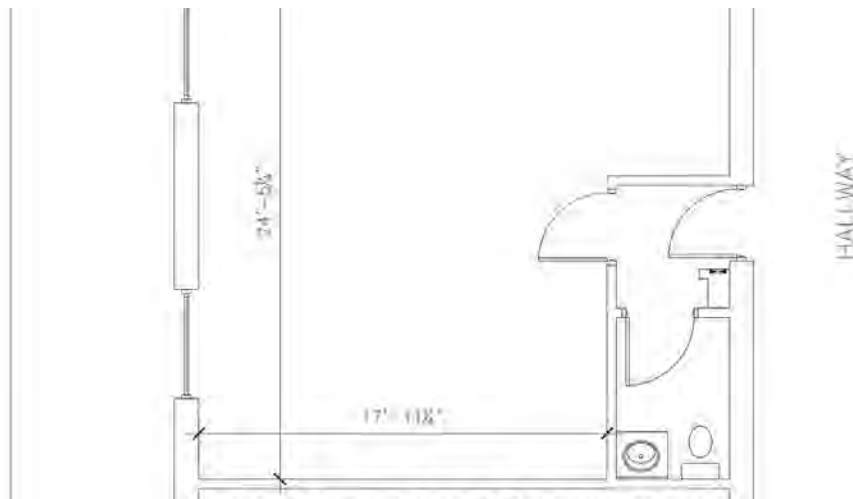
Private office with large bullpen style room and one break room. Private bathroom.

## Suite 205

One private office and one waiting area. Private bathroom and multiple closets.

## Suites 203 & 205

There is a hotel door in between so they can be a combined 1100 sqft.



Unit features an open floor plan and a private bathroom.

## Suite 303 | 200 SF

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## ADDITIONAL PHOTOS

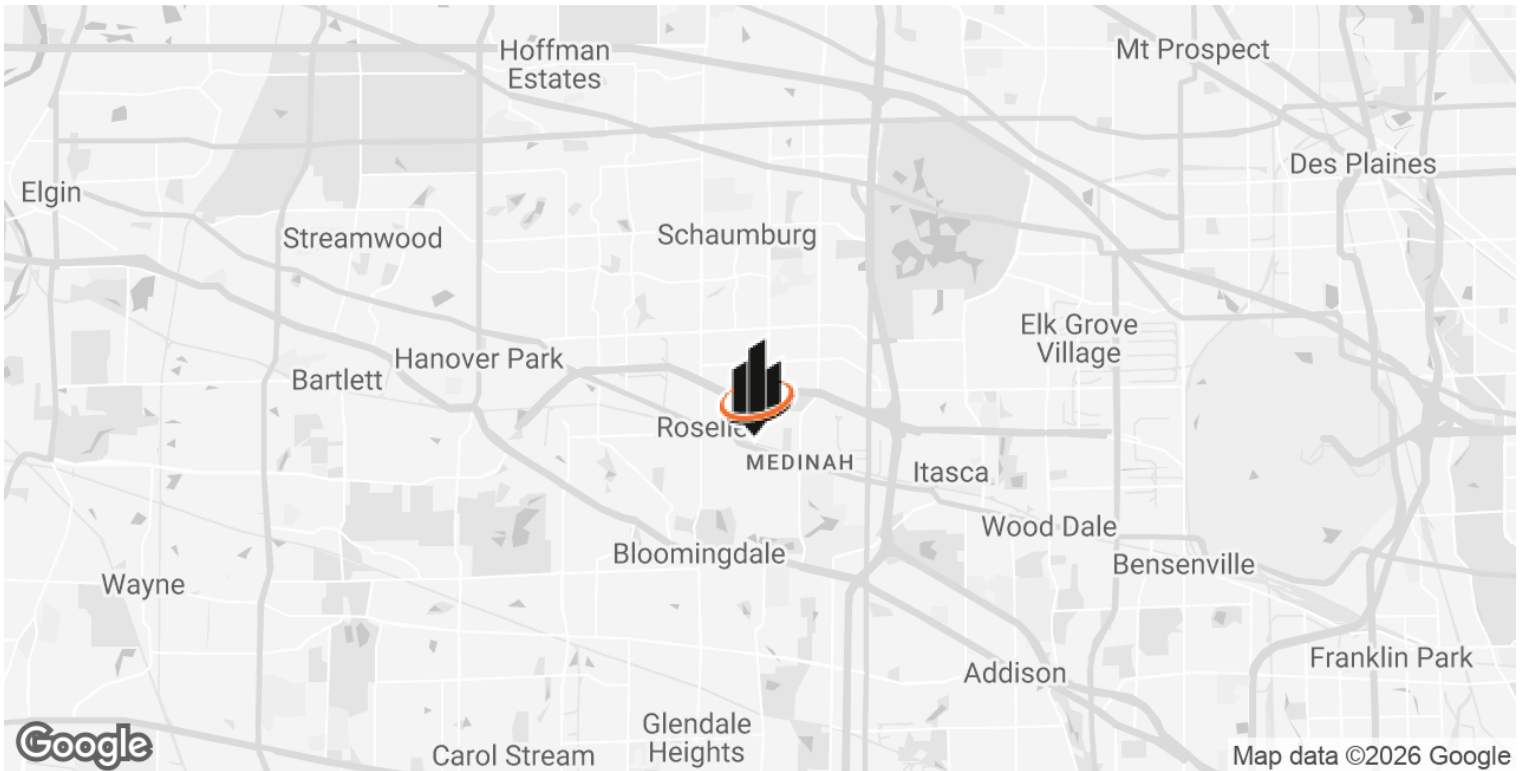


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# RETAIL & LOCATION MAP

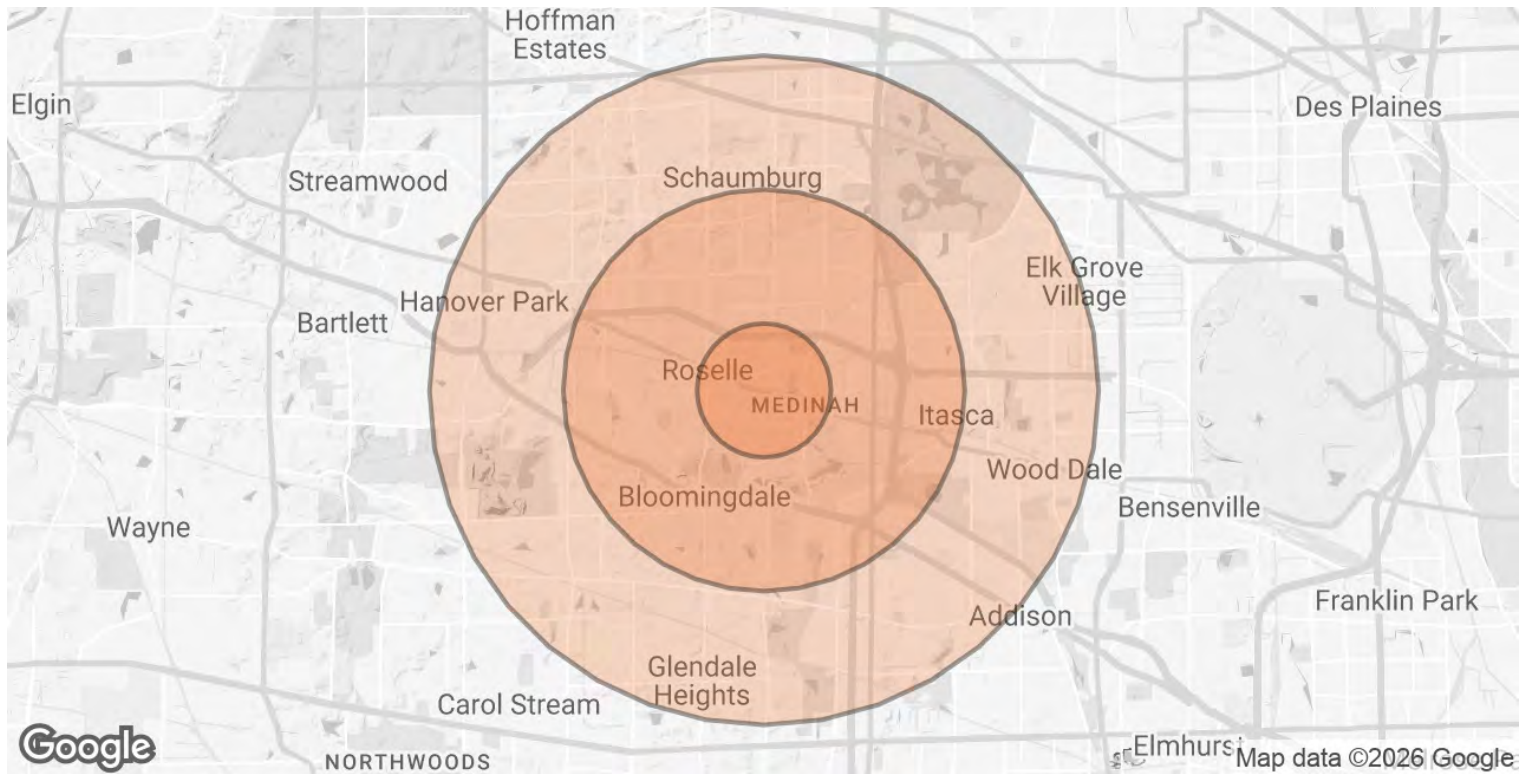


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	10,604	87,479	246,011
<b>AVERAGE AGE</b>	42	43	42
<b>AVERAGE AGE (MALE)</b>	41	42	41
<b>AVERAGE AGE (FEMALE)</b>	43	44	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	4,265	34,017	91,949
<b># OF PERSONS PER HH</b>	2.5	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$128,005	\$128,576	\$121,369
<b>AVERAGE HOUSE VALUE</b>	\$408,058	\$397,468	\$357,243

2020 American Community Survey (ACS)

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