

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 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.

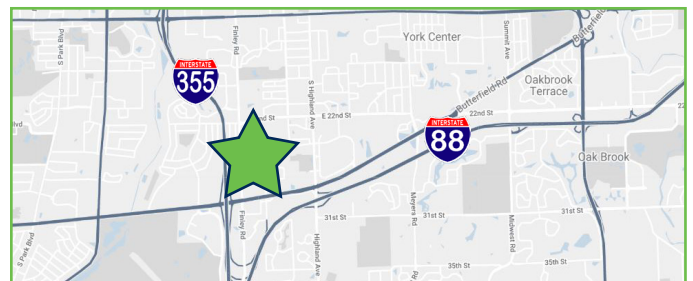
Pricing

Lease Price:	\$11.00 PSF Net
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



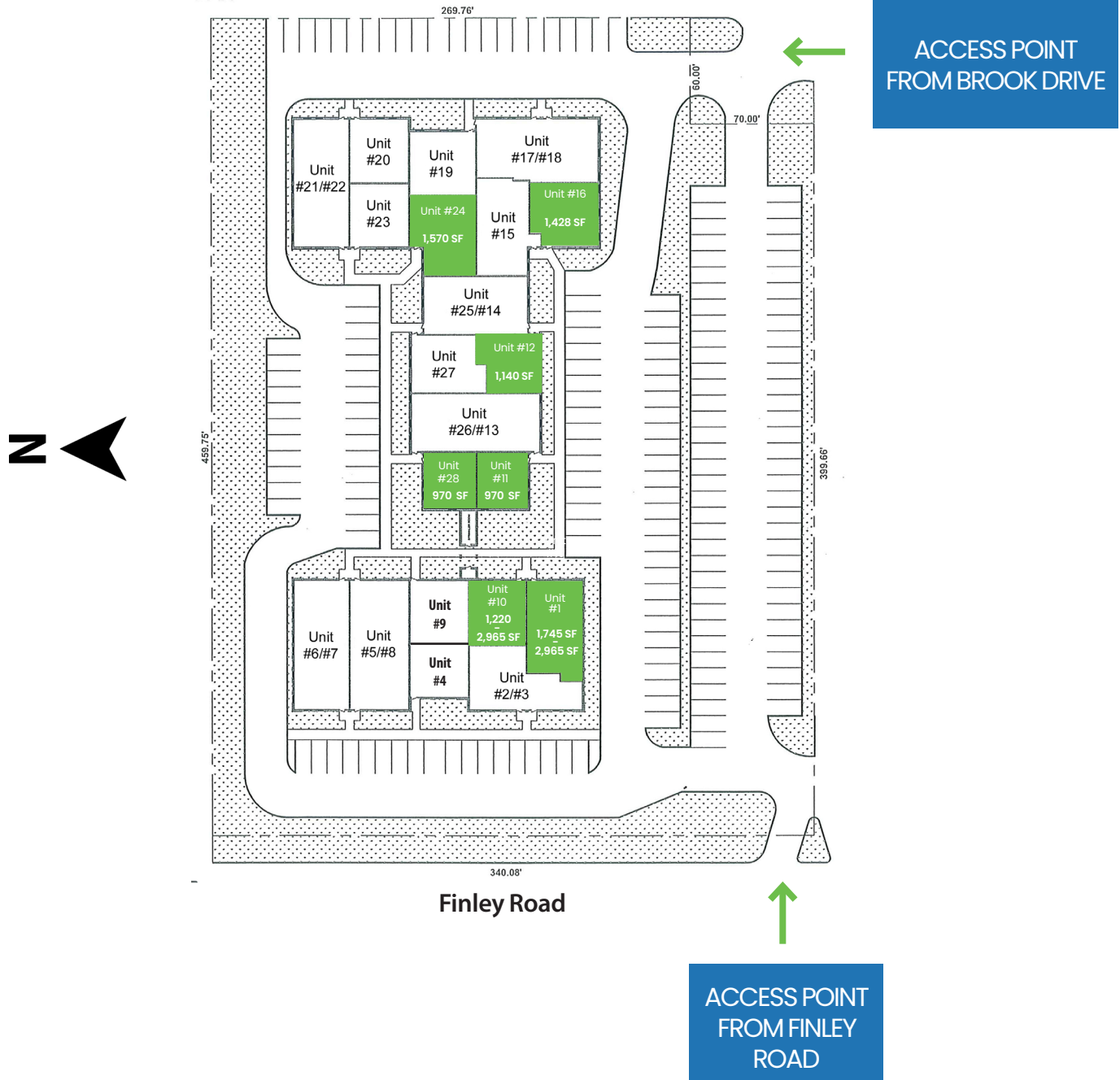
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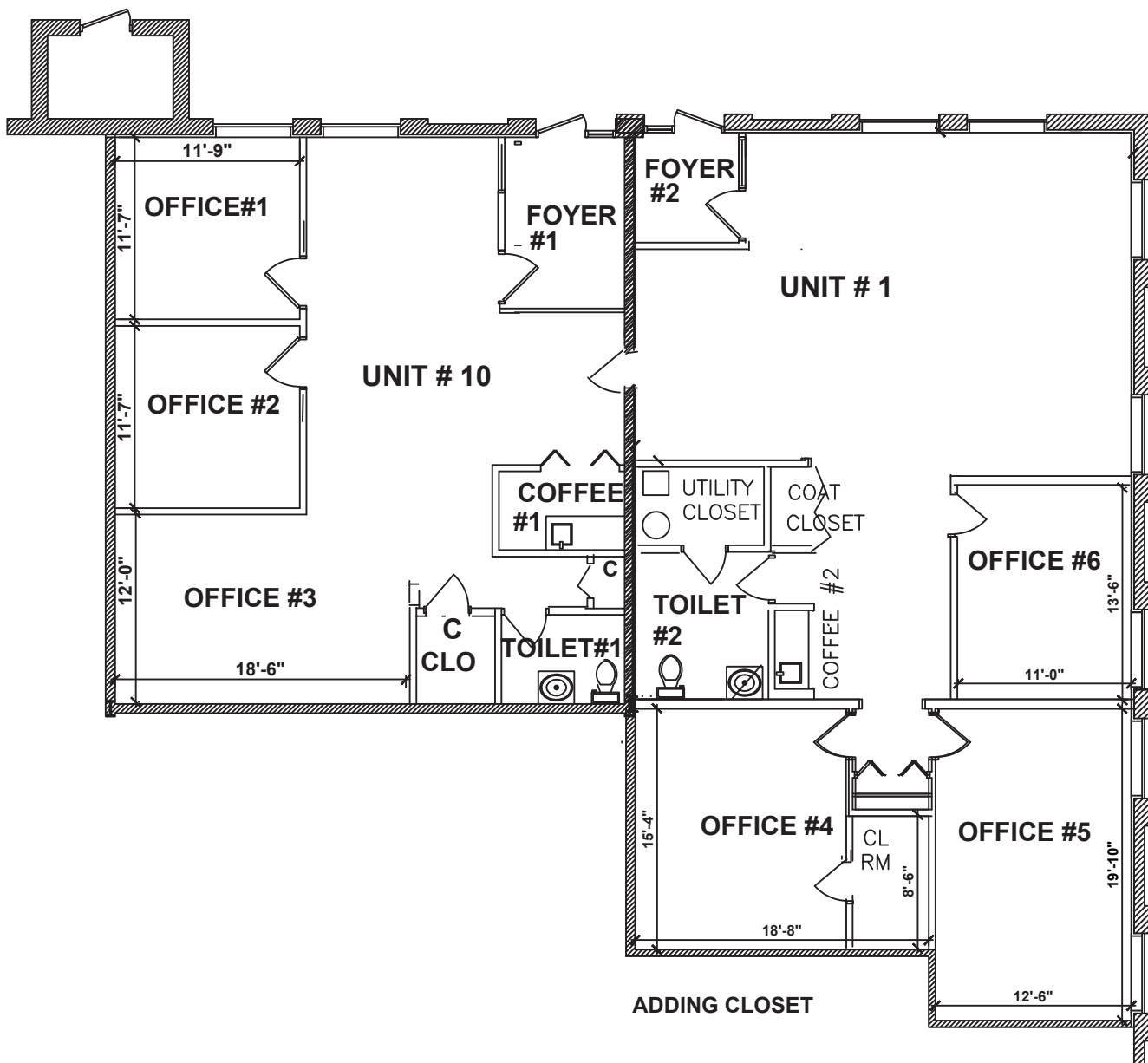
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Unit 1 & 10 – 2,965 Sq. Ft.

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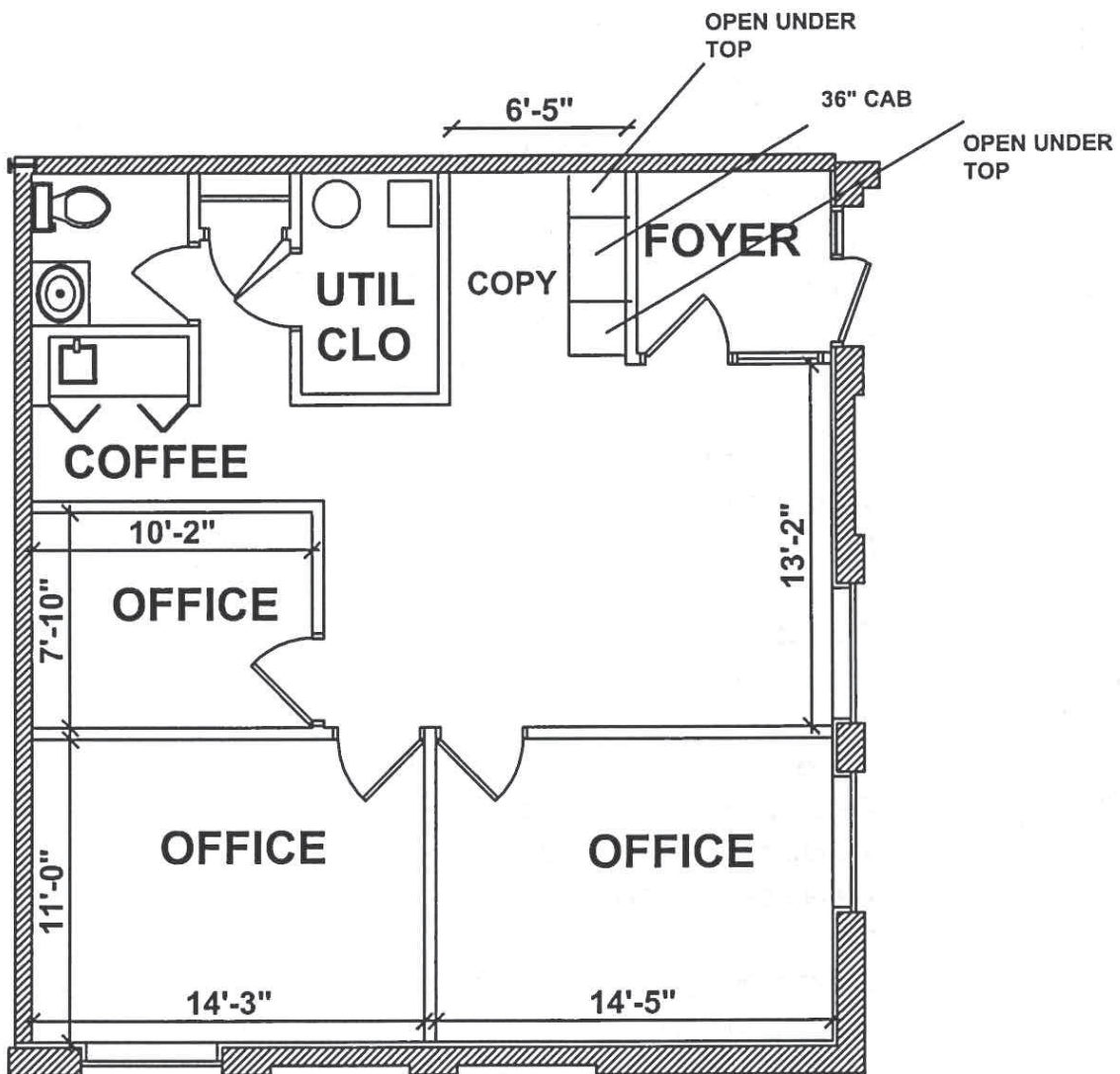
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Unit 11 - 970 Sq. Ft.



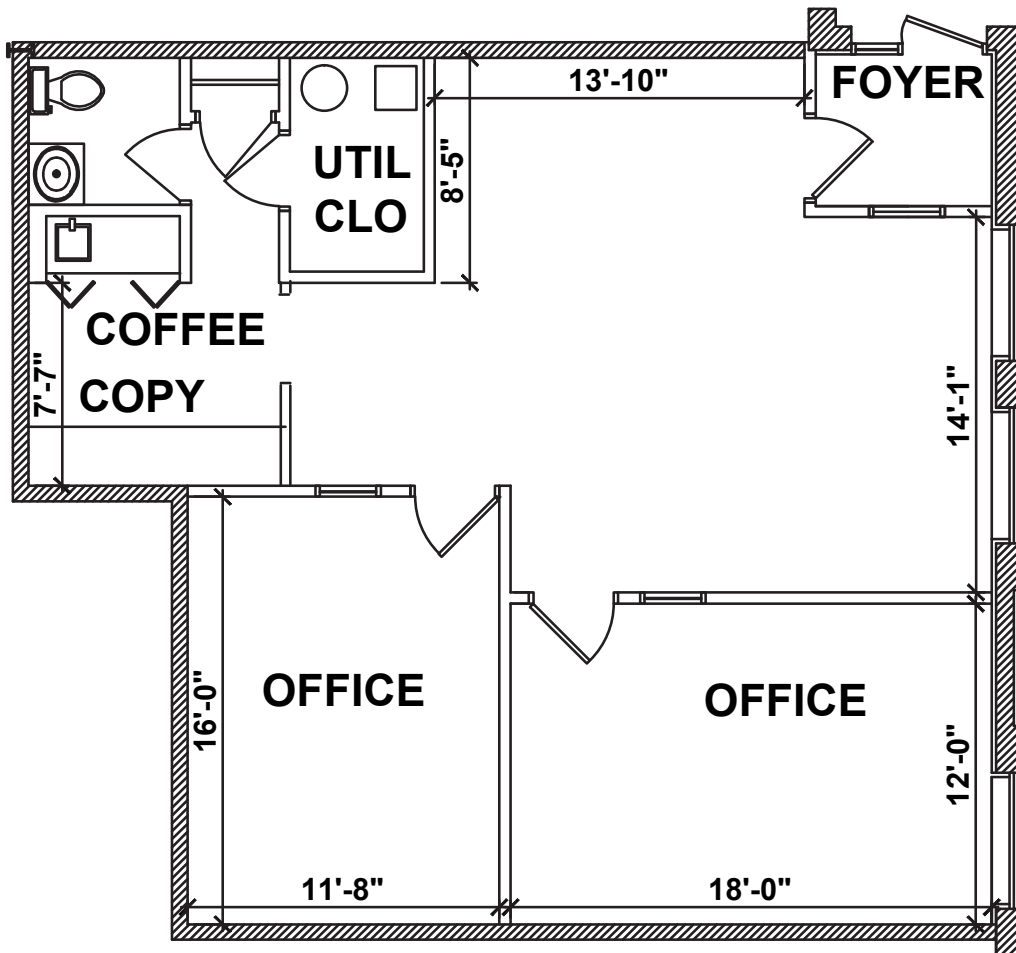
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Unit 12 – 1,140 Sq. Ft.



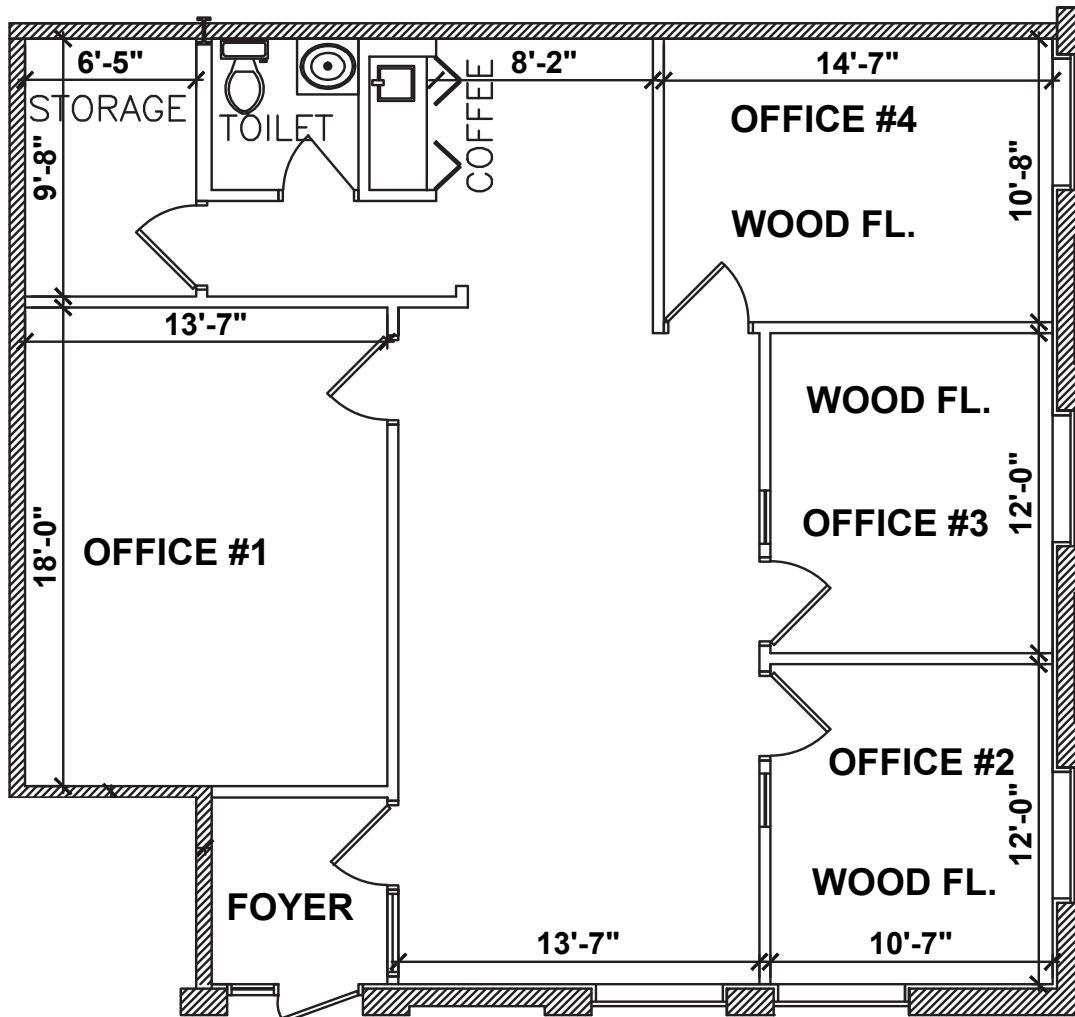
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Unit 16 - 1,428 Sq. Ft.



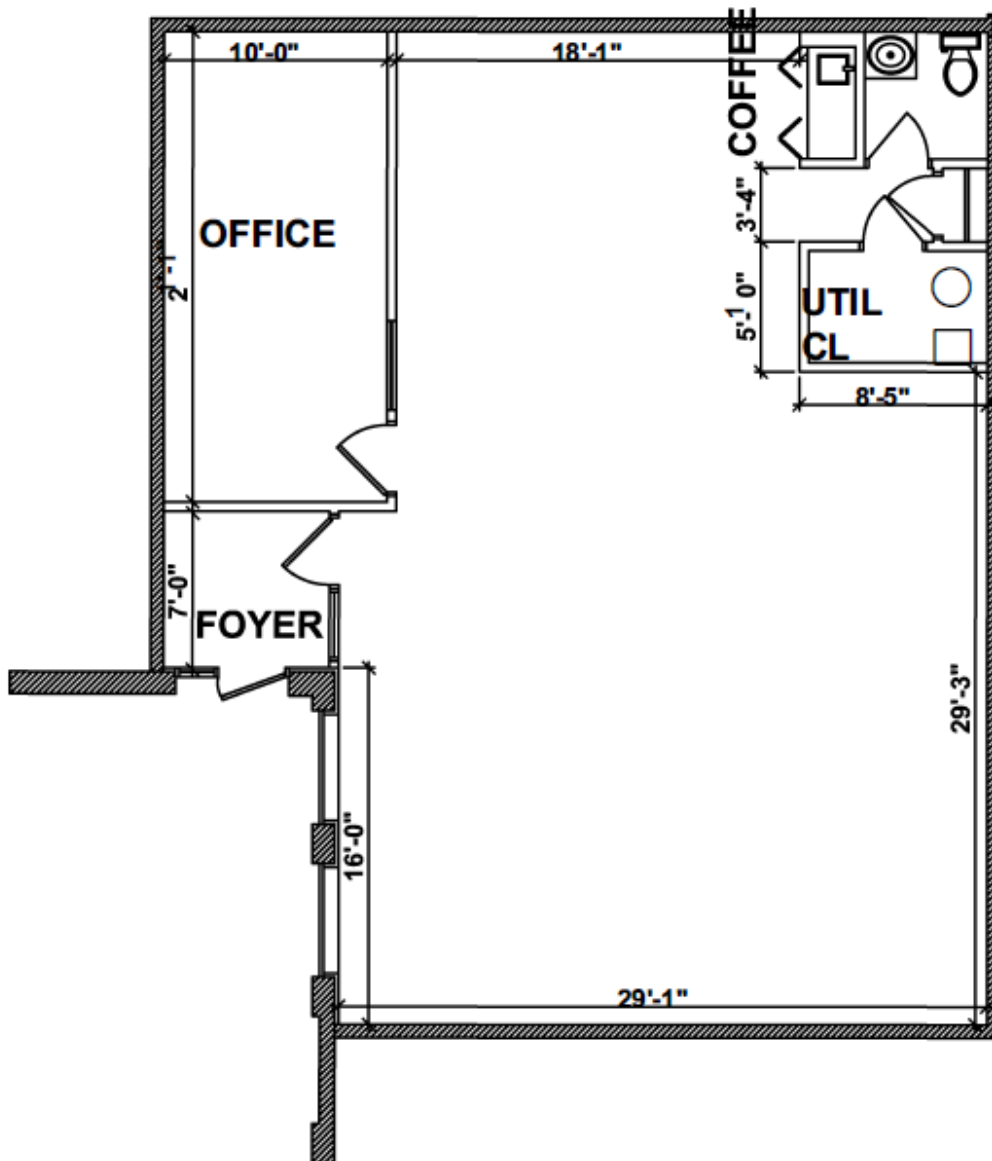
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Unit 24 - 1,570 Sq. Ft.



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Unit 28 – 970 Sq. Ft.

