

FOR LEASE

PRIME DOWNERS GROVE

3,898 SF Office/Flex Space
College West Business Park



1985 Ohio Street, Lisle, IL 60532
Excellent Access to I-88 & I-355

Property Description: All masonry building with sprinklered offices, HVAC, 6 private offices, conference room, lunch room, private bathrooms with 24 hour access. Excellent access to I-88 & I-355.

Location Description: Yackley Street south of Ogden Avenue to Ohio Street east.

Size: 3,898 SF office, optional 600-1,200 SF of storage available at \$7.38 per SF, 1 DID, 1 loading dock used for consideration.

Exterior Parking: 22 +/- spaces

Lease Type: PRICE CHANGE—Modified Gross at \$12.31 per SF plus \$1.06 per SF for Real Estate Taxes with 3% yearly increases or \$4,000 per month plus \$344.32 for Real Estate Taxes

HVAC: Two (2) Five (5) tons

Electrical Power: 300 amp

Property Type: Industrial

Building Size: 14,961 SF | **Lot Size:** 43,108 SF

CONTACT **Nick DiBrizzi**
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Coldwell Banker Commercial Realty
One Parkview Plaza, Suite 100
Oakbrook Terrace, IL 60181

CBCWORLDWIDE.COM

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.

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COLDWELL BANKER
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ENTRANCE



CONFERENCE ROOM



RECEPTION



OFFICE 1

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OFFICE 2



OFFICE 3



OFFICE 4



OFFICE 5

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WORKSPACE



WORKSPACE 1



WORKSPACE 2



KITCHEN/LUNCH ROOM

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BATHROOMS—2



SERVER ROOM

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