

OFFICE / MEDICAL OFFICE SPACE FOR LEASE

Located in Glen Ellyn at
Roosevelt Rd and Park Blvd

45 S PARK BLVD
GLEN ELLYN, IL



OFFERING SUMMARY

LEASE RATE	\$22.00 PSF MG
AVAILABLE SF	500 SF - 9,697 SF
YEAR BUILT	1985
BUILDING SF	41,700 SF
PARKING RATIO	3.86/1,000 SF

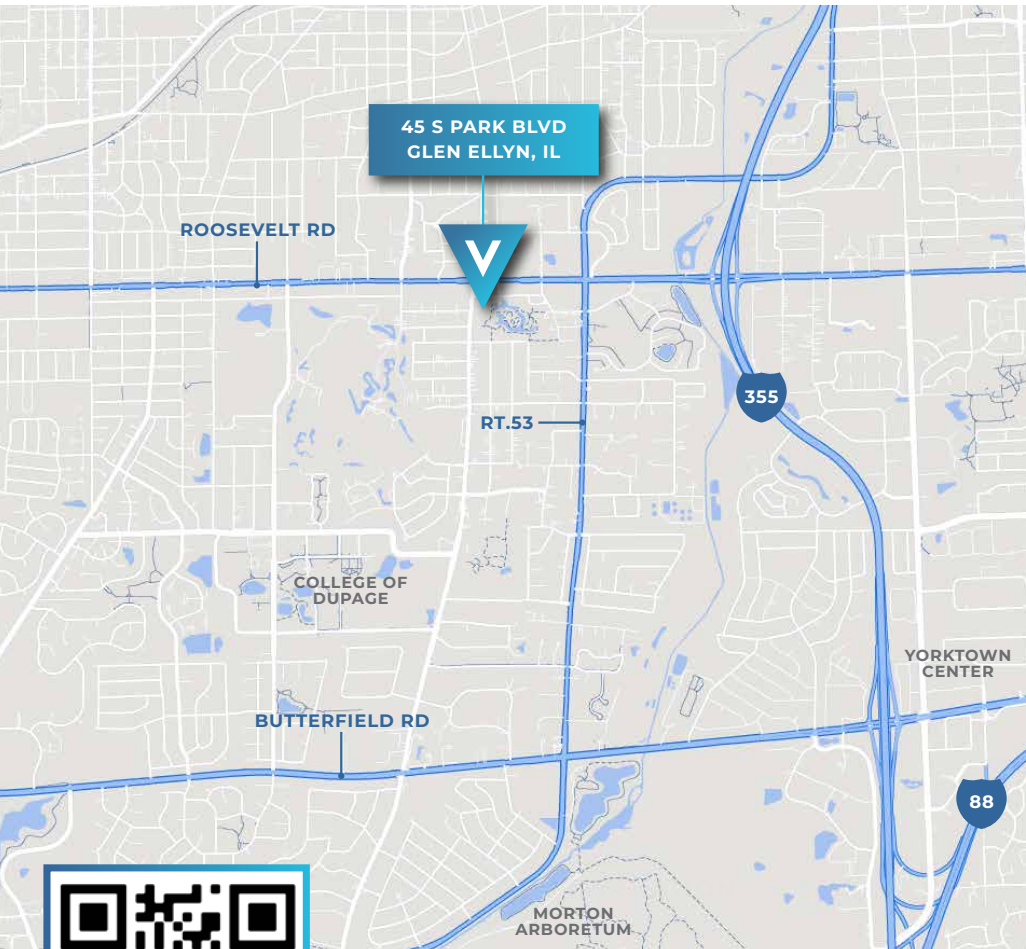


BUILDING HIGHLIGHTS

- › No Rent until 2028 on Leases Signed Before End of 2026 for 5 Year Minimum Term
- › Turn-Key Includes Flooring, Paint, and Coffee Bar Installation
- › Class A Common Area Finishes
- › Building Conference Facility

AREA AMENITIES

- › In Close Proximity to College of Dupage and Downtown Glen Ellyn
- › Easy Access to I-88 and I-355
- › Numerous Fast Serve and Fine Dining Restaurants in Surrounding Area
- › College of Dupage and Morton Arboretum are Major Employment Hubs



JOHN MILLNER, CCIM
PRINCIPAL
630.480.6342
JMillner@VersaRES.com



ANGELA WING
ASSOCIATE
630.481.6792
AWing@VersaRES.com



VERSA
REAL ESTATE SERVICES