

1035 Havens Court
Downers Grove, Illinois



Christine Simek
630.473.5070

christine@xroadsadvisors.com

Introduction



The property is located in the East-West Corridor with easy access to I-88 and I-355, just west of Highland Avenue and 1/2 block north of Ogden Ave on Havens Court. The building is situated in a quiet residential neighborhood within walking distance to the Jewel on Ogden Avenue, Mod Pizza, Smoothie King, and Panda Express. It's a five-minute drive to Downers Grove Town Center, train station, Good Samaritan Hospital, Walgreens and several nearby restaurants and fast food.

This property has recently been renovated with new windows throughout, remodeled common area restrooms, remodeled 1st and 2nd floor lobbies featuring exposed ceilings and new skylights to bring in an abundance of natural light.

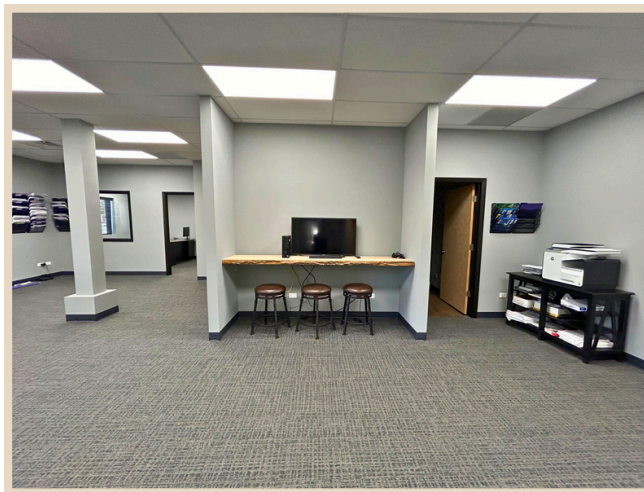
New entrance drive, curb, sidewalk, and landscape recently installed. This Property is well maintained with other upgrades planned in the near future. A MUST SEE!

Building Features

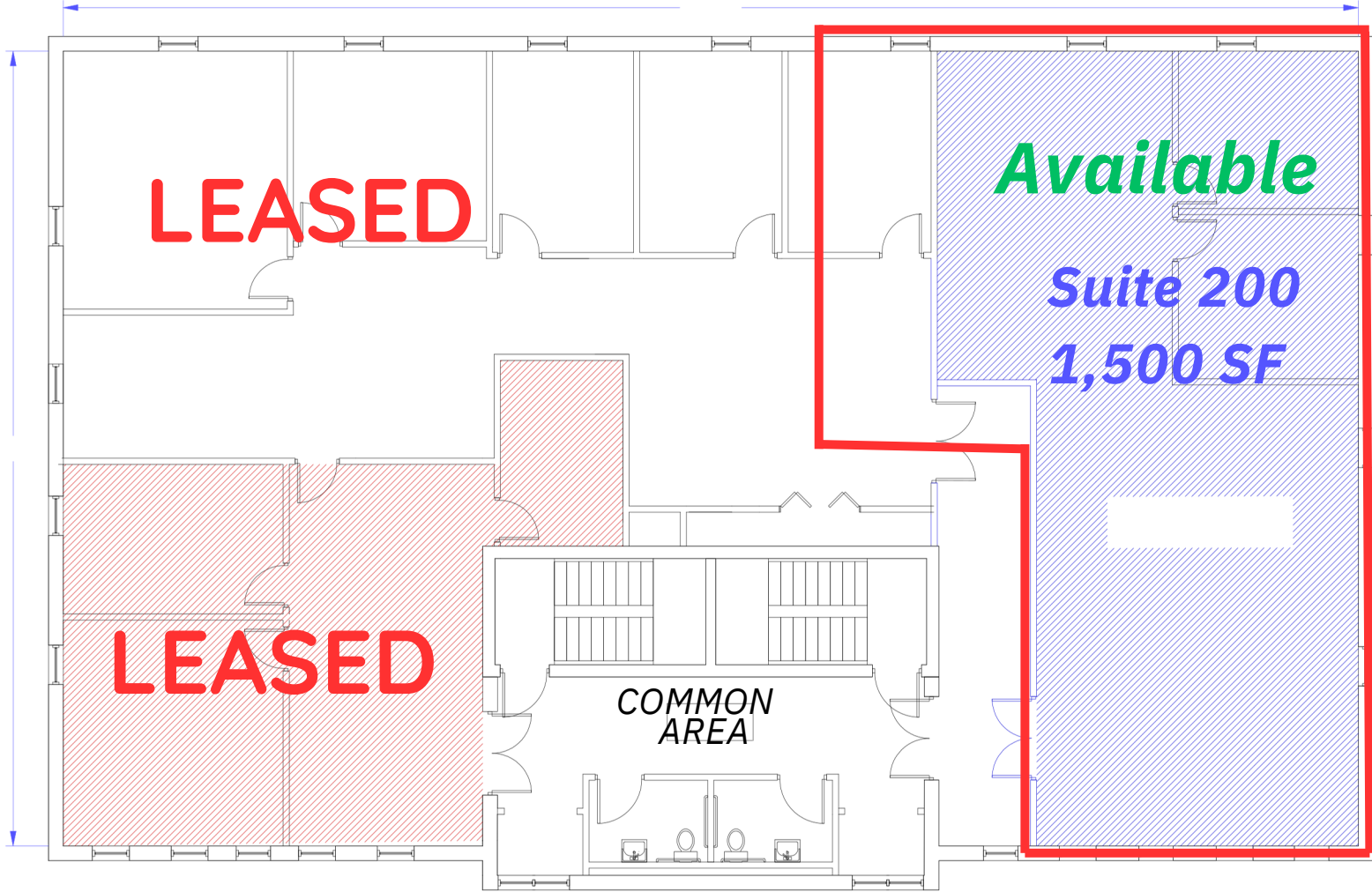


- Lower Level (3,000 SF) - Large open space with plenty of storage, tile flooring, and common area washrooms.
- Suite 200 (1,500 SF) - Located just off the newly remodeled 2nd floor lobby and washrooms, featuring new skylights and exposed ceilings.
 - Features multiple private offices, conference rooms, break rooms, and open area for collaborative workstations.
- NO elevator

Interior Photos

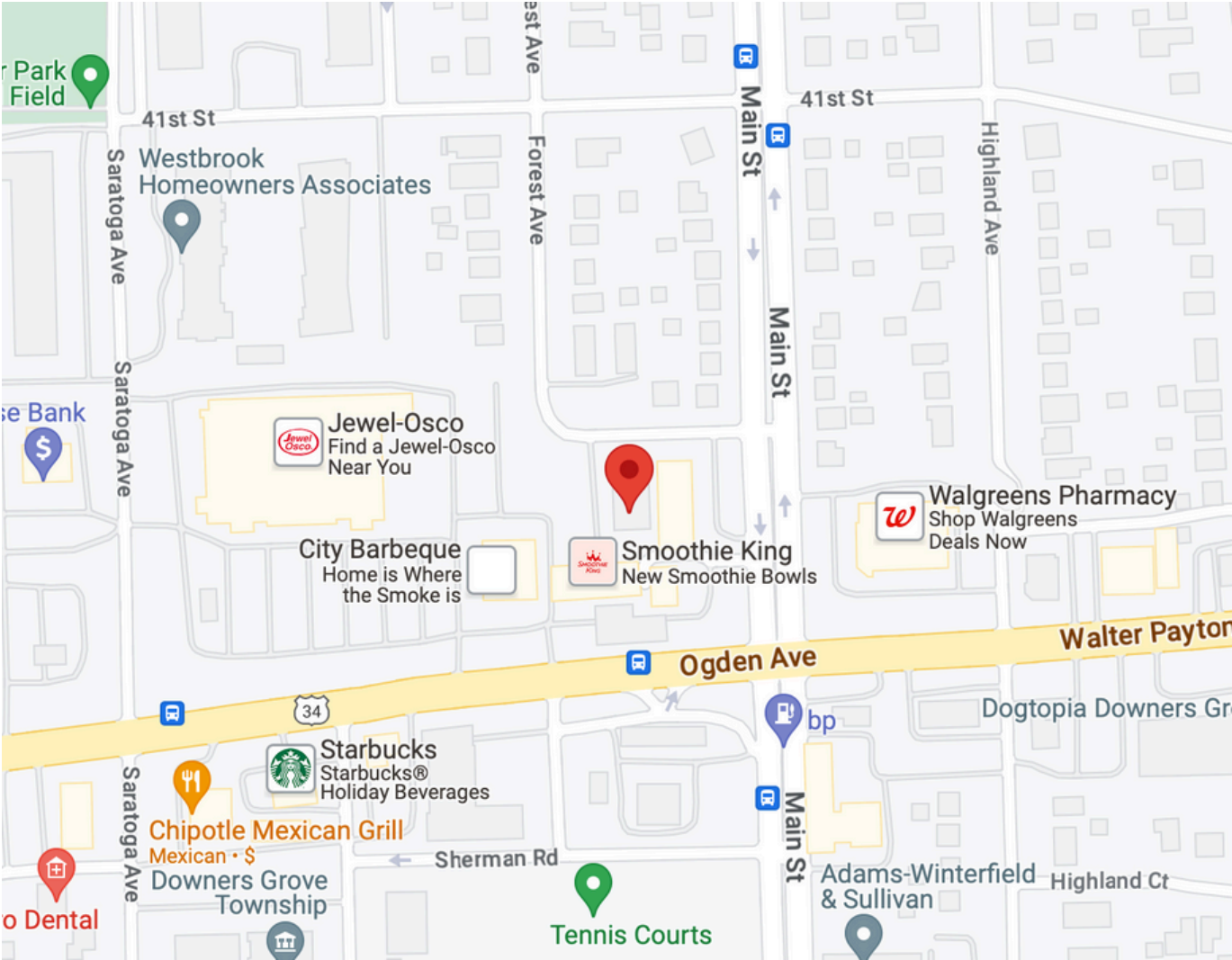


Floor Plan: Second Floor



SECOND FLOOR

Location



Easy access to I-88 and I-355,

1035 Havens Court
Downers Grove, Illinois



Christine Simek
630.473.5070

christine@xroadsadvisors.com