



1275 W. Roosevelt Road

WEST CHICAGO, IL 60185

FLEX/OFFICE SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

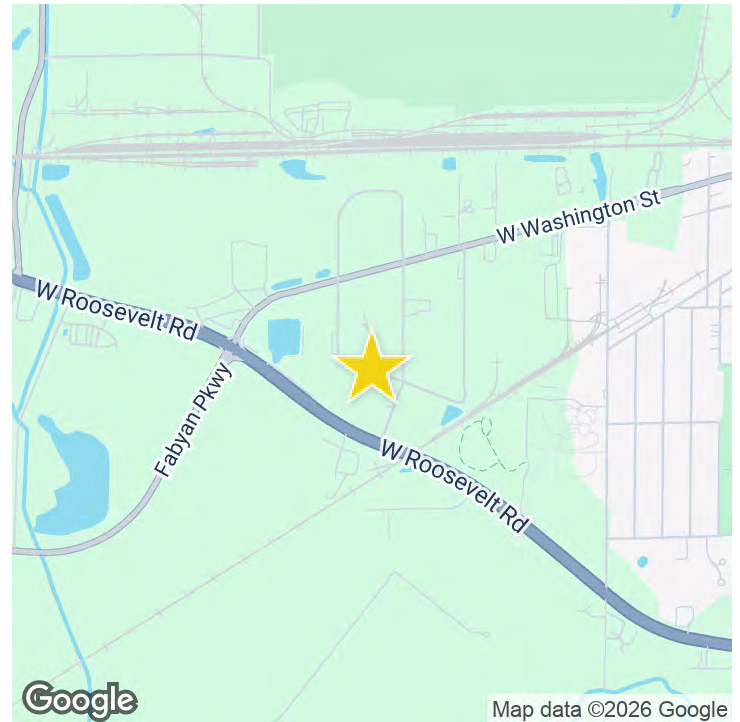
THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

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LEASE RATE

\$12.50 SF/YR

OFFERING SUMMARY

Available SF:	1,200 SF
Lease Type:	NNN
CAM & Tax:	\$4.90/SF
Lot Size:	5.07 Acres
Year Built:	1986
Building Size:	54,820 SF
Zoning:	ORI (Office/Research/ Light Industrial)
Traffic Count:	28,900

PROPERTY OVERVIEW

Welcome to 1275 W. Roosevelt Road, your future business destination. This premier property boasts private entries with ample parking, offering a distinguished arrival experience for both employees and clients. With individual HVAC control, comfort is completely customizable to suit your specific needs. Its strategic location ensures excellent visibility along IL Route 38 (Roosevelt Road). Enjoy convenient access to I-88 and I-355 via Roosevelt Road & Route 59, streamlining commutes and enhancing accessibility for your business. Delight in a professional space designed to elevate your operations and cater to your commerce needs with unmatched functionality and convenience.

PROPERTY HIGHLIGHTS

- Private Entries
- Ample Parking
- HVAC Control
- Excellent Visibility along IL Route 38 (Roosevelt Rd)
- Convenient Access to I-88 and I-355 via Roosevelt Rd & Route 59



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 109	1,200 SF	NNN	\$12.50 SF/yr	1,200+/- SF Office Space. Featuring large open area, one private office, and one restroom. Additional plumbing / service sink. Private front entrance. Double service doors in rear that lead to common hallway.



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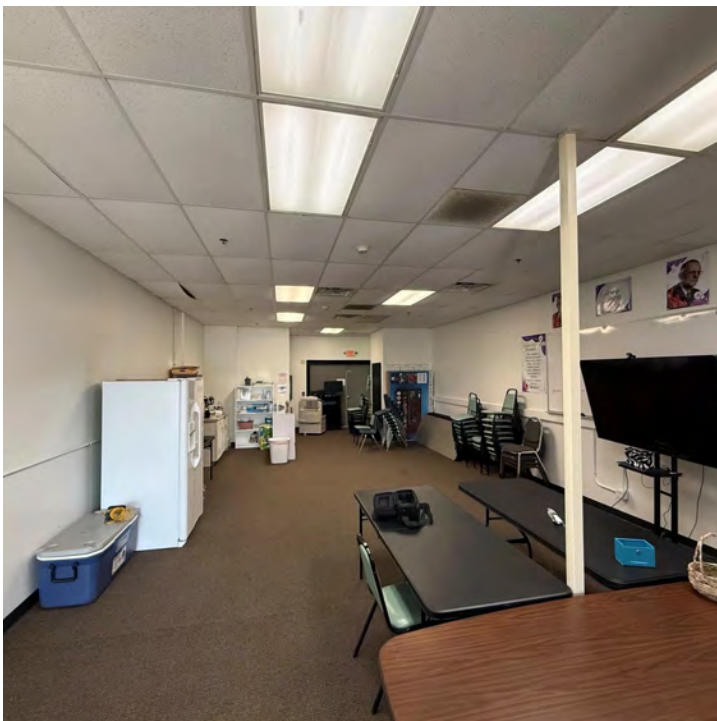
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Suite 109 Footprint



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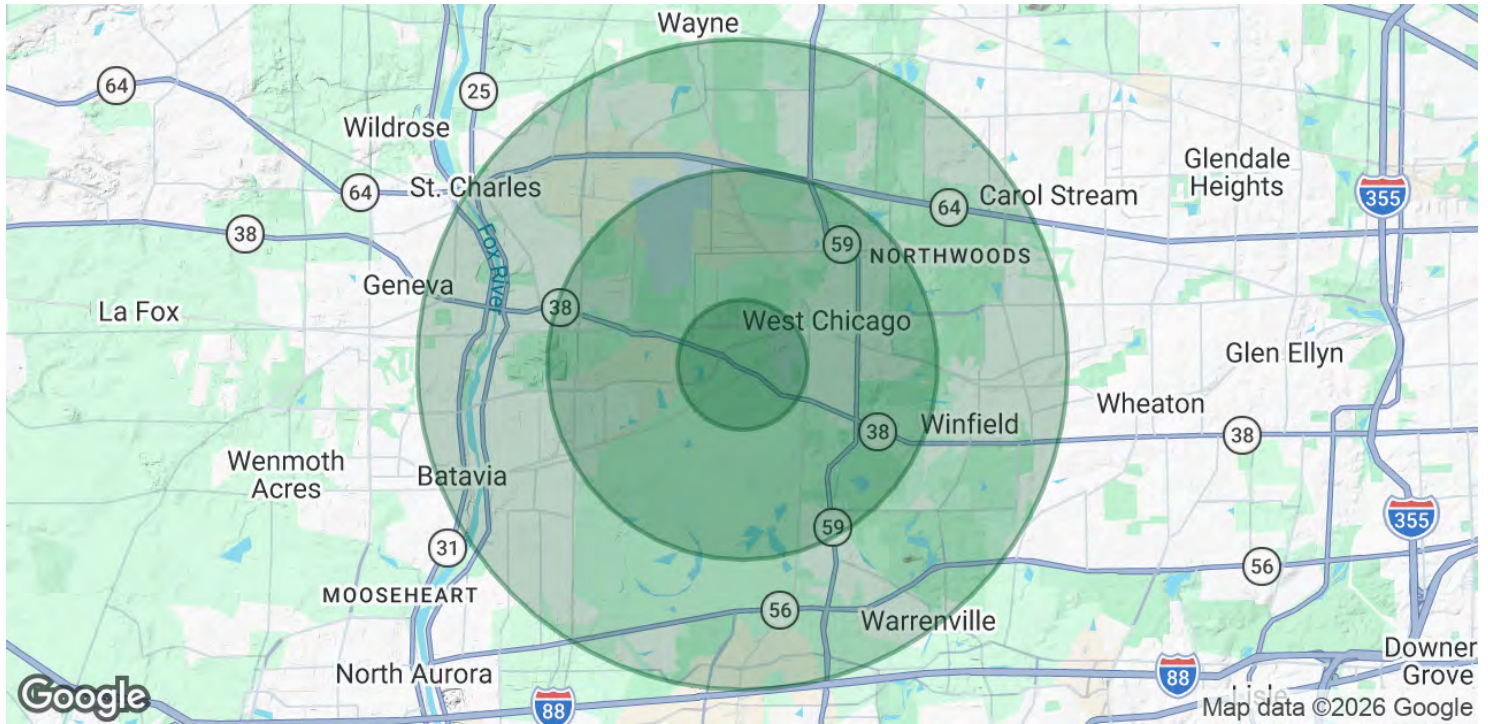
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,814	31,953	117,575
Average Age	38.5	37.4	41.4
Average Age (Male)	39.4	37.8	40.3
Average Age (Female)	30.8	37.3	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	807	10,230	42,661
# of Persons per HH	3.5	3.1	2.8
Average HH Income	\$85,095	\$115,709	\$140,318
Average House Value	\$254,549	\$307,393	\$360,540

2023 American Community Survey (ACS)

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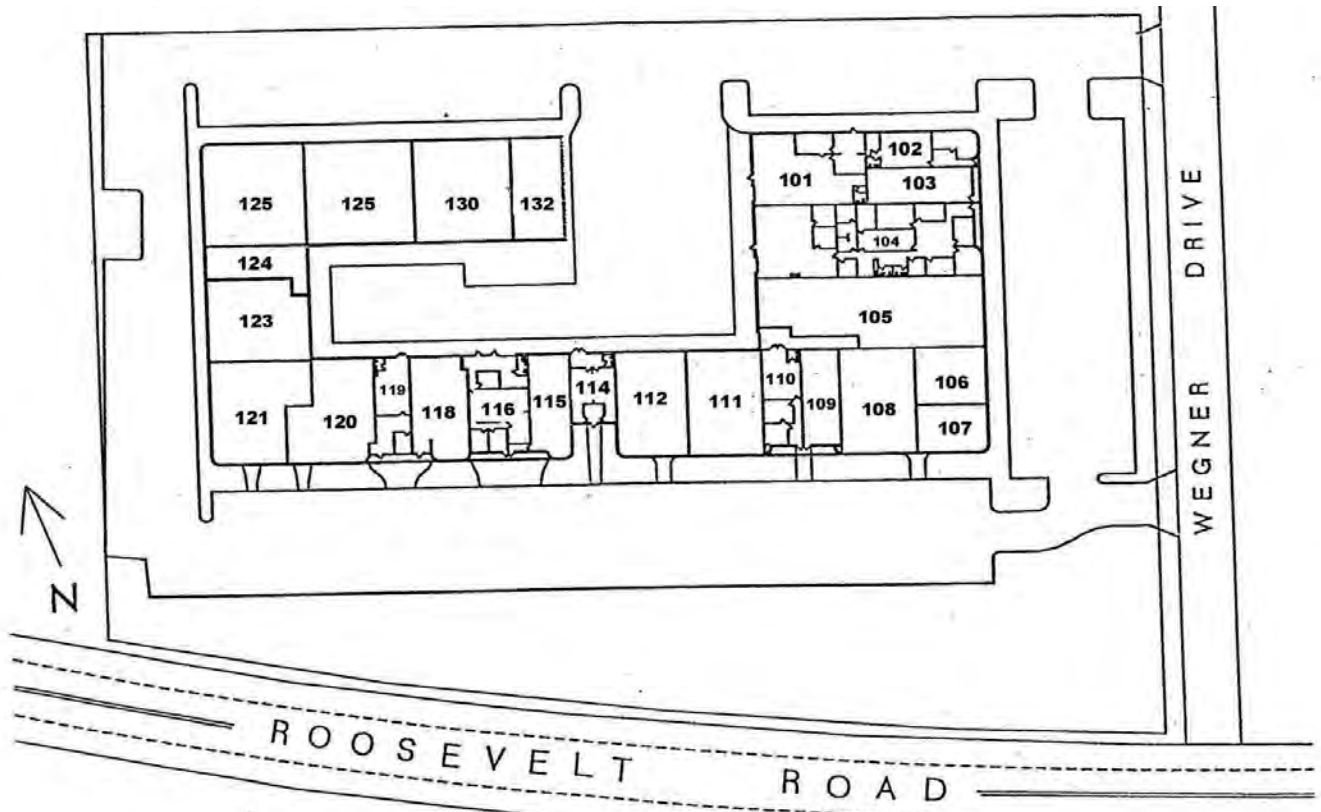
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AGENCY DISCLOSURE



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EXCLUSIVE BROKER



THIJS DENNISON

Broker

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Direct: 630.513.0173 | Cell: 630.251.2144

PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design