

7900 S Cass Ave

Darien, IL

COMMERCIAL OFFICE OPPURTUNITY

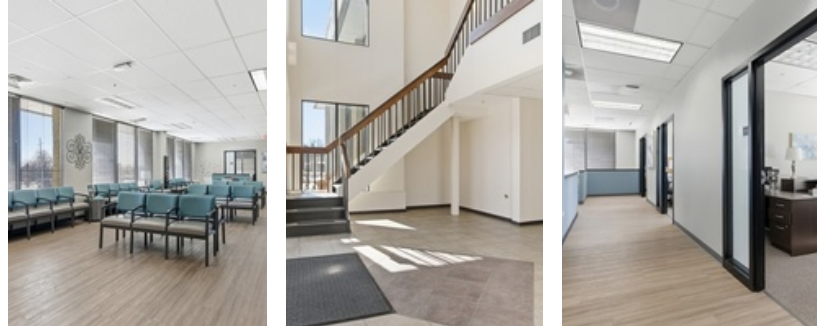


PRESENTED BY:

SYLVIA BUKOWSKA & TIM HUSS

PROPERTY OVERVIEW

This well-positioned commercial office building offers over 20,000 square feet of flexible space in the heart of Darien. Ideal for owner-users or investors, the property combines functionality, visibility, and long-term upside in a strong suburban market.



20,000+
SQ FT



2
STORIES



BUILT
1984



80+
PARKING SPACES

INTERIOR OVERVIEW

The interior of the property offers a flexible and professional office environment designed to accommodate a variety of business needs. Featuring a mix of private offices, open work areas, and dedicated conference rooms, the layout provides both functionality and versatility. Large windows throughout allow for abundant natural light, creating a bright and productive atmosphere, while updated lighting and neutral finishes make the space move-in ready or easily customizable to suit your business operations.



FLEXIBLE LAYOUT

The versatile floor plan is designed to adapt to a wide range of business needs. With a combination of private offices, open workspace, and collaborative areas, the layout supports both individual productivity and team environments. The space can be easily reconfigured to accommodate multiple tenants, departments, or specialized uses, making it ideal for businesses seeking flexibility and long-term functionality.



ADDITIONAL INTERIOR FEATURES

- Flexible office layout with multiple private suites
- Spacious open work areas for collaborative environments
- Large windows providing abundant natural light throughout
- Dedicated conference rooms for meetings and presentations
- Professional reception/lobby area potential
- Breakroom/kitchenette space for staff convenience
- Updated LED lighting for energy efficiency
- Drop ceiling with integrated lighting systems
- Neutral finishes ready for customization or branding
- Multiple entry points for tenant or department separation
- Wide hallways and functional flow between spaces
- Restroom facilities on each level (if applicable—confirm if needed)
- Climate-controlled interior for year-round comfort
- Plug-and-play office potential for immediate occupancy

EXTERIOR & PARKING

The property is situated on over three acres, offering ample space and a professional exterior presence. With approximately 80 on-site parking spaces, it provides convenient access for both employees and visitors. The well-maintained grounds and accessible layout enhance the overall functionality, while the building's visibility and easy entry points make it ideal for a variety of commercial uses.



PROPERTY HIGHLIGHTS

- ✓ ±20,000+ SQ FT OFFICE BUILDING
- ✓ TWO-STORY LAYOUT
- ✓ APPROXIMATELY 80 PARKING SPACES
- ✓ SITUATED ON 3+ ACRES
- ✓ FLEXIBLE FLOOR PLAN
- ✓ SIGNAGE OPPORTUNITIES
- ✓ DUPAGE COUNTY LOCATION
- ✓ CONFERENCE ROOMS
- ✓ PLUG & PLAY POTENTIAL
- ✓ 7.50% CAP RATE
- ✓ FINANCIALS PROVIDED WITH FULLY EXECUTED NDA

INVESTMENT OPPORTUNITY

This property presents a compelling investment opportunity in a highly desirable suburban market. With its flexible layout, strong location, and ample parking, it is well-suited for both owner-users and investors seeking stable, long-term value. Positioned in DuPage County with excellent access to major highways and surrounding business corridors, the asset benefits from consistent demand and strong area demographics. Whether utilized as a multi-tenant office or a single-user headquarters, this property offers both immediate functionality and future upside potential.



PRIME LOCATION

- Immediate access to I-355
- Centrally located within the Chicagoland suburban market
- Close proximity to shopping, dining, and business services
- Minutes from Metra commuter rail stations
- Convenient access to Midway and O'Hare International Airports
- Positioned in a strong DuPage County business environment

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