



**2400 S WOLF RD | WESTCHESTER**

# OFFICE BUILDING FOR SALE IN WESTCHESTER

40,000 SF Office Building with Up to 23,000 SF of Fully Furnished Space  
Available for Owner/Occupant or Tenant

**2400 S WOLF RD  
WESTCHESTER, IL**

VersaRES.com

## EXECUTIVE SUMMARY

As exclusive agent, Versa Real Estate Services is offering for sale an opportunity to acquire the fee simple interest in the 2400 S Wolf Rd in Westchester, Illinois. The property is located south of the intersection of Cermak Rd and South Wolf Rd. It is a 2-story, multi-tenant office building built in 2001 and it is positioned on 2.48 acres of land. The building is 39,236 rentable square feet and is currently 40% occupied. The entire second floor consisting of 19,648 SF is fully furnished and available for immediate occupancy presenting a great opportunity for an owner user to occupy it or value add investor to lease up to prospective tenants. The two other occupants in the building are Fresenius Kidney Care (12,421 SF) and First American Title (3,089 SF), both of which have occupied the building for numerous years on the first floor of the building.

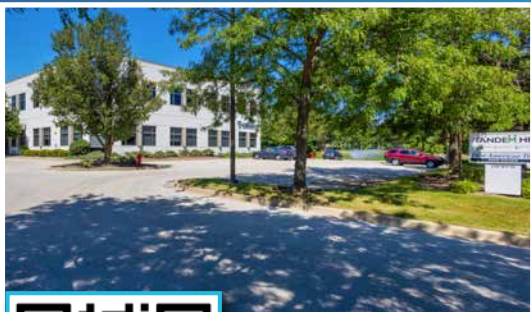
The site offers convenient access to major highways and a wide range of amenities nearby. A user could acquire the property and occupy the entire second floor of their business totaling up to +/- 19,648 SF while collecting rent from other tenants. In addition, a user could enjoy signage on the building and on the monument sign.

## INVESTMENT HIGHLIGHTS

- › 32% of Building Occupied by Fresenius Kidney Care
- › Fully Furnished 4,128 SF Space on First Floor
- › 40% Leased
- › Entire Second Floor Consists of 19,648 SF of Fully Furnished Space
- › Ideal for Owner/User to Utilize and Collect Rents or for Investors to Lease Up

## AREA AMENITIES

- › In Close Proximity to I-294/I-88/I-290 Exits
- › 20 Minutes to Downtown Chicago
- › Minutes to Oakbrook Center
- › Numerous Dining Options Nearby



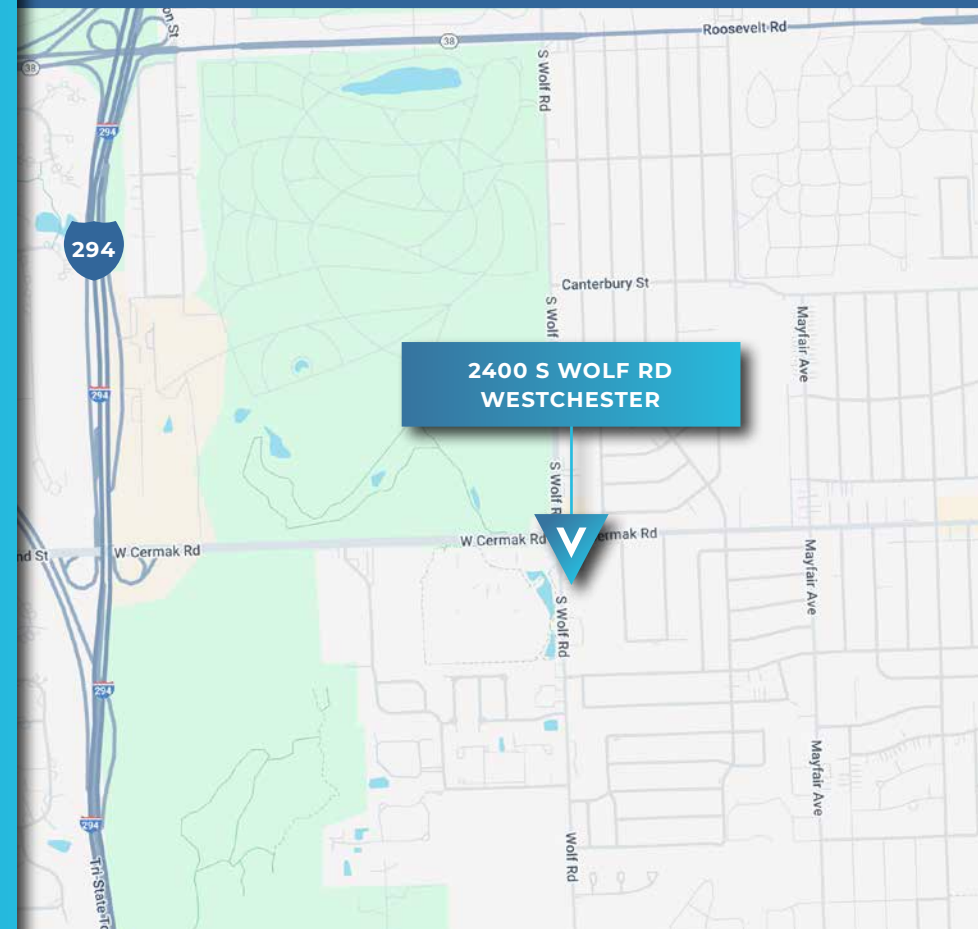
**RYAN MOEN, SIOR**  
PRINCIPAL  
DESIGNATED MANAGING BROKER  
630.480.6346  
RMoen@VersaRES.com



**KYLE HARRIS**  
ASSOCIATE  
630.716.3147  
KHarris@VersaRES.com

## OFFERING SUMMARY

<b>PURCHASE PRICE</b>	\$3,950,000
<b>AVAILABLE SF</b>	1,100 SF - 23,776 SF
<b>BUILDING SF</b>	39,236 SF
<b>YEAR BUILT</b>	2001
<b>PERCENT LEASED</b>	40%
<b>PARCEL #</b>	15-30-201-057
<b>REAL ESTATE TAXES</b>	\$208,308 (\$5.30 PSF)



**2400 S WOLF RD  
WESTCHESTER**

**VERSA**  
REAL ESTATE SERVICES

PHOTOS



**RYAN MOEN, SIOR**  
PRINCIPAL  
DESIGNATED MANAGING BROKER  
630.480.6346  
RMoen@VersaRES.com



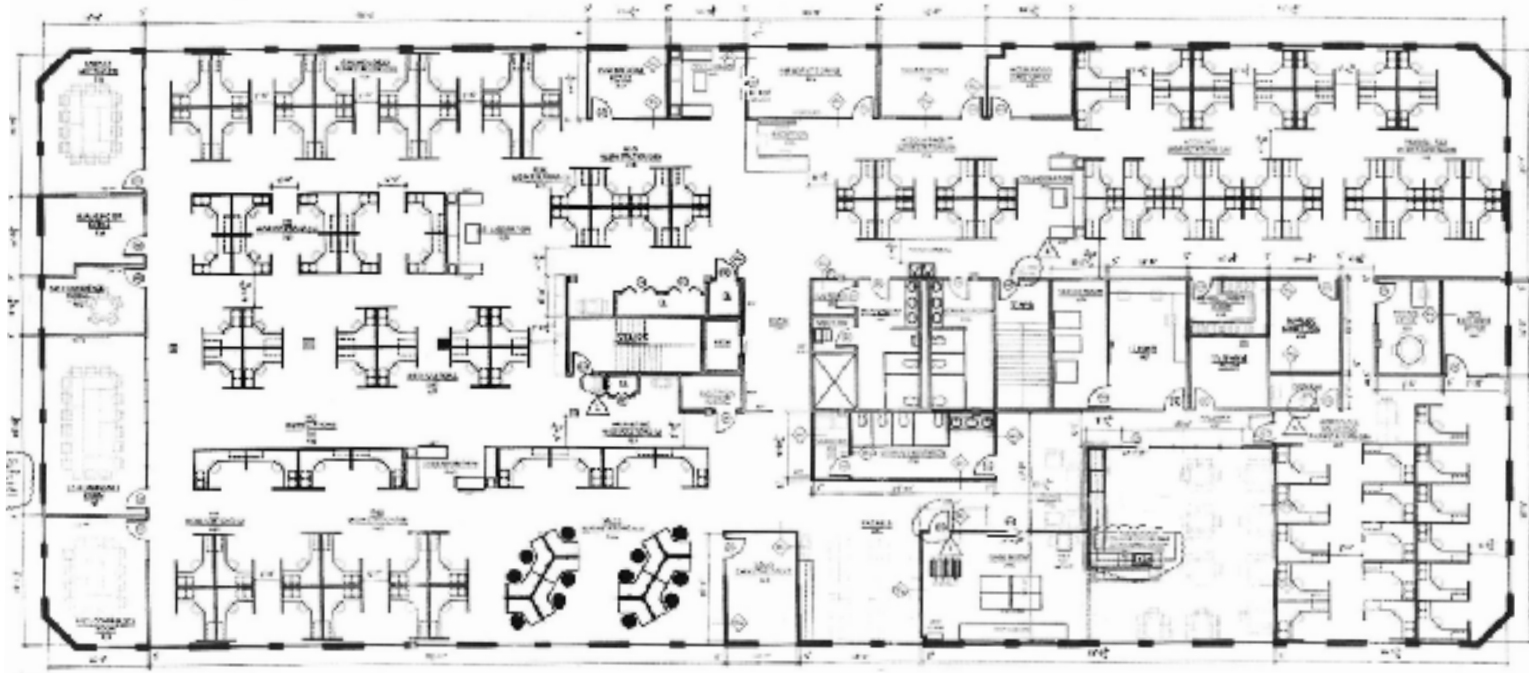
**KYLE HARRIS**  
ASSOCIATE  
630.716.3147  
KHarris@VersaRES.com

**VERSA**  
REAL ESTATE SERVICES

## Fully Furnished Featured Space:

SECOND FLOOR | 19,648 SF (Divisible to 5,000 SF)

2400 S Wolf Rd | Westchester, IL



### SPACE NOTES

- » 9 Private Offices
- » Multiple Conference Rooms
- » Kitchen
- » Game Room
- » Fully Furnished
- » 150 Workstations



**RYAN MOEN, SIOR**  
PRINCIPAL  
DESIGNATED MANAGING BROKER  
630.480.6346  
RMoen@VersaRES.com



**KYLE HARRIS**  
ASSOCIATE  
630.716.3147  
KHarris@VersaRES.com

**VERSA**  
REAL ESTATE SERVICES