

AVAILABLE FOR LEASE

1263 S. Highland Ave.
Suite 1S
Lombard, IL 60148

**3 MONTHS
FREE!!**



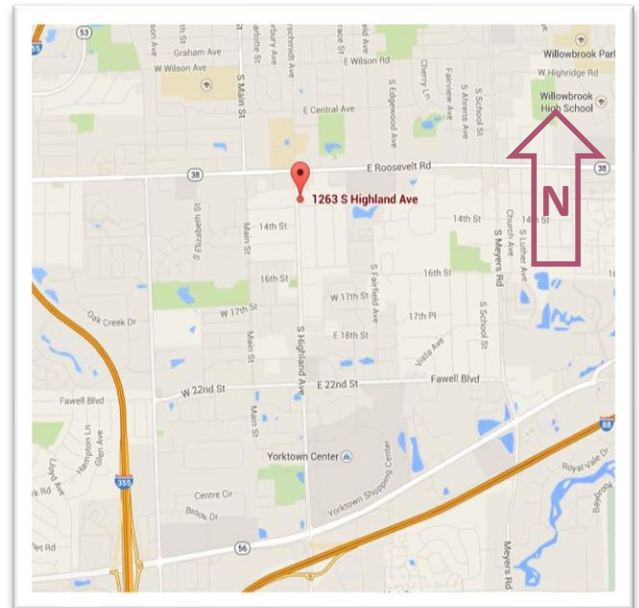
2,274 SF

OFFICE OR MEDICAL SUITE

\$20.00 PSF

Modified Gross

- AVAILABLE **NOW!**
- 1st floor office or medical suite with 5 private offices with ADA access
- Reception with patient waiting room
- 3 common-area restrooms (2-ADA) and kitchenette
- On-site management by Key Investment & Management Inc.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

Follow us on
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FOR FURTHER INFORMATION CONTACT:

Kimberly Hess

Office: 630.932.5757

khess@key-investment.com

7/6/2026

Real Estate

Brokerage

Leasing

Management

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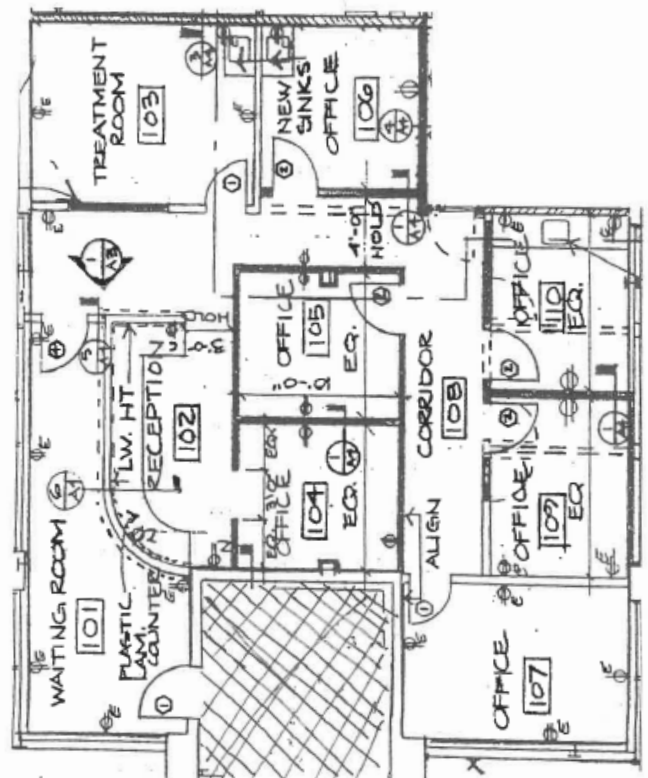
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PROPERTY SPECIFICATIONS

Building Size:	10,000 SF
Available Space:	2,274 SF
Year Built:	1968
Zoning:	O – Office District
Parking:	Open Lot
Ceiling Height:	9'
Power:	100 AMP
Washrooms:	3 (2-ADA)
Sprinklered:	No
Utilities:	Prorata share of gas, elec., refuse, and water/sewer.
Real Estate Taxes:	Included
Possession:	Immediately
Lease Term:	3 years
Lease Rate:	\$20.00 PSF \$3,790.00/MO



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Multi-Purpose Room



Exam Room

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Reserved Parking



Marquee Sign



Real Estate

Brokerage

Leasing

Management

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