



BOUTIQUE DOWNTOWN OFFICE SPACE

110 W Burlington Ave
La Grange, IL 60525

PEARSON
reality group



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OFFICE SPACE

110 W BURLINGTON AVE
LA GRANGE, IL 60525

EXCLUSIVELY PRESENTED BY:



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Pearson Realty Group

1000 N Milwaukee Ave

Chicago, IL 60642

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PROPERTY SUMMARY

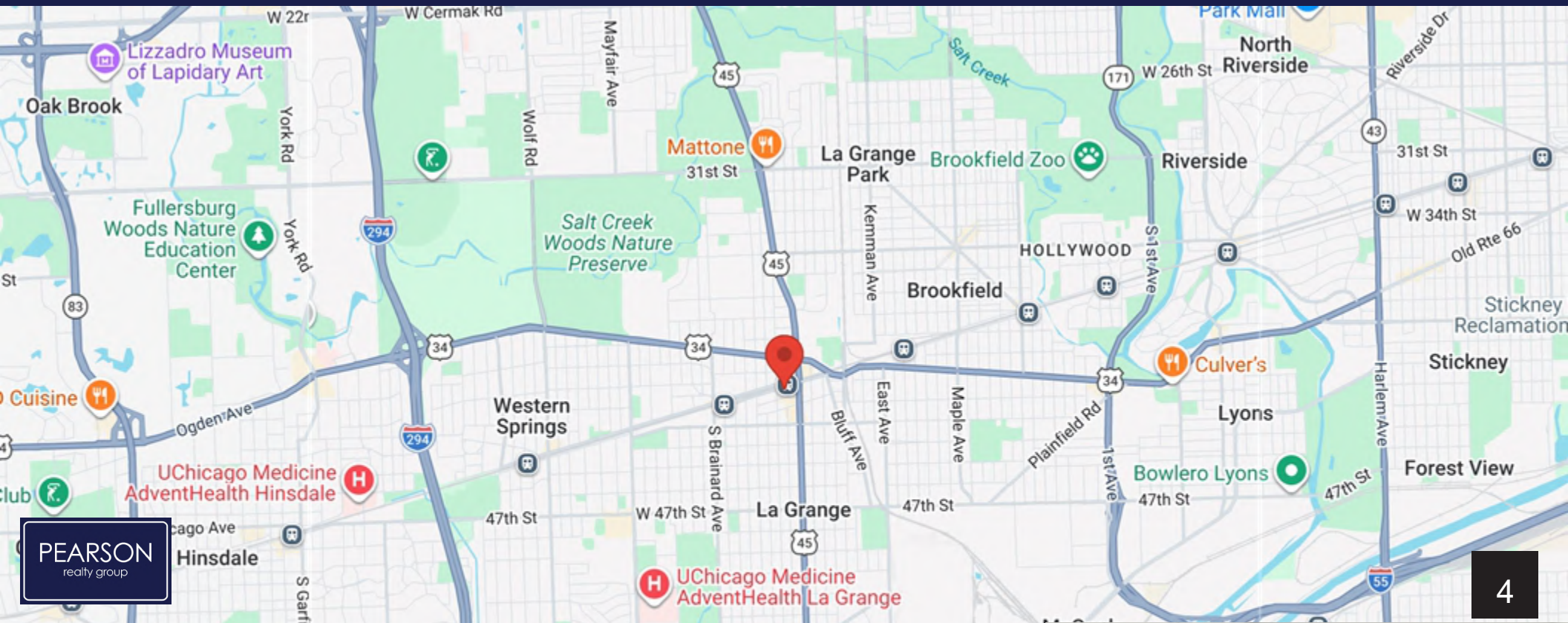
Offered At:	\$2,000/month
Lease Term	3 Year
Unit Size	~1,200 SF
Year Built	1897

110 W Burlington Ave features approximately 1,200 square feet of boutique creative office space located on the second floor in the heart of Downtown La Grange's West End. Positioned directly across from the La Grange Metra station and steps from the Stone Avenue station, the property benefits from exceptional transit access, visibility, and walkability. The corner building sits adjacent to the Calendar Avenue municipal parking lot, providing ample free parking and consistent foot and vehicle traffic. The recently gut-rehabbed unit offers a thoughtful layout with two private rooms, a small open workspace, a full bathroom with a shower, and direct access to a private rooftop, creating a highly functional and distinctive office environment. Offered at \$2,000 per month, the space represents a compelling value for tenants or investors seeking a well-located, move-in-ready downtown office.



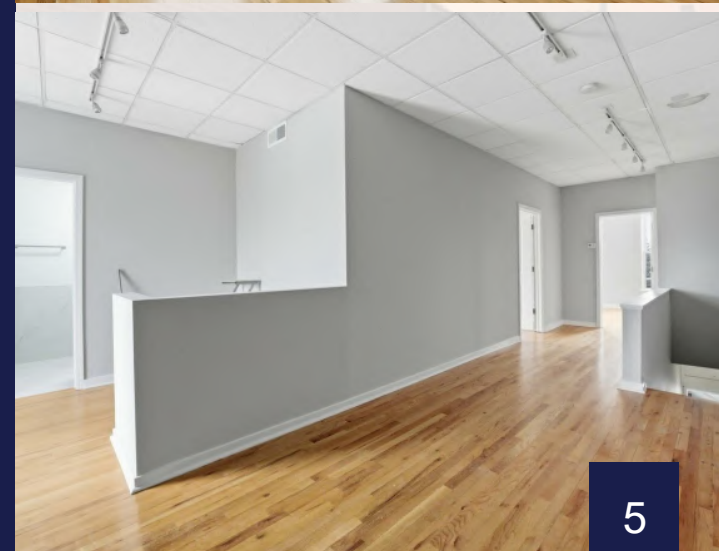
PROPERTY HIGHLIGHTS

- ±1,200 SF boutique / creative office offering with a rare second-floor presence.
- Attractive lease economics at \$2,000/month on a 3-year lease term.
- Exceptional value relative to condition, location, and amenities.
- Recently gut-rehabbed unit minimizing near-term capital needs.
- Flexible layout well-suited for creative office, professional services, or studio use.
- Unique private rooftop access offering added tenant appeal.



LOCATION HIGHLIGHTS

- Located in Downtown La Grange's desirable West End district.
- Directly across from the La Grange Metra Station and walking distance to the Stone Avenue Metra Station.
- Adjacent to the Calendar Avenue municipal parking lot with abundant free parking.
- Additional street parking available directly in front of the building.
- High visibility location with strong vehicle traffic counts and pedestrian activity.
- Surrounded by Downtown La Grange dining, retail, and service amenities.

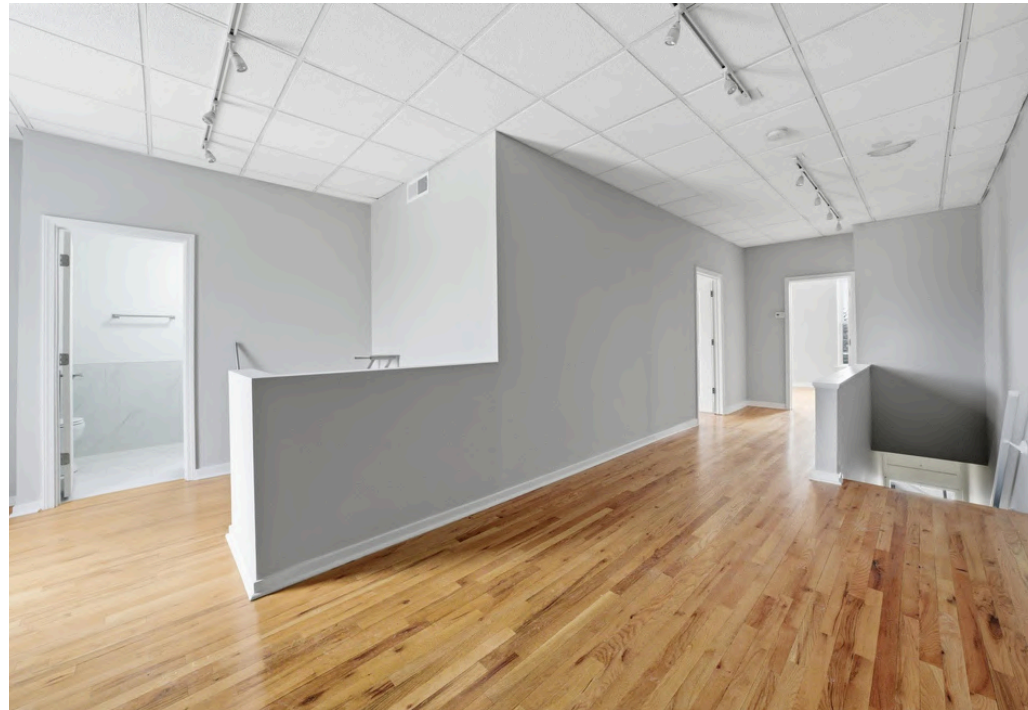




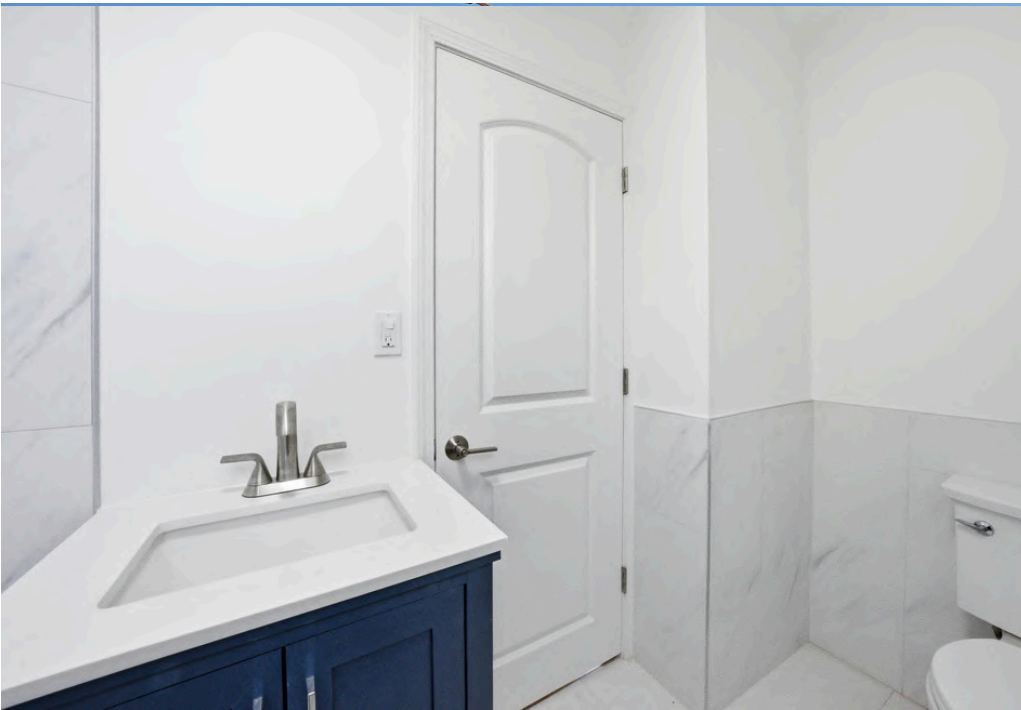
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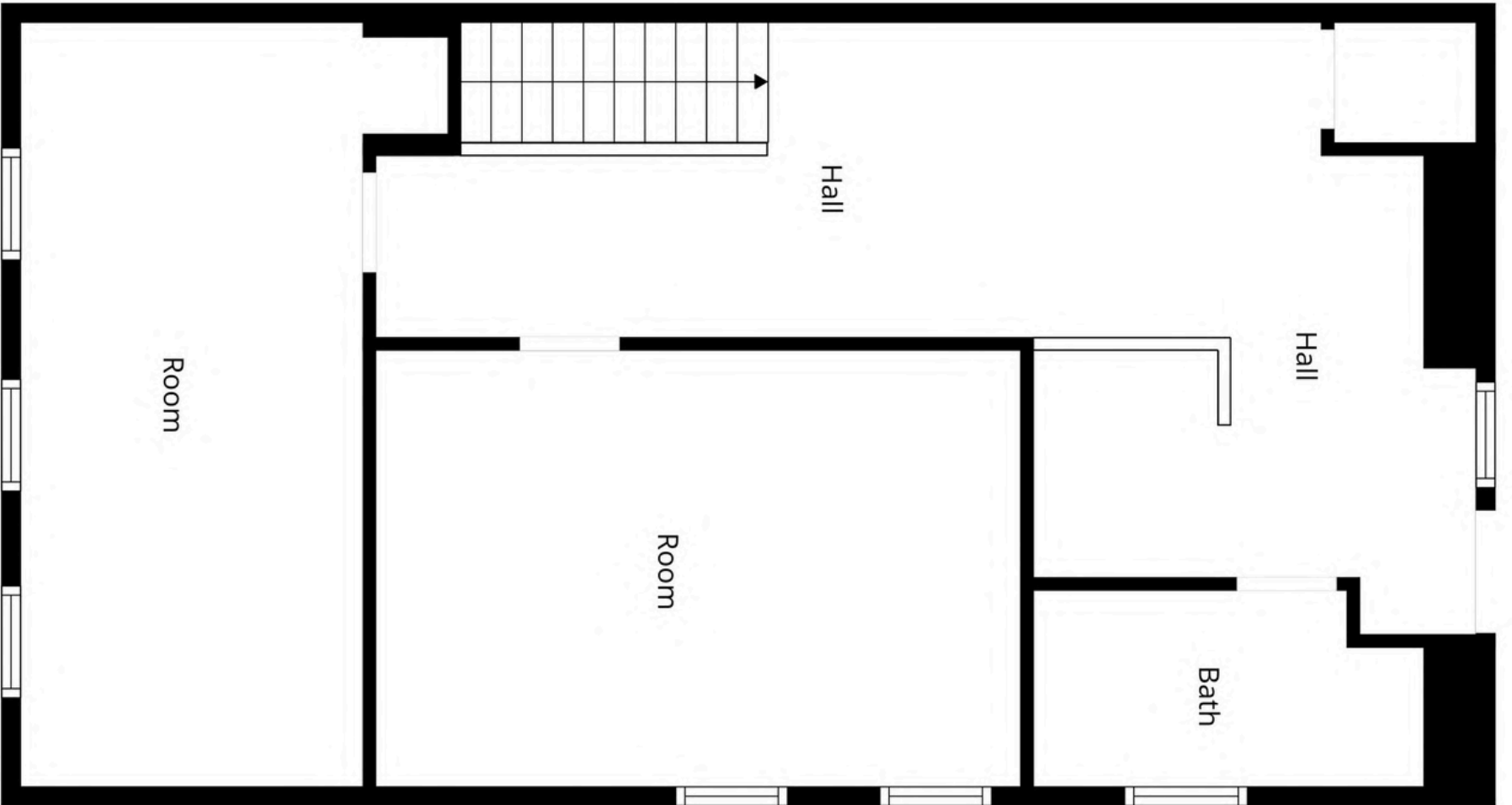
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Floor Plan Created By Prestige Real Estate Images. Measurements Deemed Highly Reliable But Not Guaranteed.

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