



FOR LEASE

608 E. Veterans Pkwy,
Suite 1, Yorkville, IL

\$25/SF MG
2,083+/- SF

Professional office suite now available in a highly desirable location directly across from the new Costco. This ±2,000 SF space is well-suited for a variety of professional users and features six private offices, including one with a private en-suite bathroom and conference room ideal for meetings and client presentations. Additional amenities include a second restroom and a dedicated break room for staff convenience.

This is the most visible space in the building and the only tenant suite that does not share a vestibule, offering enhanced accessibility and a more private entry experience. The property offers ample parking, recently sealed and striped, providing a clean, well-maintained environment for both employees and visitors. Landlord is open to accommodating select remodeling or buildout needs to suit tenant requirements.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



608 E. Veterans Pkwy, Suite 1

PROPERTY HIGHLIGHTS

AMPLE
PARKING

HEAVY
TRAFFIC FLOW

PRIME
LOCATION

IDEAL FOR
PROFESSIONAL
USERS

2,083+/-
SQUARE FEET

ACROSS
FROM
COSTCO

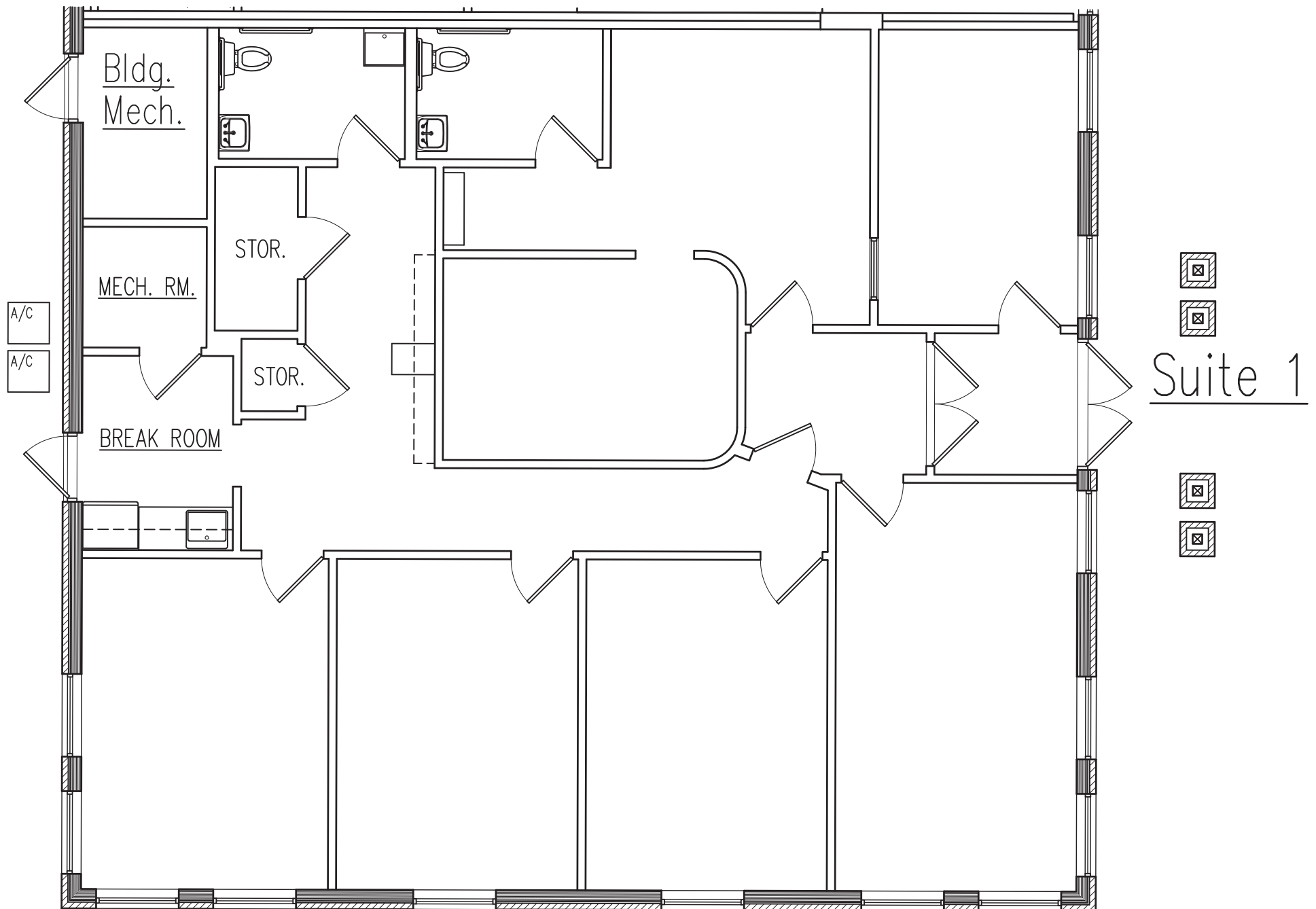
FRESHLY SEALED & STRIPED PARKING LOT | 2023 ROOF TEAR OFF AND REPLACEMENT

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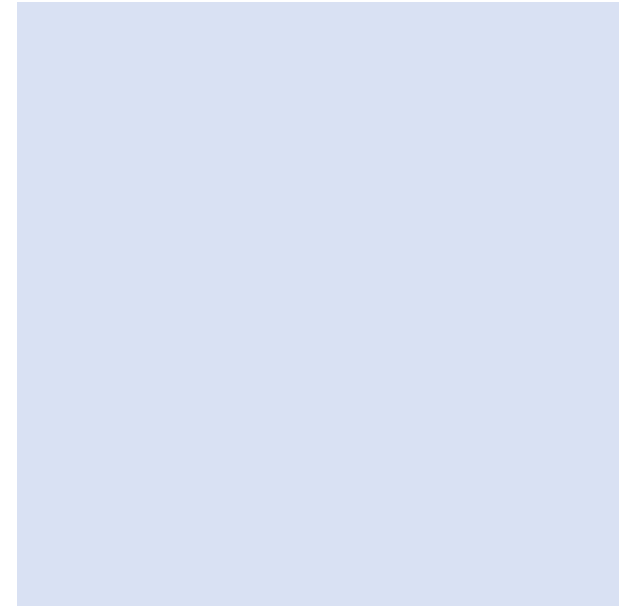
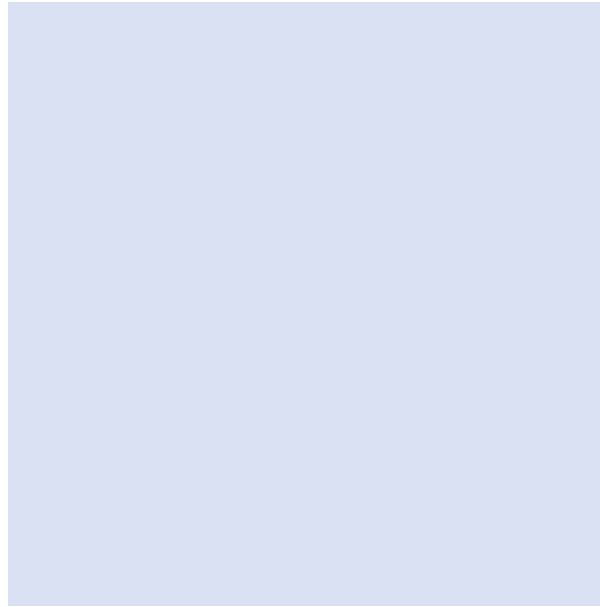
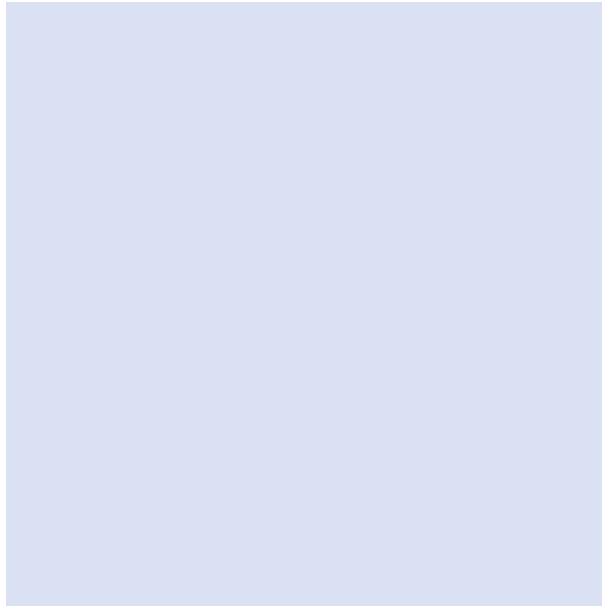
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YORKVILLE ILLINOIS DEMOGRAPHICS

608 E. Veterans Pkwy., Suite 1, Yorkville, IL



2022 EST. POPULATION

23,835

MEDIAN PROPERTY VALUE

\$308,900

2018-2022 HOUSEHOLDS

7,465

TOTAL RETAIL SALES

\$13,452

PER CAPITA

MEDIAN HOUSEHOLD INCOME

\$105,322

2018 - 2022

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

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COSTCO
WHOLESALE



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