

AVAILABLE FOR LEASE

174R N. York Rd.
Elmhurst, IL 60126

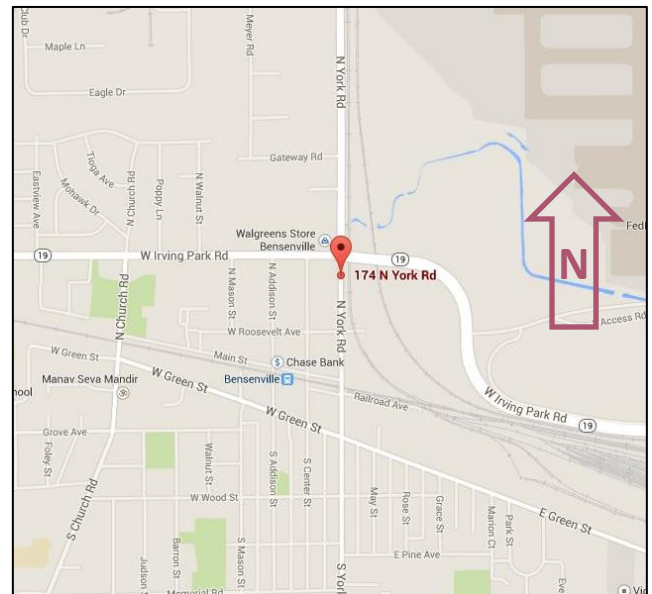


1,420 SF

FLEX SPACE

\$12.00 PSF Base

- Available now!!
- 1,420 SF of Flex Space with 2 ADA washrooms
- Prime location in downtown Elmhurst (No York Rd. exposure)
- 4 parking spots (2 tandem) on site, customer parking across the street
- Professionally managed 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

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess

Office: 630.932.5757

k Hess@key-investment.com

4/21/2026

Real Estate

Brokerage

Leasing

Management

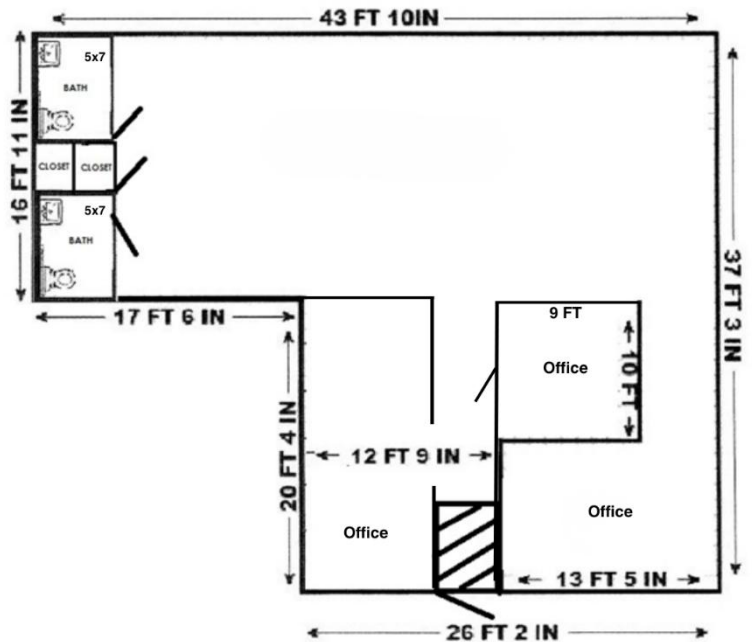
174R N. York Rd.
Elmhurst, IL 60126

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



AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS	
Building Size:	13,035 SF
Available Space:	1,420 SF
Year Built:	1941
Zoning:	C4
Parking:	4 Spaces
Ceiling Height:	14'
Power:	100 AMP
Washrooms:	2 - ADA
Sprinklered:	Yes
Utilities:	Electric/Gas
Real Estate Taxes:	\$3.27 PSF
CAM:	\$2.85 PSF
Possession:	Immediately
Lease Term:	Minimum 2 years
Lease Rate:	\$12.00 PSF \$1,420 Mo. Gross



All dimensions are approximate. Drawing not to scale.

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess
Office: 630.932.5757
khess@key-investment.com



4/21/2026

Real Estate

Brokerage

Leasing

Management