

2777 FINLEY ROAD DOWNERS GROVE, IL

Office Units For Lease

RAWLY LANTZ, SIOR
(630) 729-7944
rlantz@cawleycre.com

MATT GARLAND
(312) 339-9015
mgarland@cawleycre.com

PROFESSIONALLY
OWNED
AND MANAGED BY



CLEAR HEIGHT
PROPERTIES



Available

Unit 1: 1,745 - 2,965 Sq. Ft.

Unit 5: 2,480 Sq. Ft.

Unit 10: 1,220 - 2,965 Sq. Ft.

Unit 11: 970 Sq. Ft.

Unit 16: 1,428 Sq. Ft.

Unit 24: 1,570 Sq. Ft.

Unit 28: 970 Sq. Ft.

Pricing

Lease Price: Subject to Offer

2026 RE Taxes: \$2.45 PSF

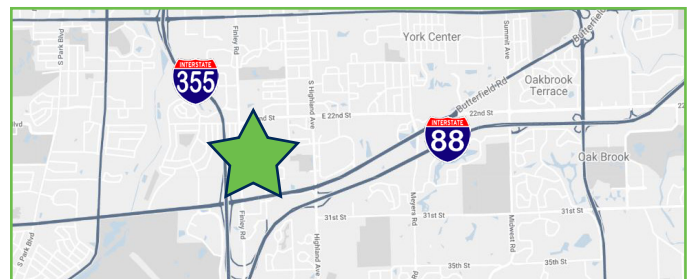
2026 CAM: \$4.18 PSF

Building Specifications

Total Building: 34,140 Sq. Ft.

Parking: 4:1,000

- ✓ Immediate Occupancy
- ✓ 24/7 Direct Office Access
- ✓ LED Lighting
- ✓ Operable Windows
- ✓ Private Bathrooms
- ✓ Individually Controlled HVAC
- ✓ Building Conference Center Available
- ✓ Internet Service provided by Comcast & AT&T Fiber Optic Available
- ✓ Immediate Access to I-355 and I-88



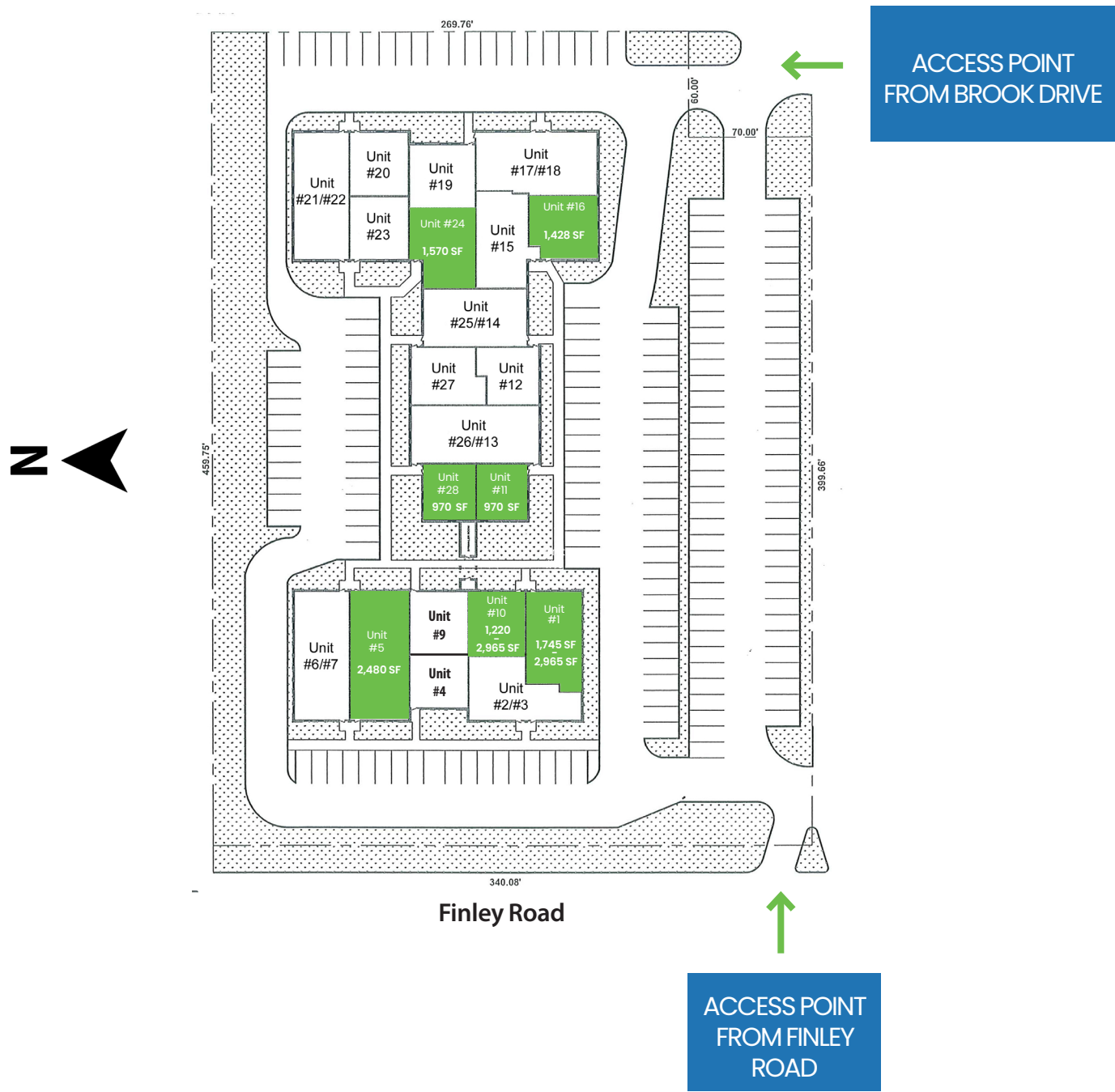
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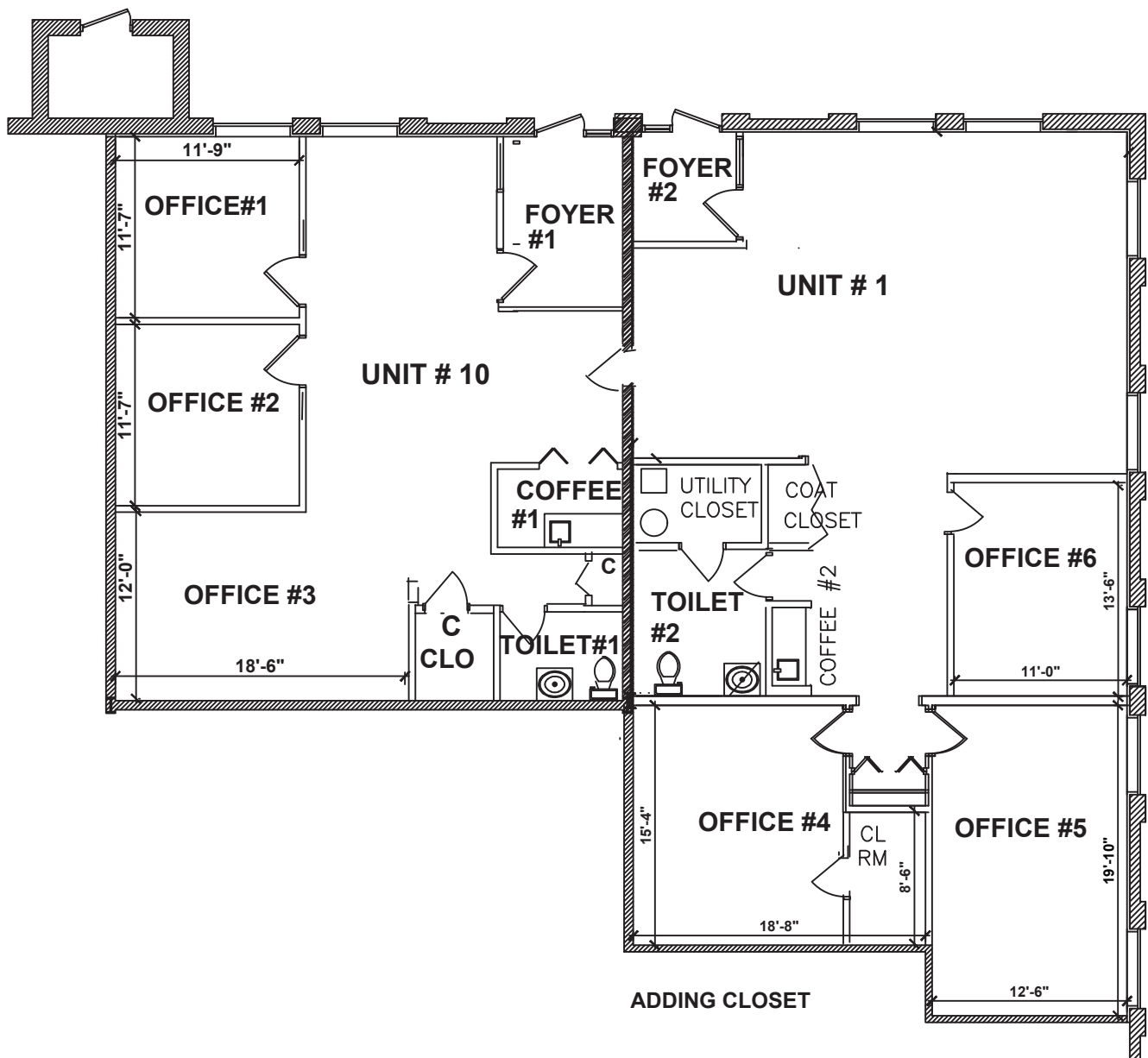
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Unit 1 & 10 – 2,965 Sq. Ft.

Unit 1: 1,745 Sq. Ft. | Unit 10: 1,220 Sq. Ft.



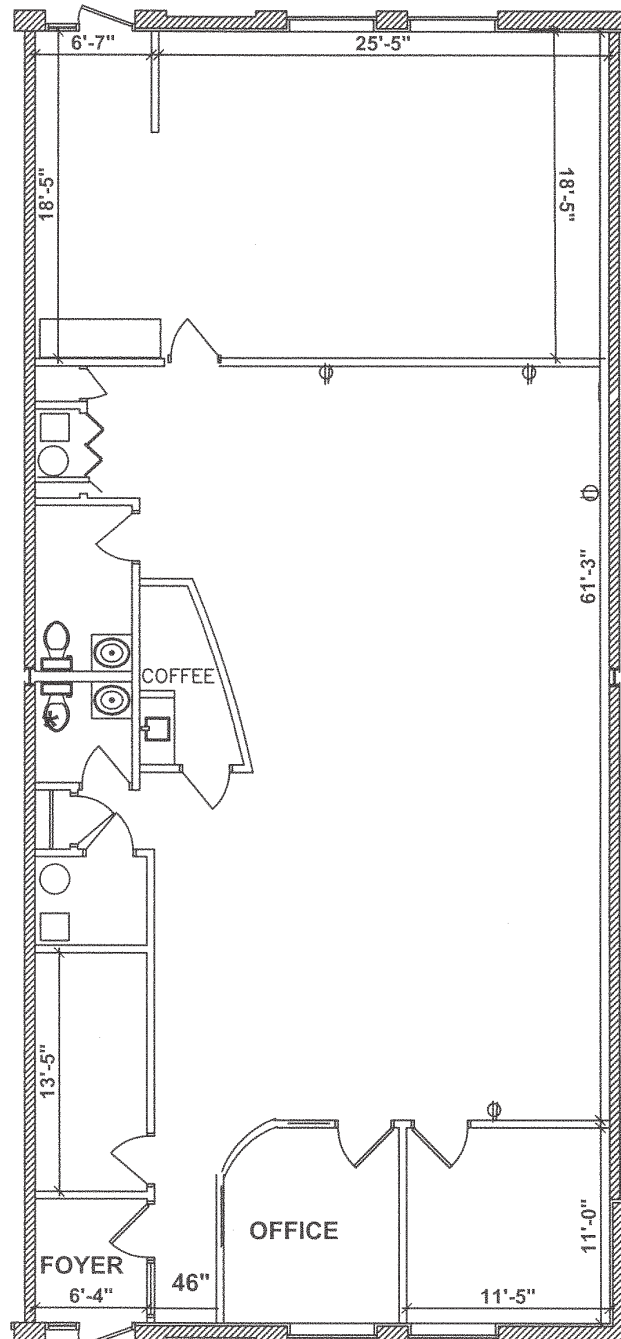
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Unit 5 – 2,480 Sq. Ft.



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A detailed floor plan of a building. The plan includes the following rooms and features:

- COFFEE**: Located in the top left corner, containing a toilet, a sink, and a counter.
- UTIL CLO**: Utility closet located to the right of the COFFEE area.
- COPY**: A room located to the right of the UTIL CLO.
- FOYER**: A central area with a staircase and a door leading to the COPY room.
- OFFICE**: Three offices are shown. One is in the top left, measuring 10'-2" wide and 7'-10" deep. Two larger offices are at the bottom, measuring 14'-3" and 14'-5" wide, and 11'-0" deep.
- Dimensions**: Various dimensions are marked, including 6'-5" for a section at the top, 13'-2" for a section on the right, and 11'-0" for the bottom section.
- Other Labels**: "OPEN UNDER TOP" is written twice, and "36" CAB" is written near the top right.

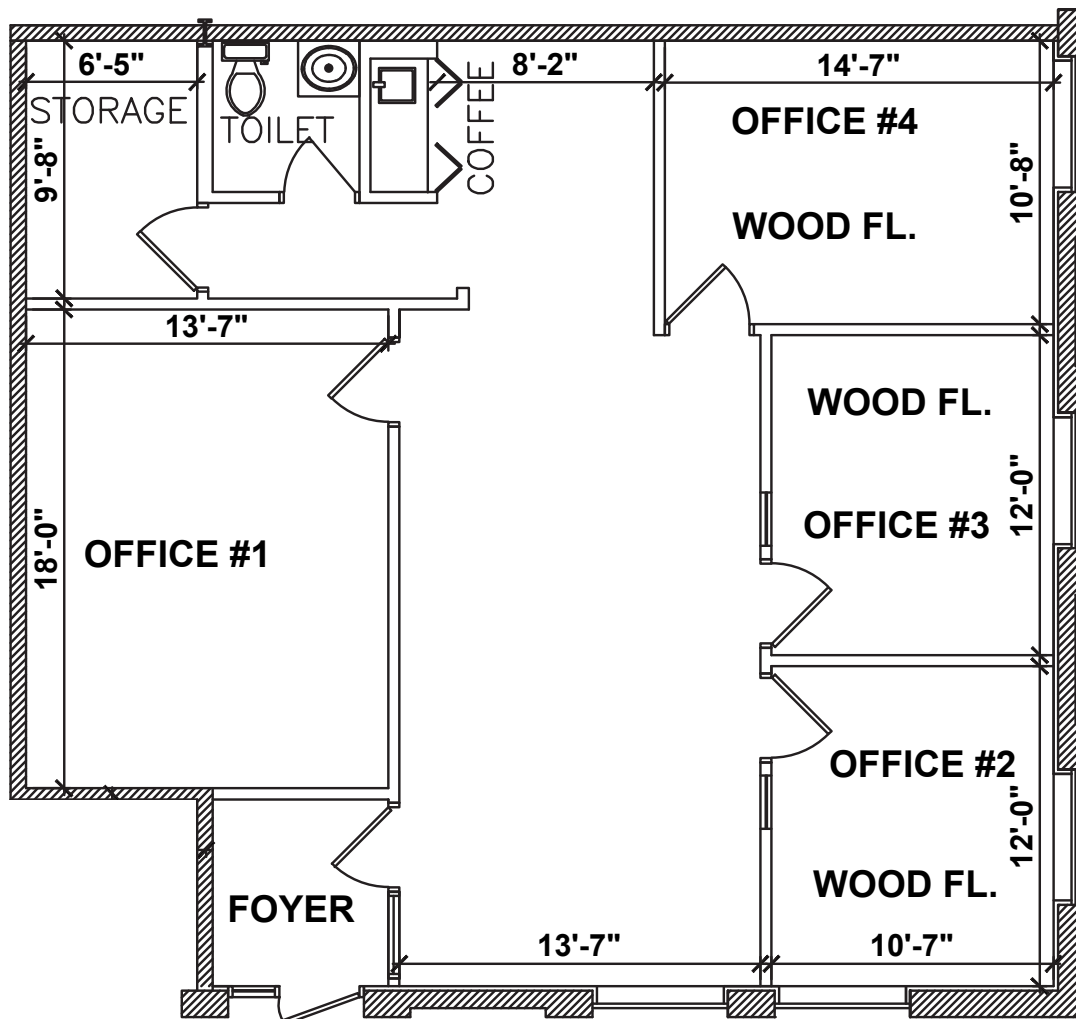
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Unit 16 – 1,428 Sq. Ft.



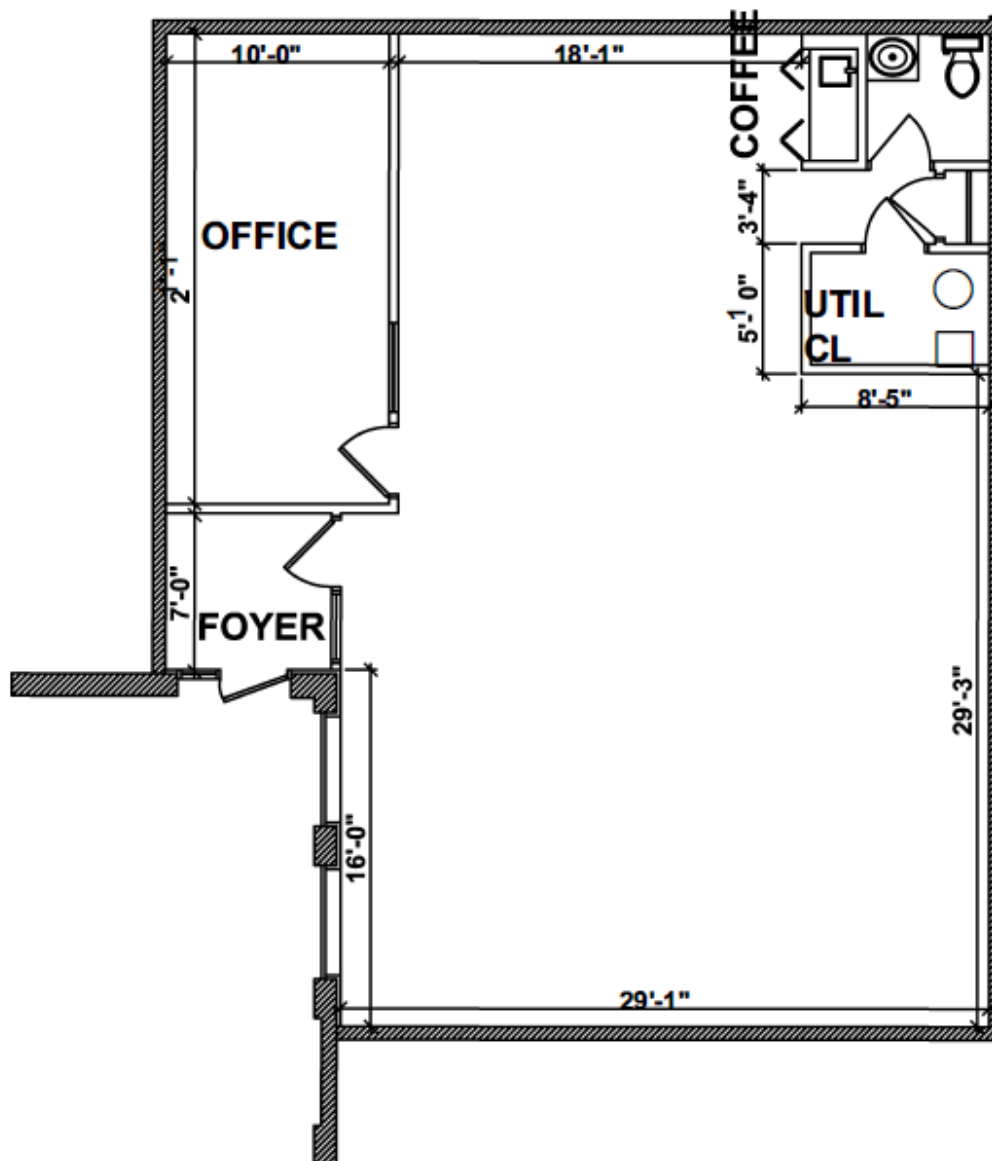
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Unit 24 – 1,570 Sq. Ft.



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Unit 28 – 970 Sq. Ft.

