

OFFICE SPACE FOR SALE / LEASE

1350 WEST LAKE STREET

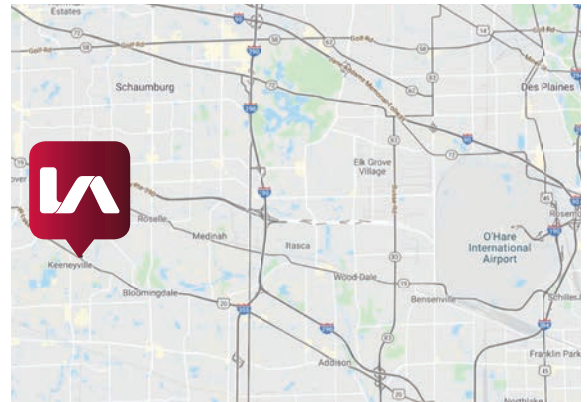
ROSELLE, IL 60172

MAJOR SALE PRICE REDUCTION

VIRTUAL TOUR 

BUILDING SPECIFICATIONS:

BUILDING SIZE:	31,953 SF
AVAILABLE:	21,656 SF 4,131 SF - Turn-key bank space (former Wintrust Bank) 17,525 SF - Ready-to-go office space
LOT SIZE:	2.44 acres
RENOVATED	2011
PARKING:	86 cars (shared)
TAXES:	\$1.93 PSF
CAM/INS/MNGT:	\$2.66 PSF
SALE PRICE:	\$2,200,000 \$1,750,000
LEASE RATE:	\$14.00 PSF modified gross
FEATURES:	› Immediate access to I-390 › Nearby restaurants › Great street visibility › Office window line › Hard to find multi-unit DuPage County building › Great use for schools (music, drama, childcare, etc.) › Potential medical use



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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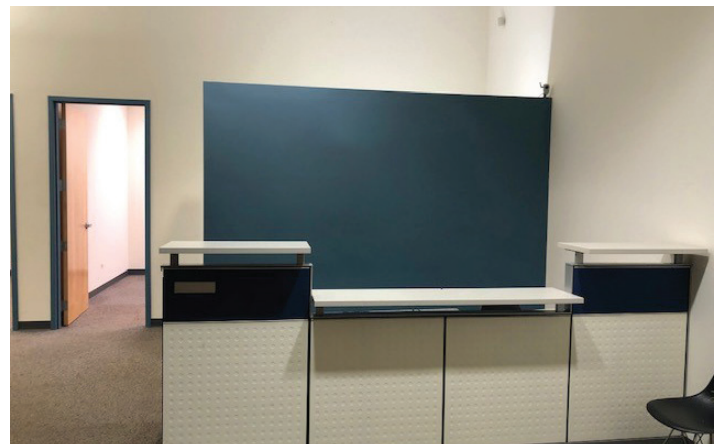
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