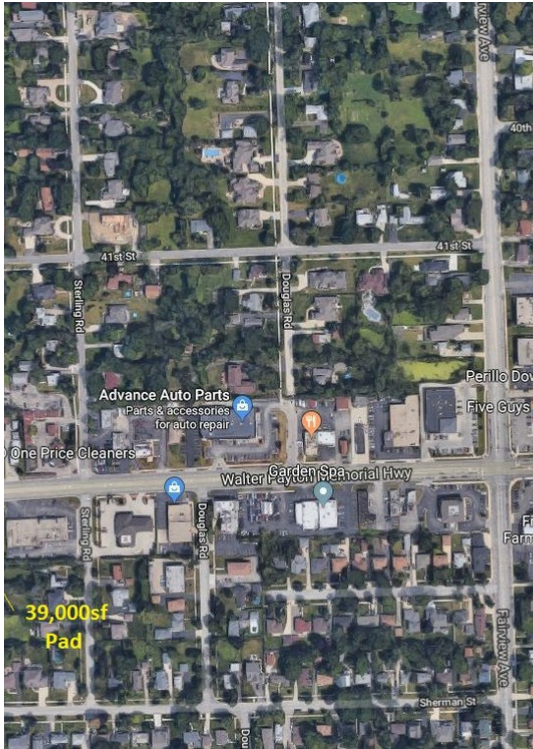




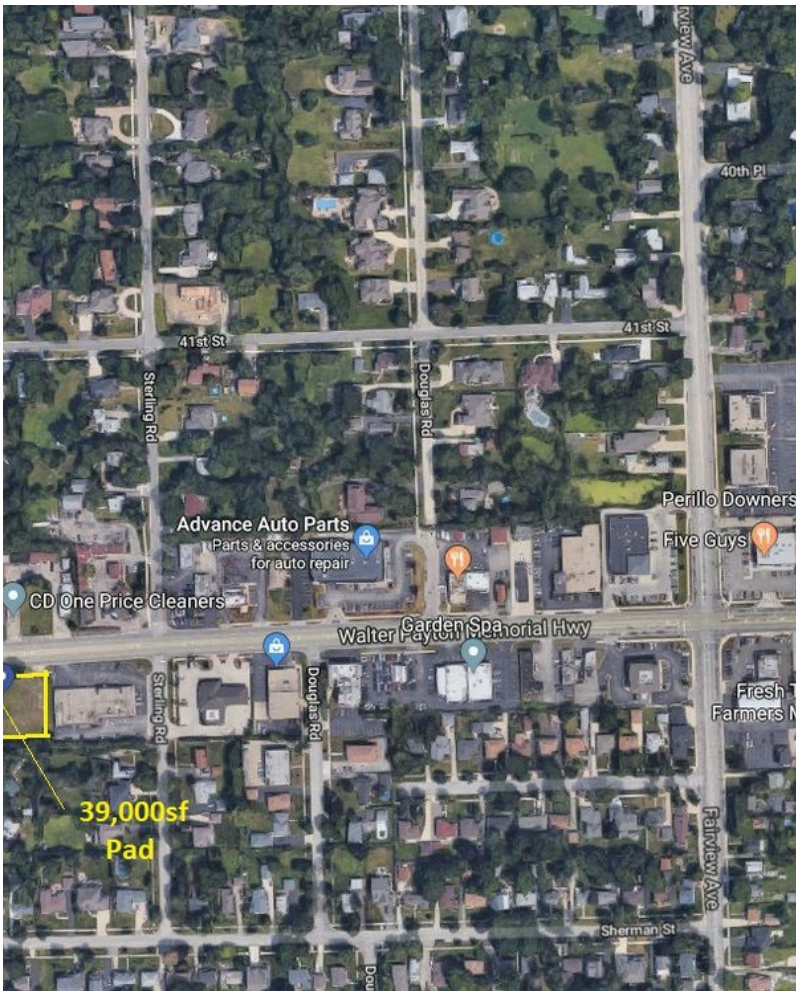
New Construction

621 Ogden Ave, Downers Grove, IL 60515



Jim Tsevis

Eprus Group Inc
1208 Mill Creek Dr, Buffalo Grove, IL 60089
jtsevis@eprusgroup.com
(847) 877-9854

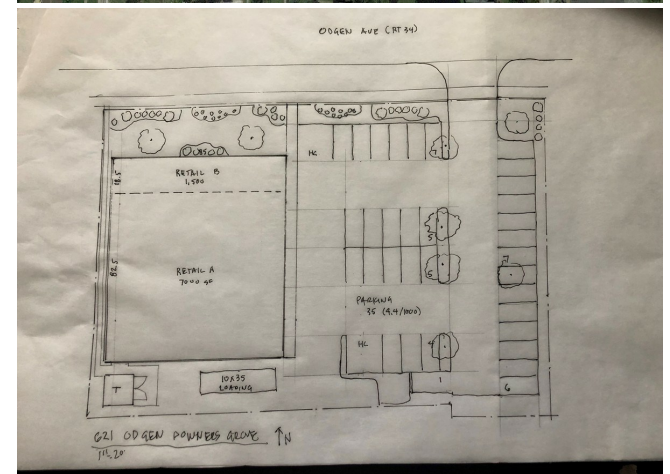
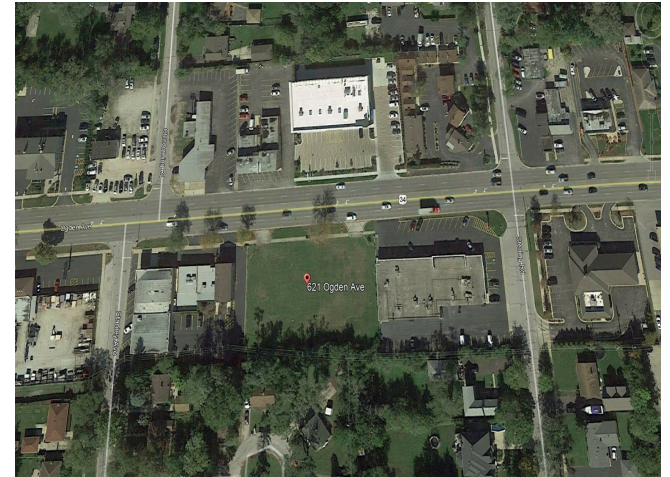


New Construction

\$28.00 /SF/Yr

New construction retail building
Multi-tenant or build to suit single tenant
Ground lease also available
Ground break Spring 2022 delivery Summer 2022
Drive through endcap available...

- Located on the major retail corridor Ogden Avenue
- Over 31,000 vehicles per day
- Strong day and evening population counts



Rental Rate:	\$28.00 /SF/Yr
Min. Divisible:	1,100 SF
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	9,500 SF
Year Built:	2022
Construction Status:	Proposed
Walk Score ®:	73 (Very Walkable)
Transit Score ®:	25 (Some Transit)
Taxes:	\$0.33 USD/SF/Mo
Operating Expenses:	\$0.17 USD/SF/Mo
Rental Rate Mo:	\$2.33 USD/SF/Mo

1st Floor

Space Available	1,100 - 9,500 SF
Rental Rate	\$28.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years



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Property Photos

