

COMMERCIAL OFFICE SPACE FOR LEASE

1192 Walter St, Lemont, IL 60439



Priced at \$4,500

2054 square feet of ground level office space. No stairs, elevators or escalators to deal with. Handicapped accessible. Freshly painted with new wood flooring. Private entrance leads to 12 x 14 waiting room which opens to oversized reception area. Currently, there are 6 individual offices. Four of them are approx 8 x 10. Kitchen/lunchroom with 2 built-in desks. 24 x 15 open space for possible meeting room. Two bathrooms (one handicapped accessible) Two storage rooms (one with utility sink) in addition to 6' x 3' storage closet. Janitor closet with service sink. Large parking lot with 3 assigned spaces. Oversized signage on corner lot with 127th Street high visibility. This is an amazing space in an excellent location with easy access to I-355. Triple Net Lease - 5 year minimum



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