

220 Garden St.
Yorkville, IL



FOR SALE
\$1,299,000

OR

FOR LEASE
\$18.50/SF NNN
+\$6/SF CAM

Beautiful, move-in ready 5,400 SF office building available for sale or lease. The property has been extensively upgraded and features a functional layout with numerous private offices surrounding a large open workspace ideal for cubicles and collaborative teams.

The building is fully wired for high-speed internet and modern technology needs, providing the infrastructure today's businesses demand. An additional opportunity exists to separate one of the suites to create rental income or accommodate a multi-tenant user.

Additional highlights include a stunning glass-enclosed conference room, a top-of-the-line kitchen and break area, newer carpeting, and fresh interior paint throughout. Meticulously maintained and attractive both inside and out, this is an outstanding opportunity for an owner-user, investor, or tenant seeking quality office space with immediate availability.

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



220 Garden St., Yorkville



PROPERTY HIGHLIGHTS

MOVE-IN
READY

TOP-OF-THE-LINE
KITCHEN

MULTIPLE
OFFICES

PROFESSIONAL
UPDATED

5,400 SF +/-

IMMEDIATE
AVAILABILITY

PIN: 05-05-277-010 / 2025 TAXES: \$15,254.06

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YORKVILLE ILLINOIS DEMOGRAPHICS

220 Garden St., Yorkville, IL



2024 EST. POPULATION

25,986

MEDIAN HOME VALUE

\$397,367

2024 HOUSEHOLDS

8,140

MEDIAN AGE

36.2

50.5% MALE / 49.5% FEMALE

MEDIAN HOUSEHOLD INCOME

\$113,726

2024

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST045222>

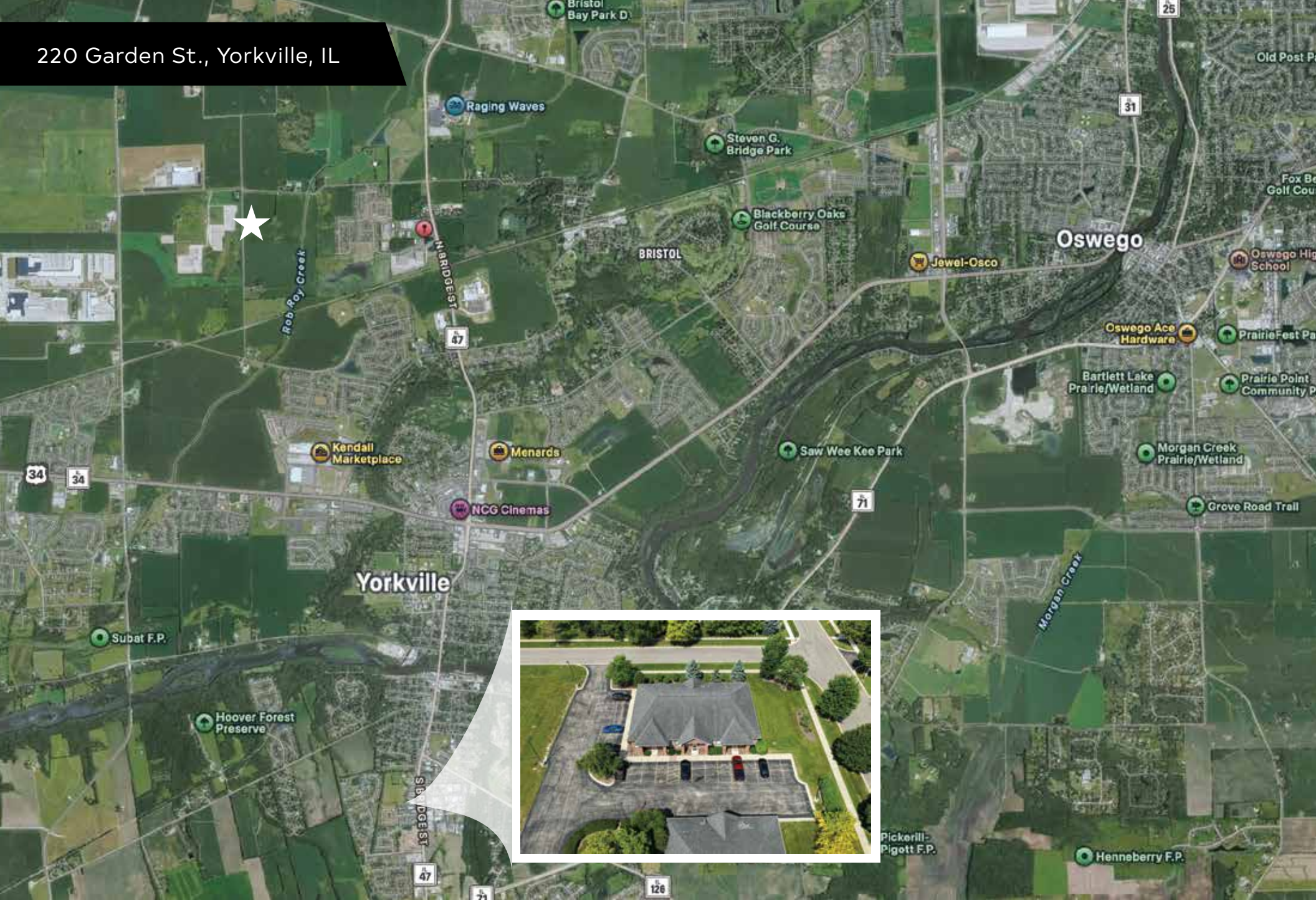
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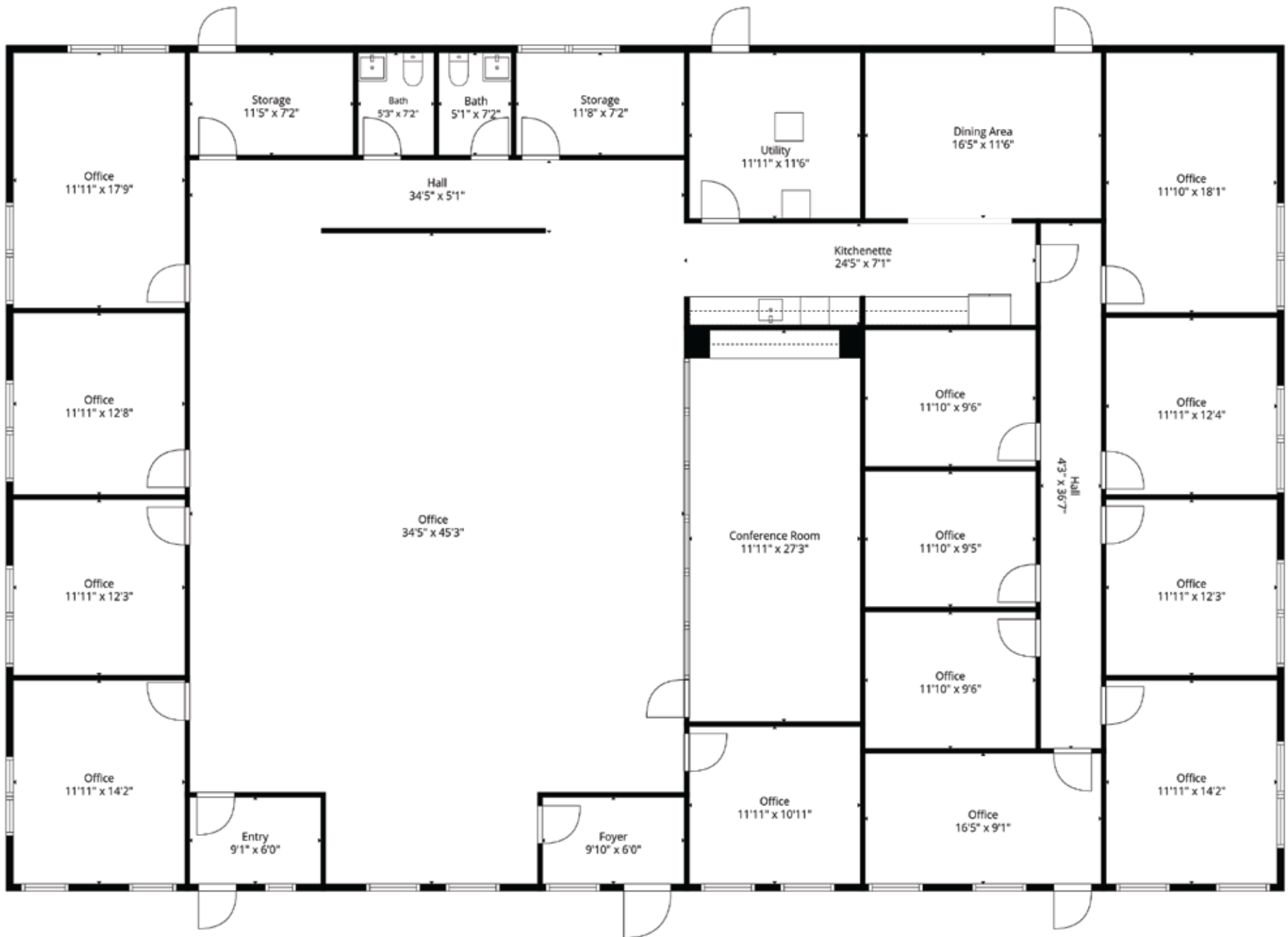


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