

# 4580 Weaver Parkway

## WARRENVILLE, IL

### Office Space | For Lease

**JUSTIN HARRIS**  
(630) 810-1897  
jharris@cawleycre.com

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

**MARK WILSON**  
(630) 675-5300  
mwilson@cawleycre.com

**Move-in Ready Suites & Spec Suites Available!**  
**Best 11,000 SF Deal in the Market**



### Available

Suite 103-A:	1,825 SF <i>Dedicated Exterior Access</i>	\$20.50 MG
Suite 103-B:	858 SF	\$20.50 MG
Suite 104:	3,251 SF	\$20.50 MG
<b>Suite 200:</b>	<b>2,519 - 13,411 SF</b> <b>Move-in Ready!</b> <i>Best Deal in Market</i>	<b>\$16.50 MG</b>
Suite 204:	2,410 SF	\$20.50 MG

- ✓ Move-in Ready Spec Suites Available
- ✓ Close Proximity to Northwestern Medicine
- ✓ Customizable Floor Plans
- ✓ Responsive Local Ownership and Management
- ✓ Marriott Suites Within Walking Distance
- ✓ Turnkey Packages and Spec Suite Deals Available
- ✓ Restaurants & Life Time Fitness Minutes Away
- ✓ Park-like Campus Setting

### Building Specifications

Total Building:	50,076 SF
Stories:	x2
Parking:	4/1,000 SF

**REIDS** | RE Development Solutions



DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough, investigation of the property, and verify all information. Any reliance on the information contained within this marketing material is solely at your own risk, and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to terminate, or withdraw status of availability, at any time, without notice.

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WARRENVILLE, IL

Office Space | For Lease

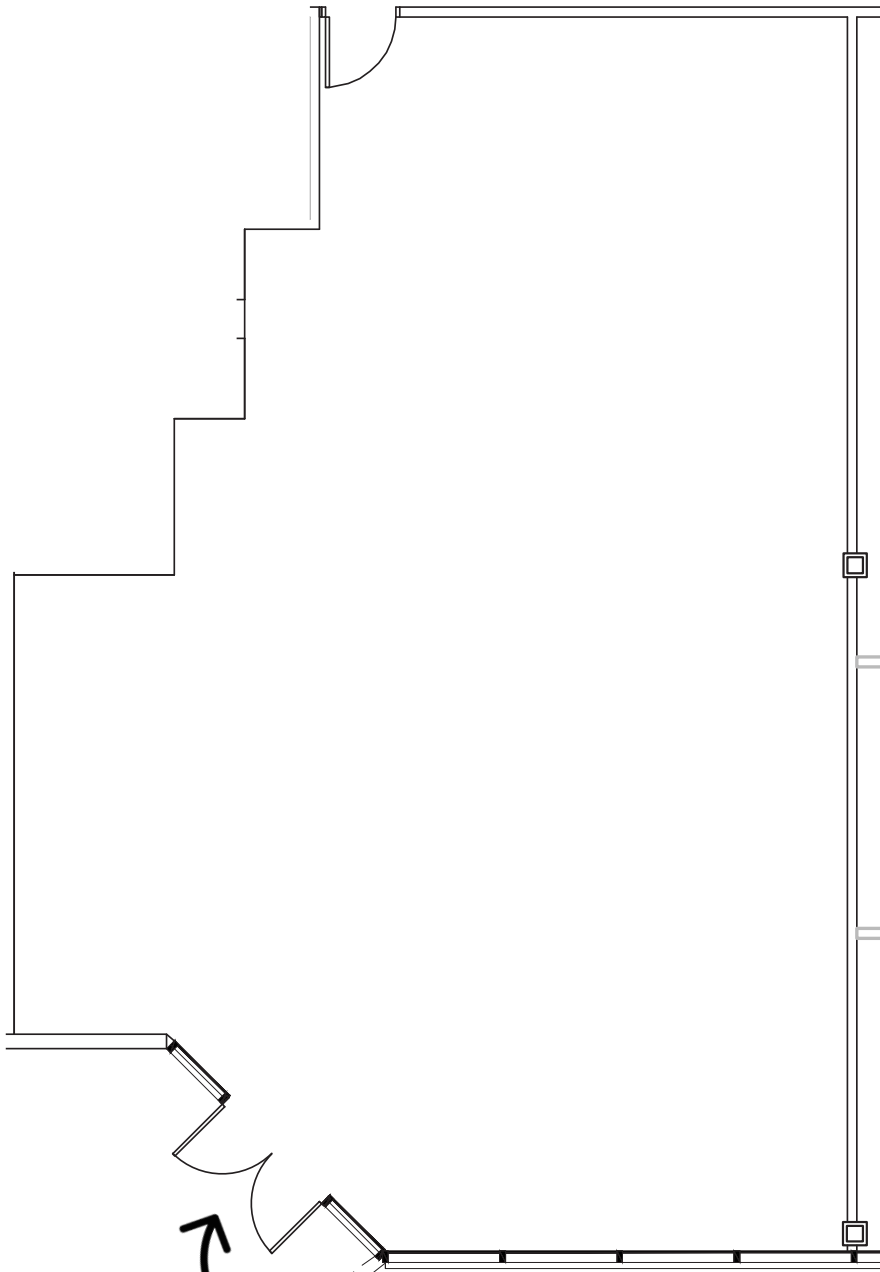
Suite 103-A | 1,825 SF

Dedicated Exterior Access

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Dedicated Exterior Access

RE DS | RE Development Solutions



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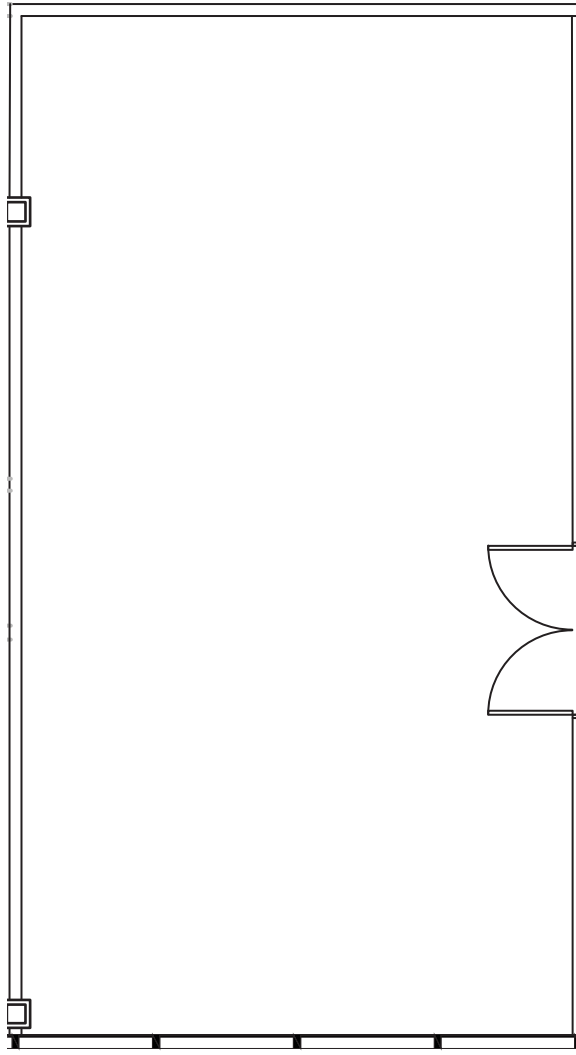
Office Space | For Lease

Suite 103-B | 858 SF

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Office Space | For Lease

Suite 104 | 3,251 SF

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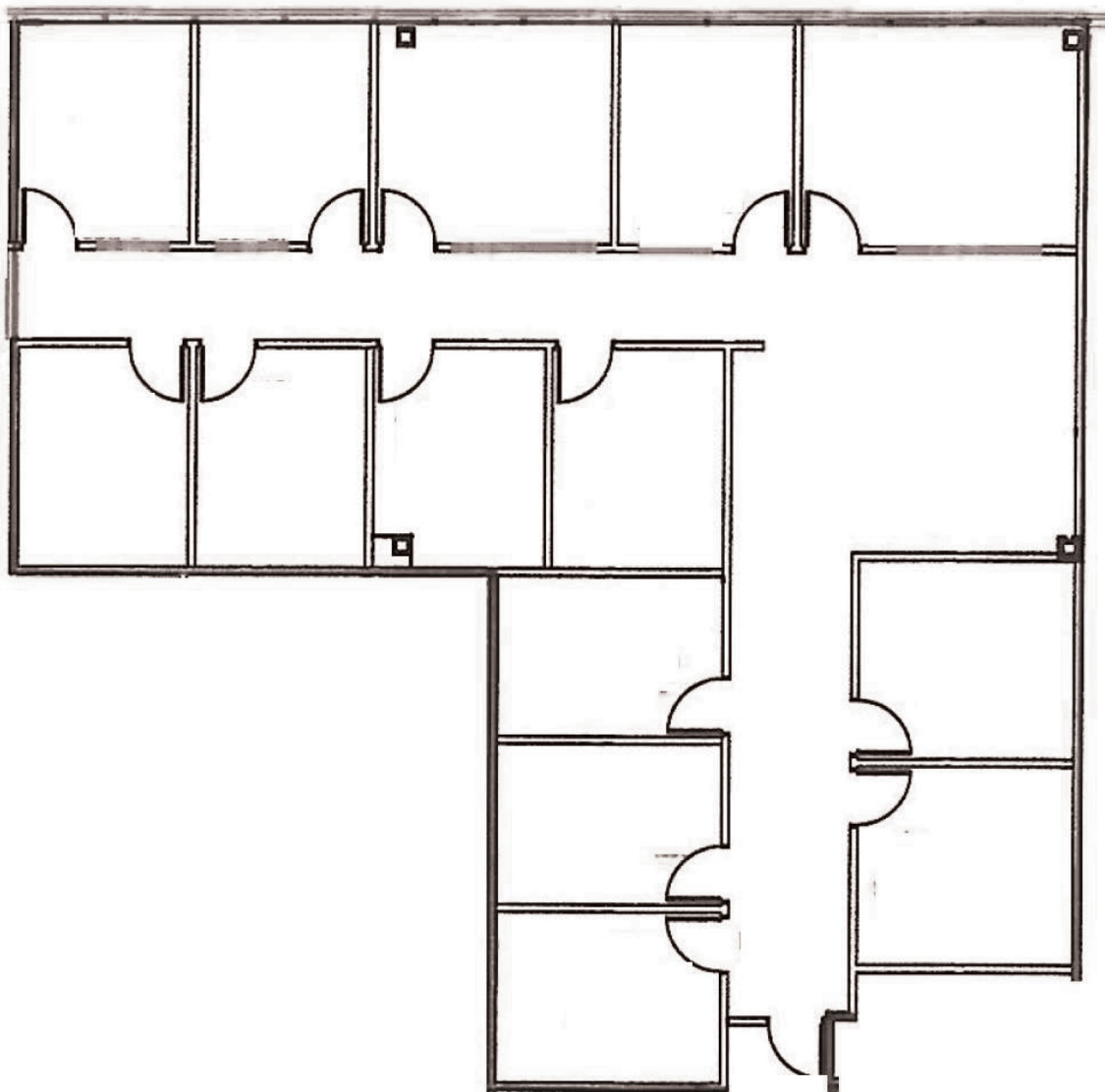
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WARRENVILLE, IL

Office Space | For Lease

Suite 200 | 10,892 SF

CONTIGUOUS WITH SUITE 206

**MOVE-IN READY! BEST DEAL IN MARKET**

**SIGNAGE AVAILABLE ON BUILDING FOR LONG TERM LEASE**

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4580 Weaver Parkway

WARRENVILLE, IL

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Suite 204 | 2,410 SF

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