

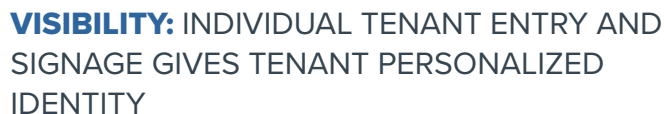
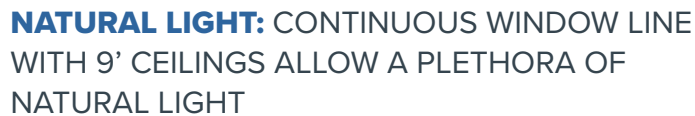
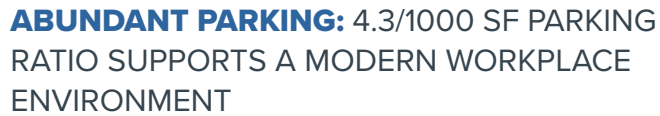
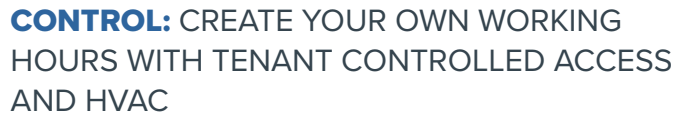
**SPACE
THAT
WORKS**

**4,200 SF TO
19,994 SF
AVAILABLE**

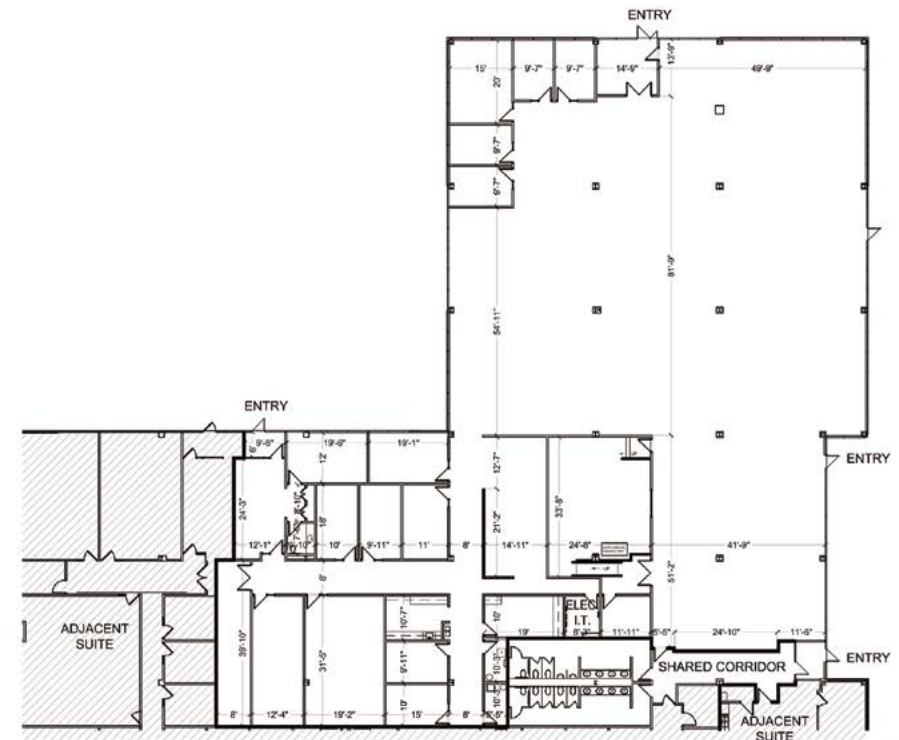
**LISLE
BUSINESS
CENTER**

**2100, 2150, 2200
WESTERN COURT
LISLE, IL**

CBRE



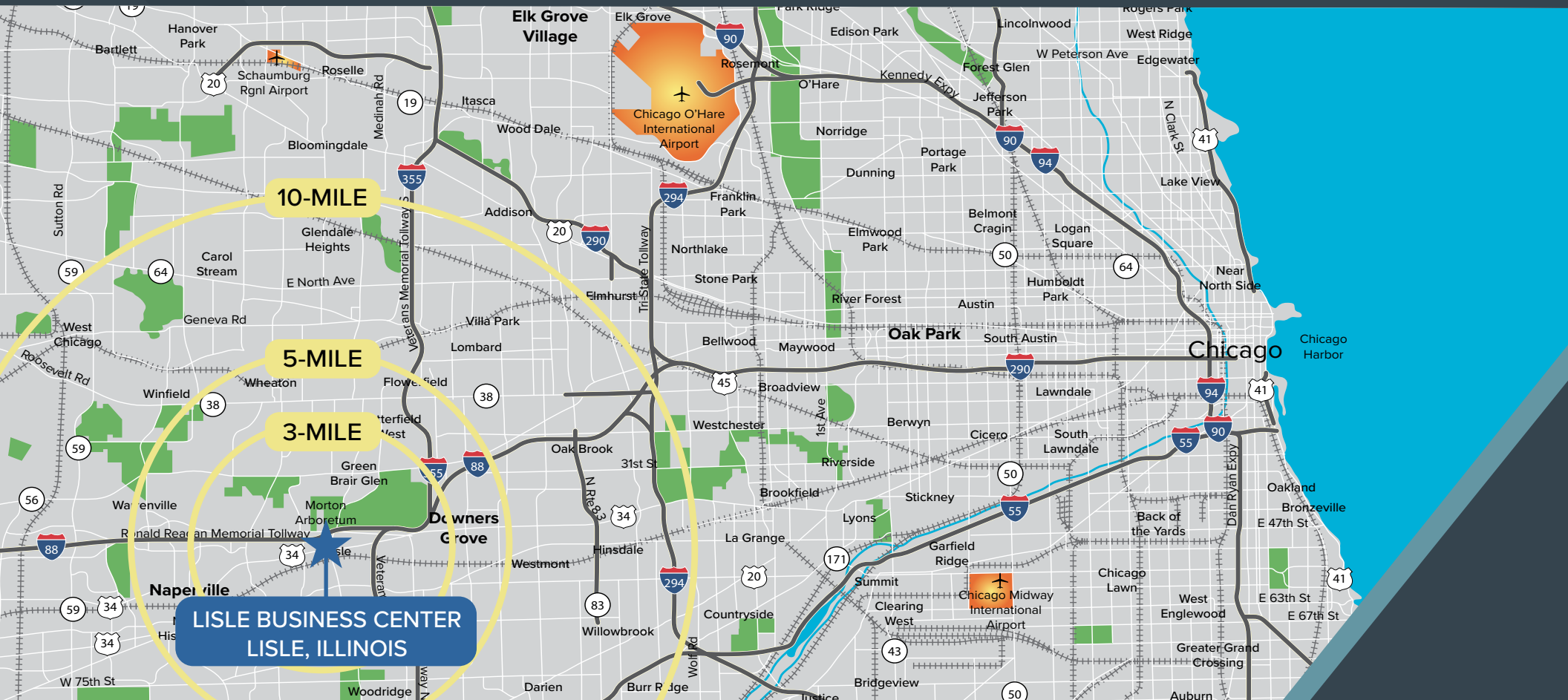
How we work and what maximizes our productivity continues to evolve. Selecting the best space has never been more important. Lisle Business Center has space that works. The open bright efficient layout, location, loading, fiber and flexibility provide unique attributes for the space that works best.



2200 WESTERN CT / SUITE 150 19,994 SF

LOCATION THAT WORKS

- **CENTRAL LOCATION IN DUPAGE COUNTY ALLOWS EMPLOYERS TO DRAW FROM LARGE LABOR POOL**
- **SIGNALIZED ACCESS AT OGDEN AVE AND WESTERN AVE CREATES CONVENIENT COMMUTE DURING PEAK HOURS**
- **ACCESS TO NORTH SOUTH (I-355) AND EAST WEST (I-88) HIGHWAYS**
- **25 MINUTES TO O'HARE INTERNATIONAL AIRPORT, 30 MINUTES TO MIDWAY INTERNATIONAL AIRPORT**
- **AMENITIZED LOCATION WITH FOOD, FITNESS, RETAIL, LODGING AND DAYCARE NEARBY**
- **TENANT SIGNAGE ALONG I-88 IS HIGHLY VISIBLE TO THE 162,800 CARS PASSING DAILY**



LOADING & FIBER THAT WORKS



**DOCK-HIGH AND
GRADE-LEVEL COMMON
LOADING TO ACCOMODATE
SEMITRAILER DELIVERIES**



**FIBER RICH LOCATION WITH
AT&T, COMCAST, AND ZAYO
ABOVE.NET DARK FIBER**



**FLEXIBILITY AND ZONING
FOR A VARIETY OF USERS**



**APPROXIMATELY 14'
CLEAR OPEN CEILING / AIR
CONDITIONED FLEX SPACE**



LISLE BUSINESS CENTER **WORKS**



**HIGH IMAGE OFFICE
WITH FLEX SPACE**



**BEAUTIFULLY
LANDSCAPED**



**NEW, WELL-CAPITALIZED
OWNERSHIP**



**SPACE THAT
WORKS FOR YOU**



**RESPONSIVE, ON-SITE
MANAGEMENT**





2200
WESTERN COURT

This aerial photograph shows a commercial development with three buildings highlighted in yellow. The buildings are situated along a multi-lane road. To the left of the highlighted buildings is a large, empty parking lot. To the right is a residential area with a swimming pool and several smaller buildings. The highlighted buildings are labeled with their addresses: 2200 Western Court, 2150 Western Court, and 2100 Western Court. The buildings are rectangular with flat roofs and are surrounded by parking spaces and landscaping.

2150
WESTERN COURT

2100
WESTERN COURT

LISLE BUSINESS CENTER

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