



# OFFICE SPACE FOR LEASE

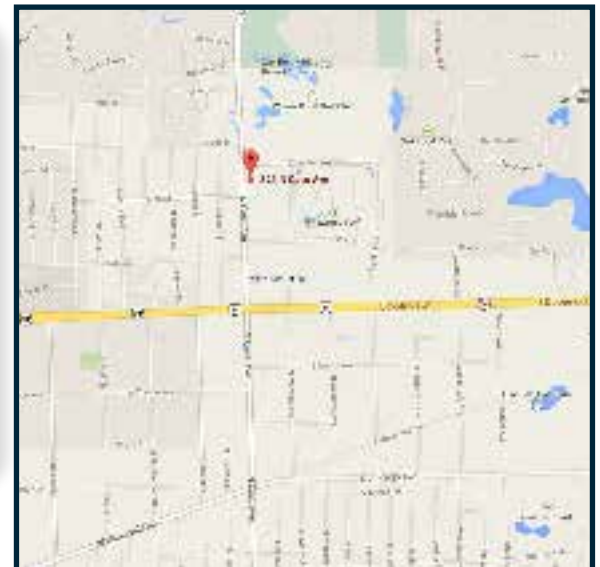
Oakmont Professional Building

Westmont, Illinois

801 North Cass Avenue, Westmont, Illinois



- 3-story 44,100 square foot medical professional building
- Located 1/4 mile north of Ogden Ave. on the east side of Cass Ave.
- 10 minutes from Good Samaritan and Hinsdale Hospital
- 98 car parking with 8 handicapped-accessible spaces
- Individually controlled HVAC
- 10 minutes from OakBrook Mall
- Great access to I-88, I-294 and I-55
- Conference/training center on site



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

**The Butler Group** | 243 Burlington Ave, Clarendon Hills, IL 60514 | Phone 630.321.9500 | Fax 630.321.9501 | Email [bbutler@thebutlergroup.net](mailto:bbutler@thebutlergroup.net)

*The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.*

## OFFICE SPACE FOR LEASE

### Oakmont Professional Building 801 North Cass Avenue, Westmont, Illinois

<b>Location</b>	Oakmont Professional Building is located 1/4 mile north of Ogden Avenue, on the east side of Cass Avenue
<b>Building Description</b>	Multi-tenant 3-story all-brick office building that contains 44,100 square feet
<b>Space Description</b>	There are 3 spaces available ranging in size from 1,135 square feet to 4,375 square feet. Adjoining spaces can be combined into one unit that will contain 8,157 square feet. Below are the available suites and sizes.  Suite 202 2,029 square feet Suite 203 1,135 square feet
<b>Parking</b>	98 car parking with 8 handicapped-accessible spaces
<b>HVAC</b>	Tenant-controlled units
<b>Utilities</b>	Tenant is responsible for electric, which is separately metered and billed directly to tenant
<b>Asking Rental Rate</b>	\$16.50 per square foot modified gross
<b>Amenities</b>	This building is equipped with a conference/training room that will accommodate forty (40) people. There is also a breakroom with vending area on the lower level.
<b>Comment</b>	This building contains both medical and office users. It is located 10 minutes from Hinsdale Hospital and Good Samaritan

FOR ADDITIONAL INFORMATION

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#### **Brian Butler**

**Phone**

**630.321.9500**

**Fax**

**630.321.9501**

**Email**

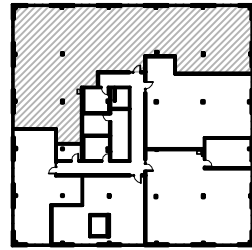
**[bbutler@thebutlergroup.net](mailto:bbutler@thebutlergroup.net)**

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# 801 North Cass

801 North Cass Avenue  
Westmont, IL 60559

KEY PLAN: 



## Suite #200 - As-Built Conditions

4,375 Rentable Square Feet

Scale:

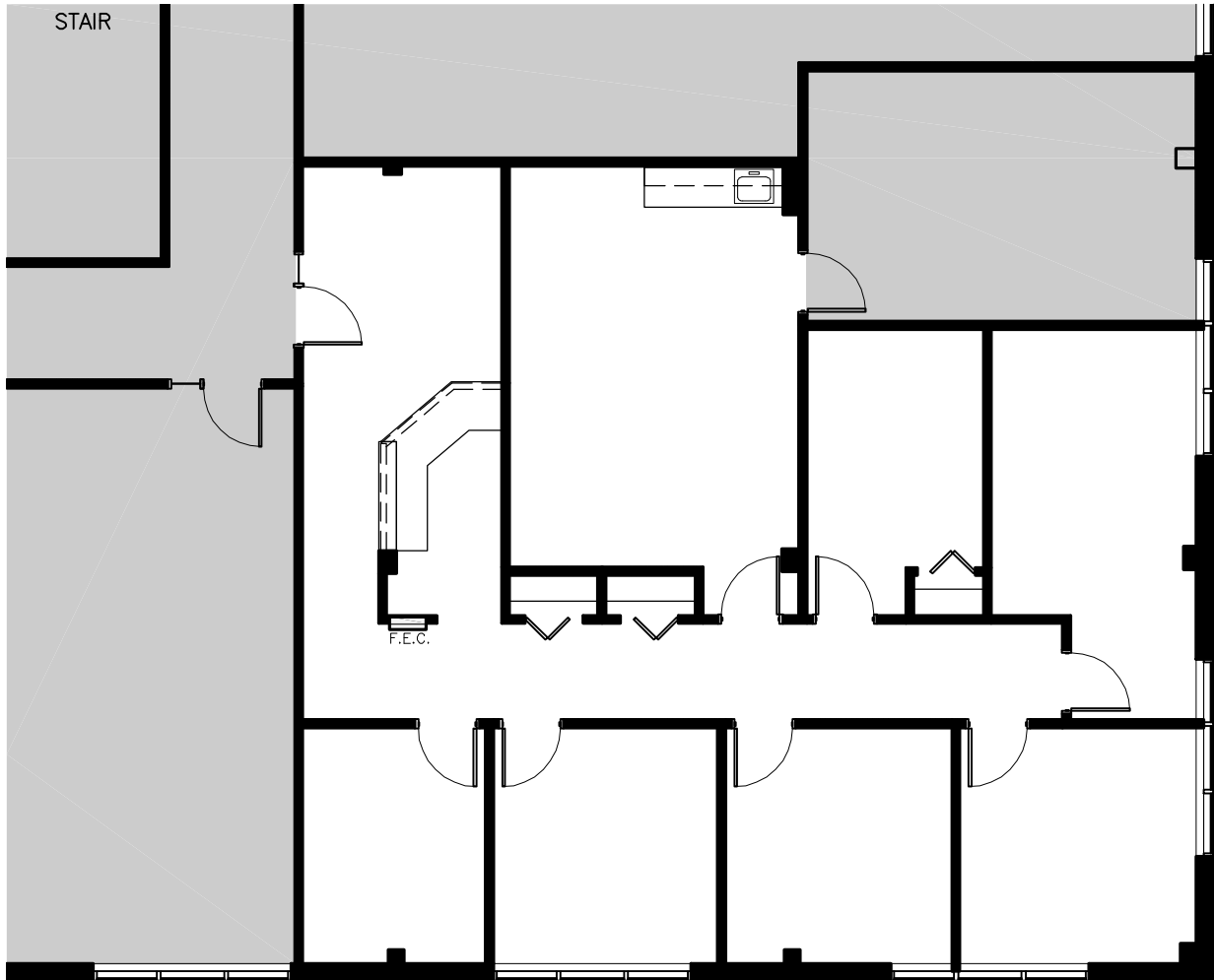
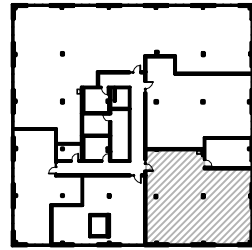
N.T.S.



# 801 North Cass

801 North Cass Avenue  
Westmont, IL 60559

KEY PLAN: 



## Suite #202 - As-Built Conditions

2,029 Rentable Square Feet

Scale:

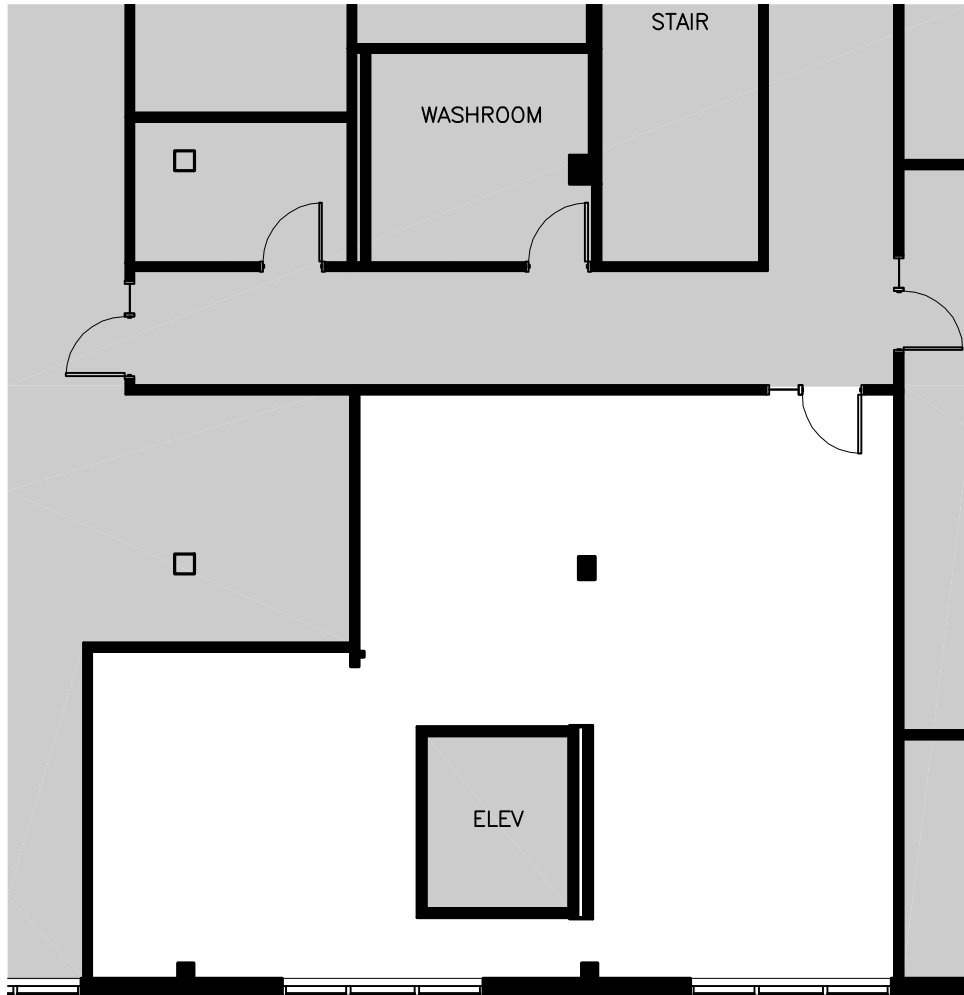
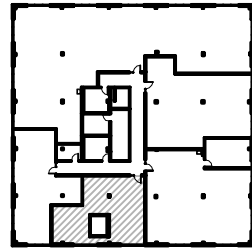
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# 801 North Cass

801 North Cass Avenue  
Westmont, IL 60559

KEY PLAN: 



## Suite #203 - As-Built Conditions

1,135 Rentable Square Feet

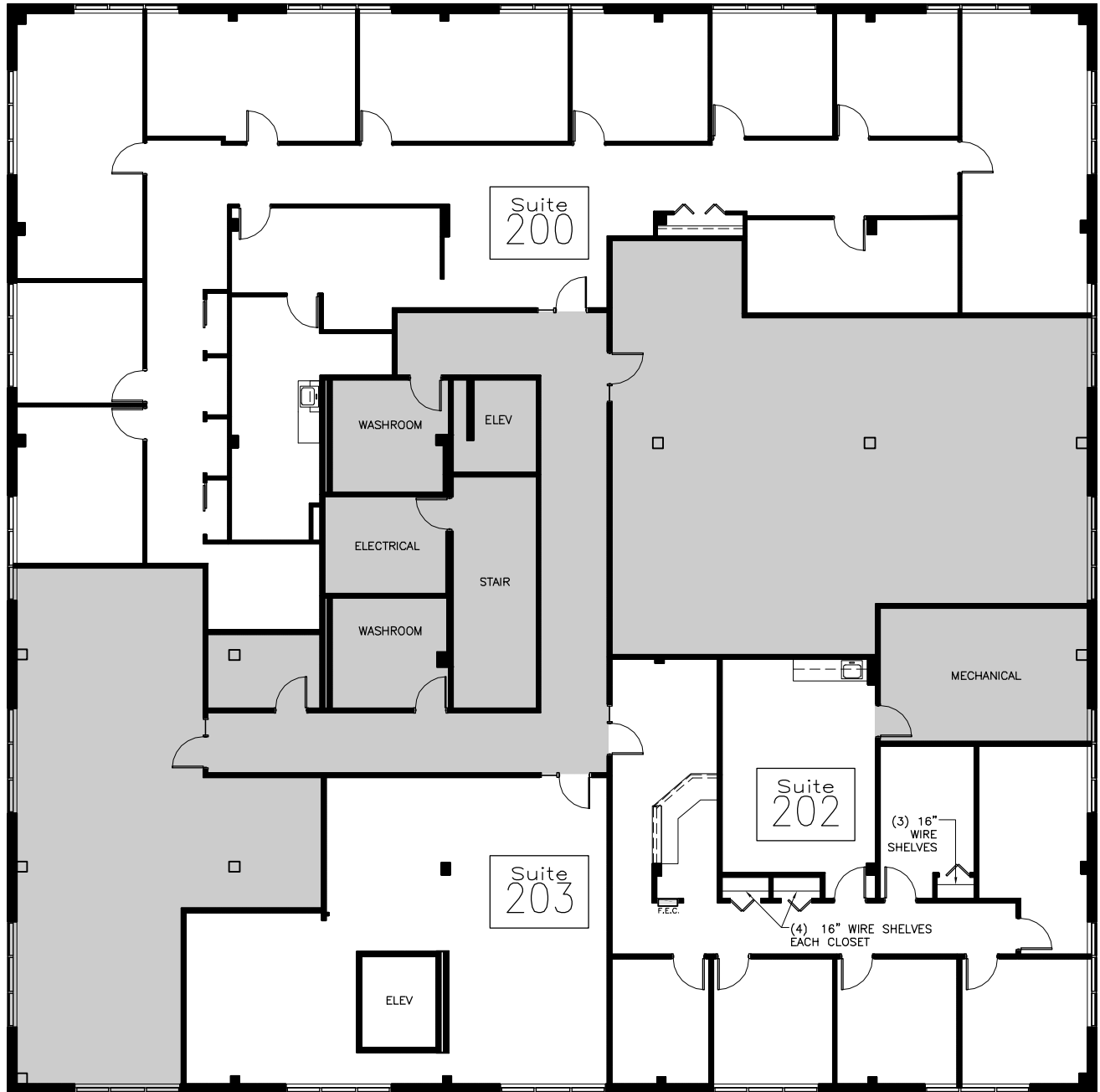
Scale:

N.T.S.



# 801 North Cass

801 North Cass Avenue  
Westmont, IL 60559



## Second Floor - As-Built Conditions

Suite 200 - 4,375 Rentable Square Feet  
Suite 202 - 2,029 Rentable Square Feet  
Suite 203 - 1,135 Rentable Square Feet

Scale:

N.T.S.

