



±10,000 SF OFFICE SUITE
FOR LEASE

7900 CASS AVE. | DARIEN, IL 60561

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±10,000 SF OFFICE SUITE AVAILABLE

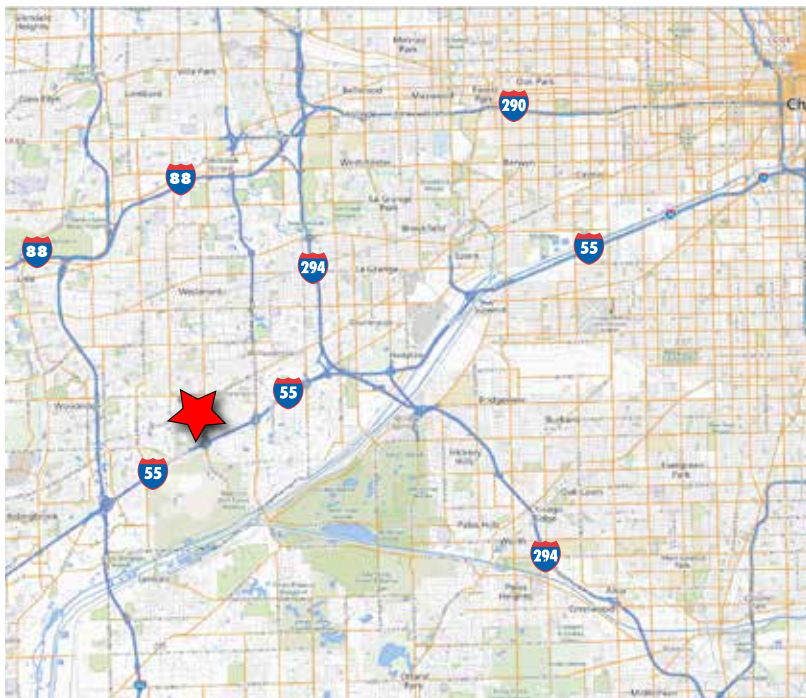
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SPECIFICATIONS

- Building Size: ±20,000 SF
- Two stories (±10,000 SF each)
- Available Space: ±10,000 SF (top floor)
- Divisible to: ±5,000 SF
- Construction: Reinforced concrete
- Year Built: 1984
- Parking: 120 Cars (6/1,000 SF)
- RE Taxes: \$2.67 PSF (2017)
- Lease Rate: \$17.00 PSF Gross
- Sale Price: Subject to Offer



HIGHLIGHTS

- Desirable location with great access to I-355
- Heavy parking
- Plug and play space with gently used furniture
- Building signage rights for full floor user
- Low DuPage County taxes
- New LEDs and ceiling tiles throughout
- Private offices with large windows

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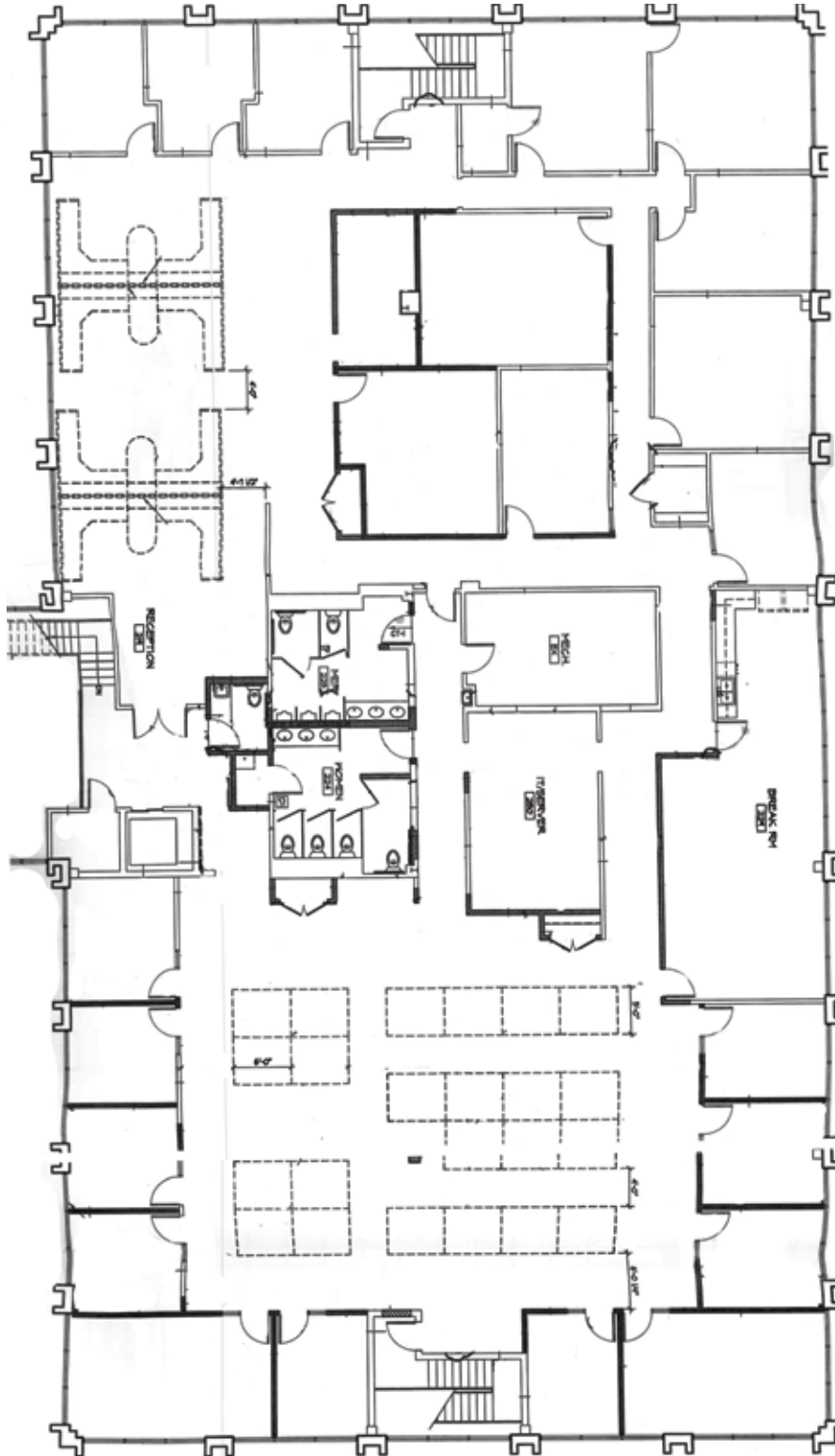
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FLOOR PLAN



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PROPERTY PICTURES

AERIAL



EXTERIOR/INTERIOR



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