

Available for Lease

Available Office Space with Excellent Visibility & Location

2801 Finley Road | Downers Grove, Illinois

Highlights

- Ideally located in Oak Grove Business Park, with convenient access to I-355
- Signalized intersection with 26,071 traffic count
- Excellent visibility at a corner with stoplight
- Located near abundant retail corridor
- Recent improvements include:
 - New roof
 - New parking lot
 - Upgraded bathrooms
 - New interior/exterior paint
 - Upgraded lighting

Available

Suite	RSF
101	7,873
102	3,563
103	3,211
202*	5,044
203*	3,293

*Suites 202 & 203 can be split/combined for 1,500-8,337 SF max contiguous

Building Specifications

- Building size: 29,295 SF
- Lot size: 1.6 acres
- Parking: 3.3/1,000 SF
- Year built/renovated: 1977/2018

Pricing

- Lease Price: \$18.50 Modified Gross
- Taxes: \$1.07 (estimated)
- CAM: \$1.88 (estimated)

For More Information, Contact:

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Ryan Freed

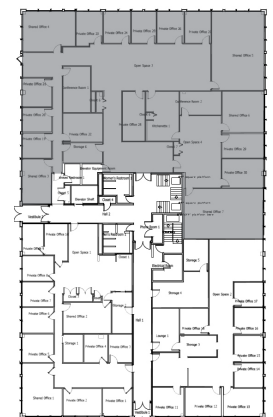
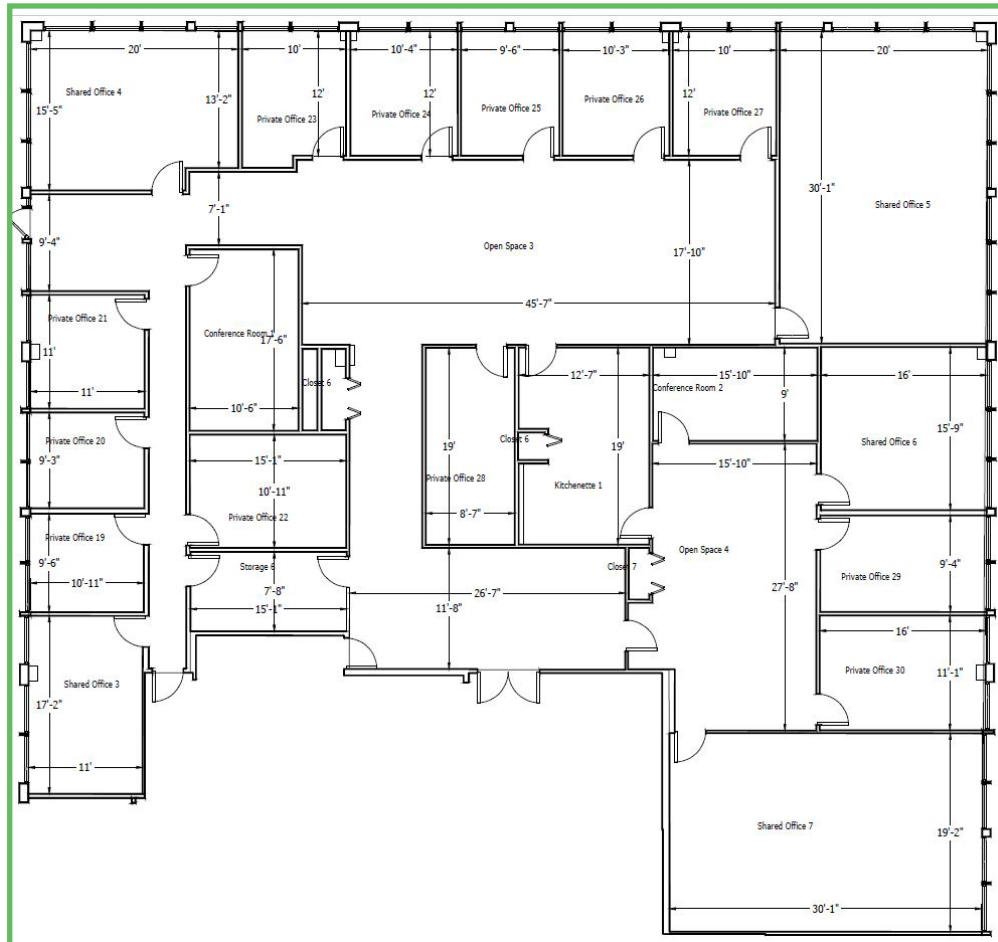
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Suite 101

7,873 RSF



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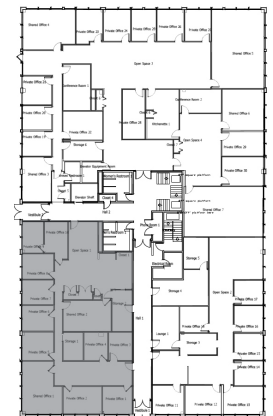
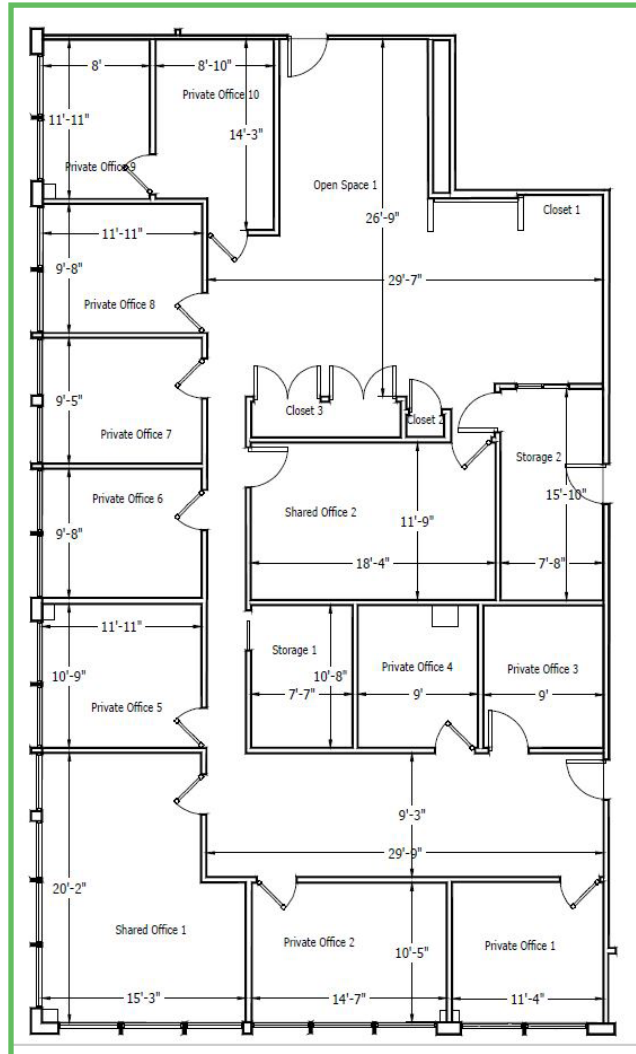
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Suite 102

3,563 RSF



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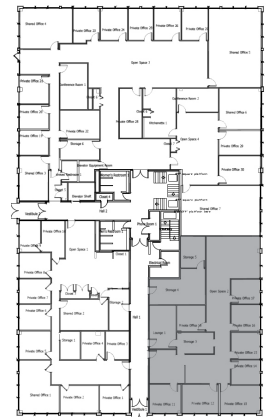
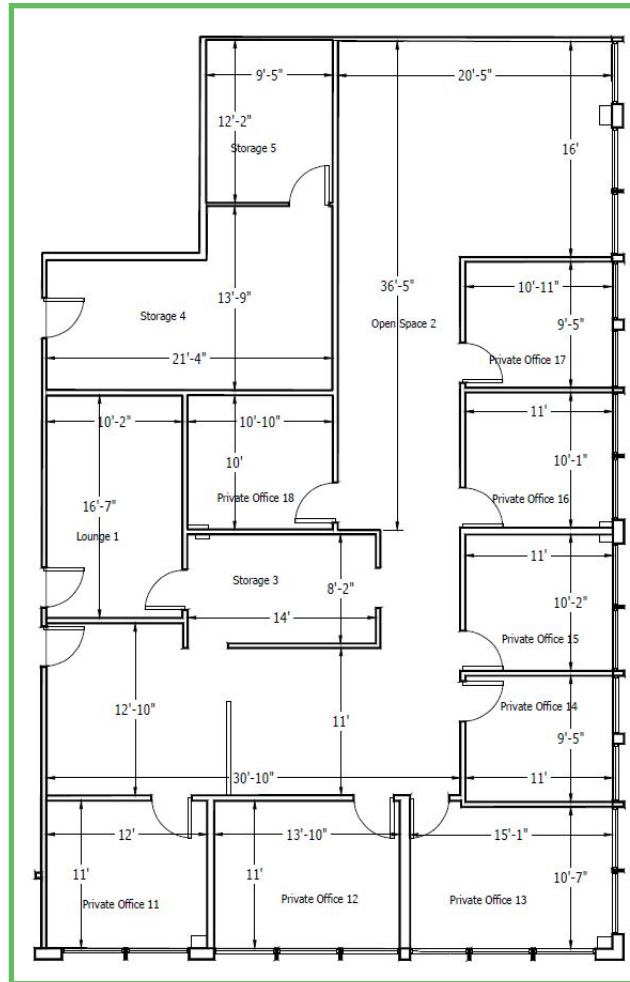
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Suite 103

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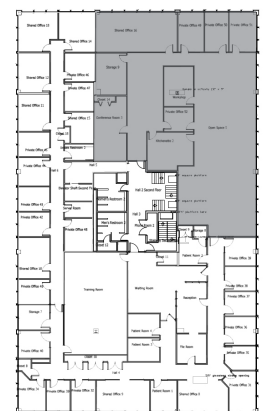
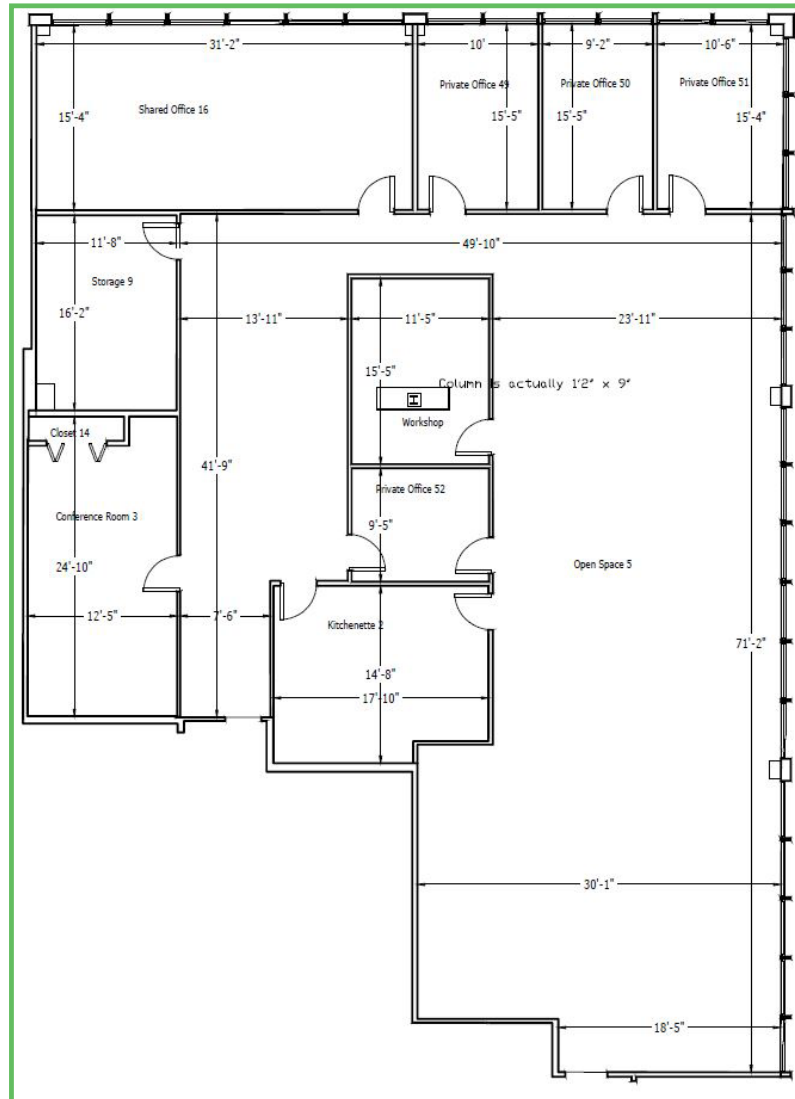
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Suite 202

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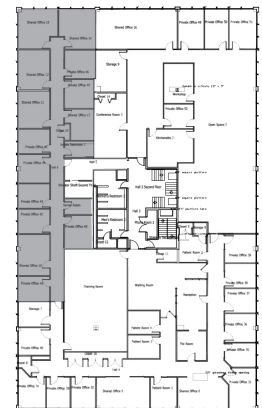
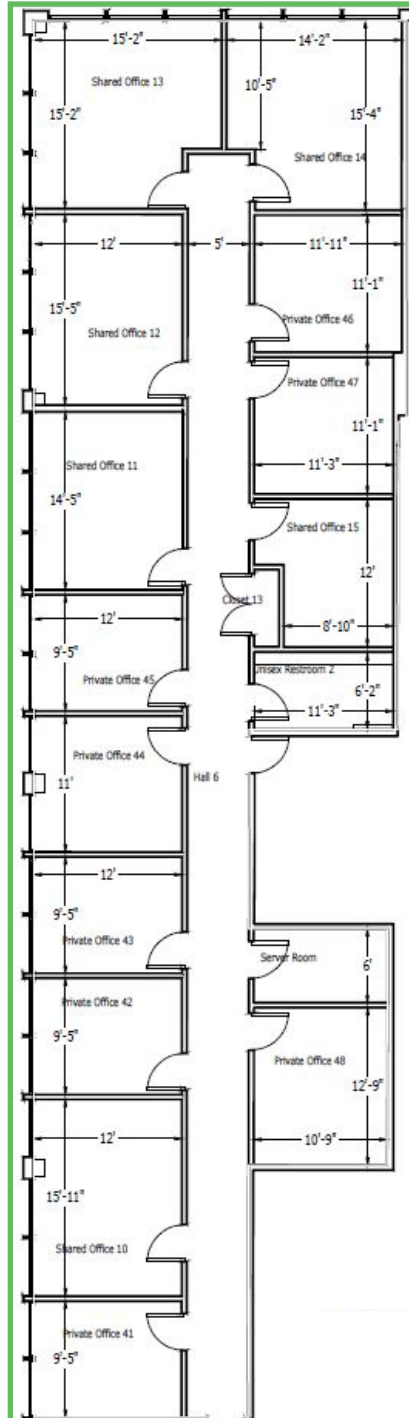
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Suite 203

3,293 RSF



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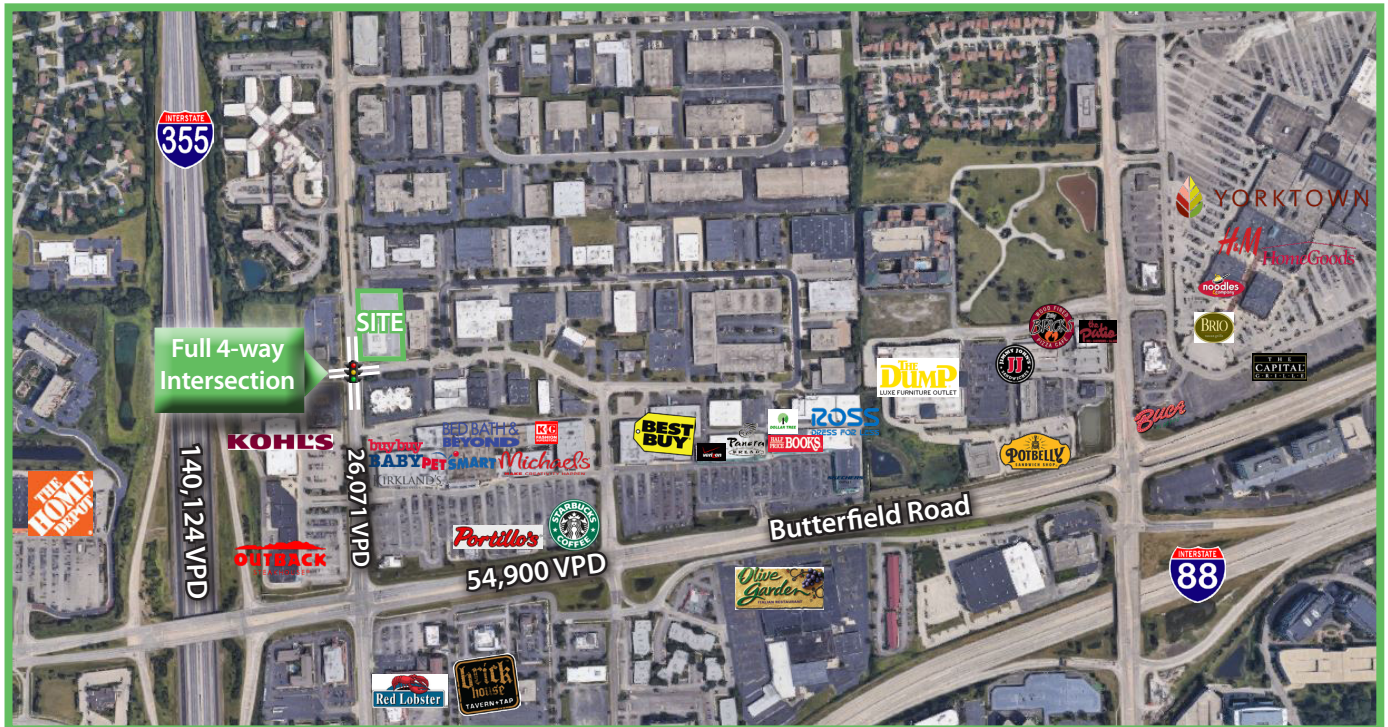
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