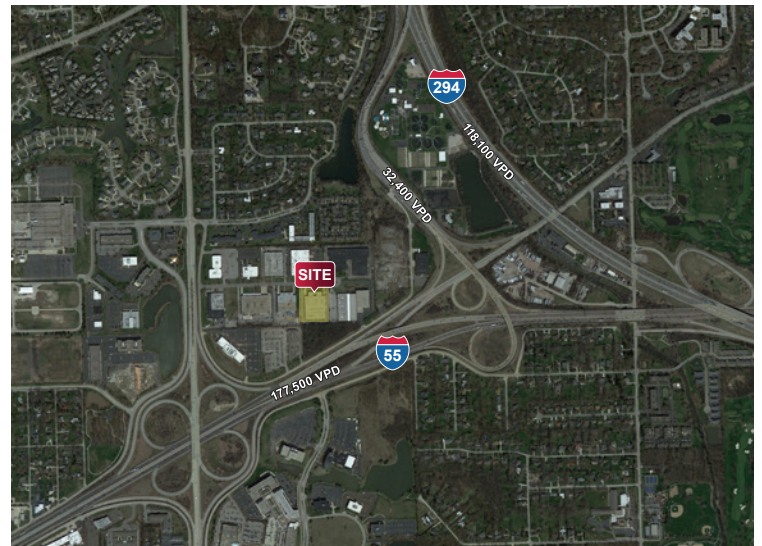


OFFICE SPACE FOR LEASE
±1,969 UP TO ±10,528 SF AVAILABLE
 144 TOWER DRIVE, BURR RIDGE, ILLINOIS



BUILDING SPECIFICATIONS:

BUILDING SIZE:	±81,011 SF
AVAILABLE:	±10,528 SF (Divisible)
	Suite 100: ±1,969 SF (1st Floor, completely renovated)
	Suite 200: ±8,559 SF (2nd Floor, divisible)
LEASE RATE:	Suite 100: \$12.00 PSF Gross*
	Suite 200: \$10.00 PSF Gross*
	*Includes base rent, CAM, insurance, property management, real estate taxes & utilities
PARKING:	135 cars
COMMENTS:	<ul style="list-style-type: none"> › Flexible sizes & lease terms available › Professionally managed › Significant recent capital improvements › Great starter office with expansion capability › Excellent location at the apex of I-55 and I-294 › Conveniently located between O'Hare and Midway airports › ±1.5 miles to Burr Ridge Village Center



DEMOGRAPHICS	1 Mile Radius	3 Mile Radius	5 Mile Radius
2017 POPULATION	5,000	65,830	202,434
AVERAGE HH INCOME	\$185,596	\$156,530	\$136,904
TOTAL BUSINESSES	605	3,538	9,307

Brian C. Vanosky
 Principal
 bvanosky@lee-associates.com
 D 773.355.3023

Timothy J. McCahill
 Principal
 tmccahill@lee-associates.com
 D 773.355.3044

MIDWEST
INDUSTRIAL FUNDS
 REAL ESTATE INVESTMENT & DEVELOPMENT

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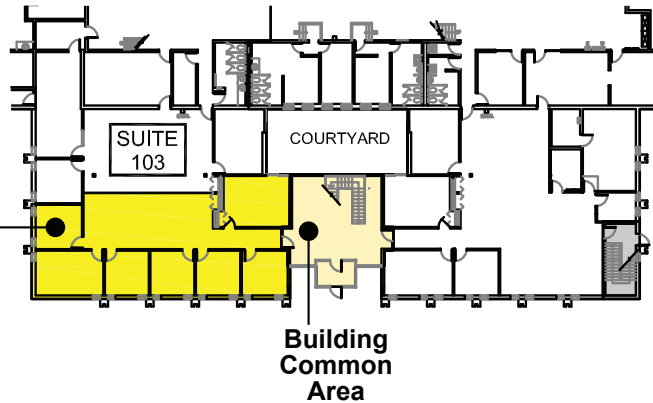
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FIRST FLOOR
Suite 100: ±1,969 SF

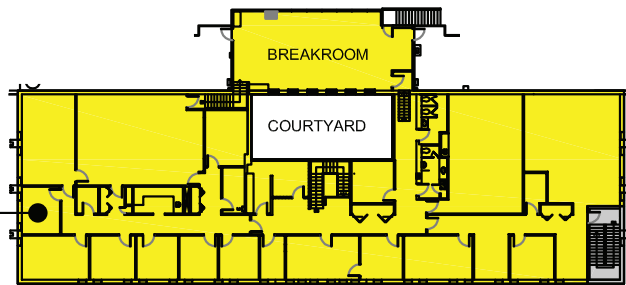


Available First Floor
Suite 100
±1,969 SF
(100% Office)



SECOND FLOOR
Suite 200: ±8,559 SF (Divisible)

Available Second Floor
Suite 200
±8,559 SF
(100% Office)



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