

FOR SALE OR LEASE

# 910 PASQUINELLI DRIVE

WESTMONT, IL



## PROPERTY HIGHLIGHTS

910 Pasquinelli Drive offers an excellent opportunity for an owner/user to acquire a quality single-story office/flex property in a prime DuPage County location.

The building currently has approximately 75% office build-out and 25% flex/tech service space.

The Seller will lease back between 7,000 to 15,000 square feet in order to provide cash flow to a buyer. The Seller is flexible on location within the building or can fully vacate the property upon a sale.

- + Suitable for Office, Medical Use or Service Use
- + OR (Office/Research) Zoning
- + Low DuPage County real estate taxes
- + Desirable labor pool within close proximity
- + Perfect for an office user that needs loading and storage
- + Easy access to Route 83, I-294 and I-355

## SALE HIGHLIGHTS

<b>NRA:</b>	±37,479 SF
<b>ACRES:</b>	±3.61 ACRES
<b>ASKING PRICE:</b>	\$4,000,000
<b>PRICE PSF:</b>	\$106

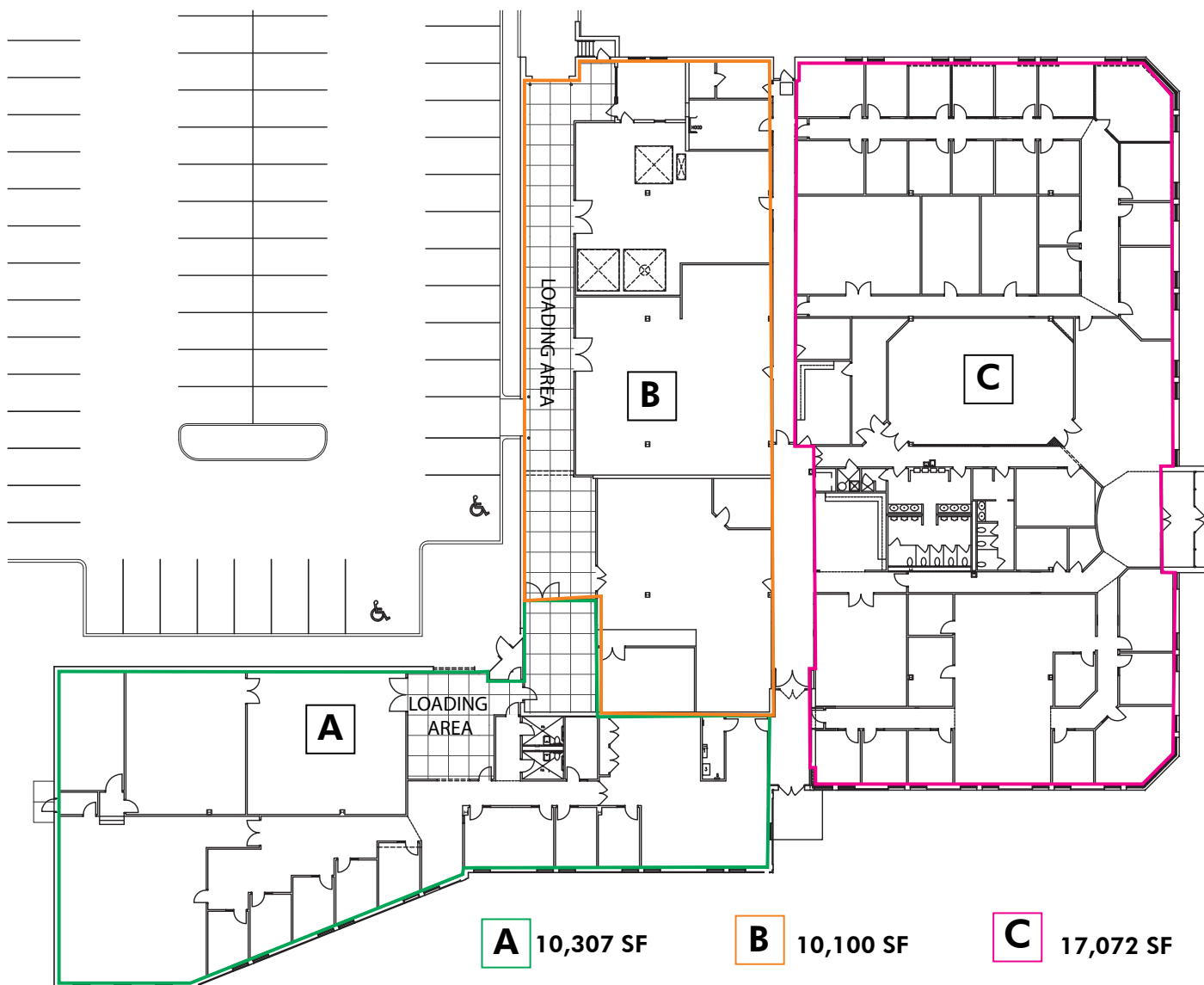
## LEASE HIGHLIGHTS

<b>SPACE AVAILABLE:</b>	SUITE A: 10,307 SF SUITE B: 10,100 SF SUITE C: 17,072 SF
<b>RENT PSF (NET):</b>	\$13.50
<b>CEILING HEIGHT:</b>	14' - 16'
<b>PARKING:</b>	136 spaces
<b>LOADING:</b>	One exterior, one drive-in door

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**FLOOR PLATE**





## AERA DEMOGRAPHIC PROFILE

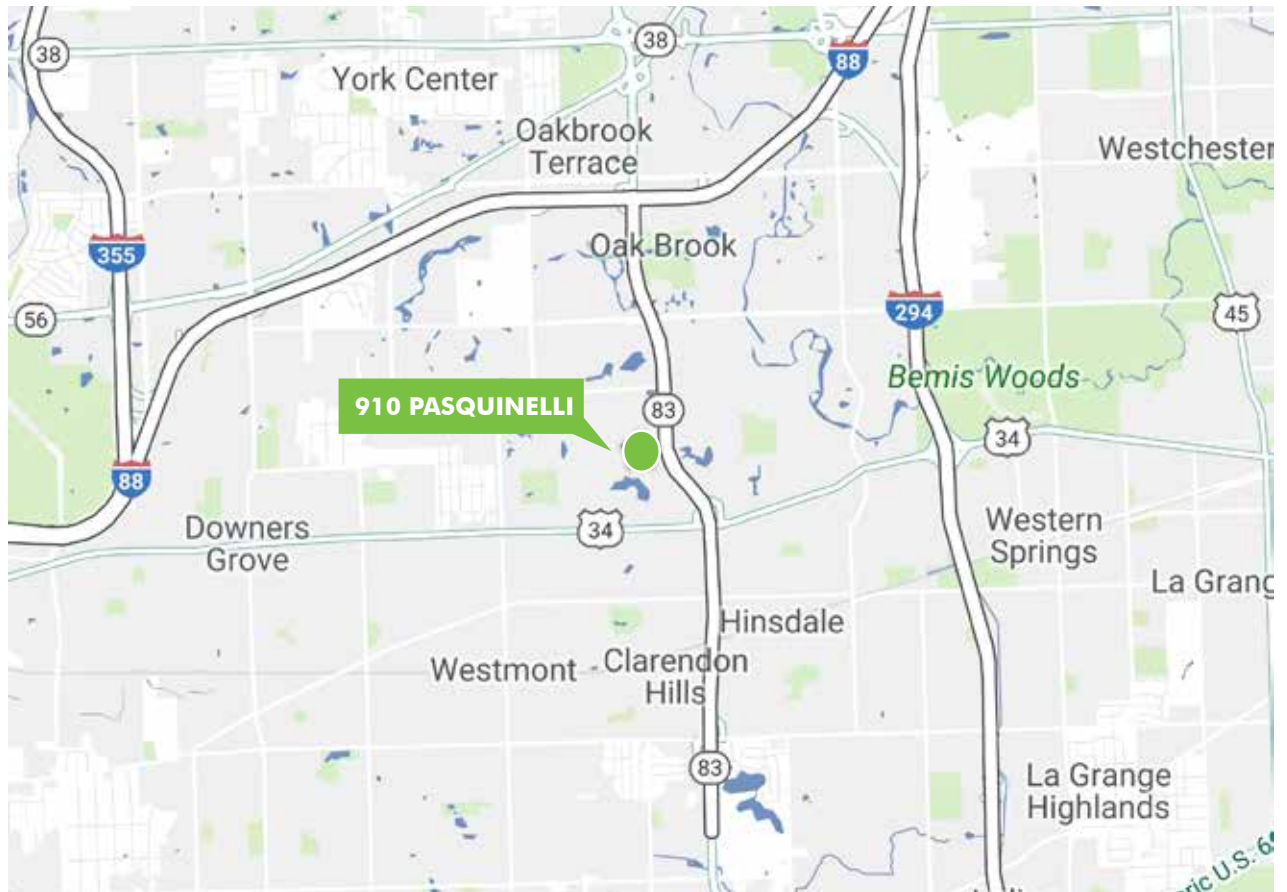
	3-MILE RADIUS	5-MILE RADIUS	WESTMONT	DU PAGE COUNTY
2018 POPULATION	81,471	268,221	24,599	934,648
2023 POPULATION	82,485	270,704	24,586	944,738
2018-2023 POPULATION GROWTH	0.25%	0.18%	-0.01%	0.21%
2018 AVG. HH INCOME	\$151,559	\$126,966	\$92,911	\$115,426
2023 AVG. HH INCOME	\$163,697	\$138,394	\$104,104	\$126,758
2018 EMPLOYEES	91,319	209,791	14,028	601,164
GENERATION ALPHA (BORN 2017-LATER)	1.90%	1.90%	2.3%	2.2%
GENERATION Z (BORN 1999-2016)	23.1%	22.0%	19.8%	22.8%
MILLENIALS (BORN 1981-1998)	18.2%	19.2%	24.3%	23.8%
GENERATION X (BORN 1965-1980)	20.8%	20.3%	19.3%	20.9%
BABY BOOMERS (BORN 1945-1964)	25.5%	25.3%	22.7%	23.2%
GREATEST GENERATION (BORN 1945-EARLIER)	10.5%	11.3%	11.5%	7.6%
DAYTIME WORKERS	68.0%	60.2%	52.2%	57.9%
MANAGEMENT/FINANCE	24.3%	22.3%	19.0%	19.3%
PROFESSIONAL	19.8%	19.9%	18.9%	19.4%
SERVICES	19.9%	19.3%	21.0%	19.4%
SALES & ADMINISTRATION	25.9%	26.3%	24.8%	26.1%
CONSTRUCTION, TRADE	10.2%	12.1%	16.2%	15.6%

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WESTMONT, IL



## LOCATOR MAP



## CONTACT US

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