

F O R S A L E

# CANTERA LAKES MEDICAL OFFICE

28373 Davis Parkway / Warrenville, IL

## INVESTMENT HIGHLIGHTS

- High Credit Medical Tenants with a WALT of 7.41 years
- Low DuPage County Taxes
- Excellent location with access to a full four-way interchange within ¼ mile
- Attractive, well maintained single story professional office with no deferred maintenance
- Historically Low Single Story Office Vacancy Rate (12%) in the western East-West Corridor

ASKING PRICE	\$1,680,000
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ASKING RATE [PSF]	\$205
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CAP RATE	8.39%
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NET RENTABLE SF	8,185 SF
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OCCUPANCY	100%
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## LOCATION IS KEY

28373 Davis Parkway is strategically located just south and east of the four-way Winfield interchange along the I-88 Expressway in western DuPage County in the 650-acre Cantera Business Park.

Cantera Business Park offers corporate users and tenants top-tier amenities such as AMC Theater, Main Event Entertainment, Life Time Fitness as well as an array of fast-casual dining establishments. There are also five hotels within the development, within a five-minute drive of the property. O'Hare International Airport is approximately 30 minutes northeast of the Property and the Chicago's Central Business District (CBD) is approximately 40 minutes from the Property.

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