

20080 GOVERNORS DRIVE

Olympia Fields, IL



PRICE REDUCED!

OFFERING SUMMARY

Building Size	29,484 SF (two-story)
Lot Site	2.13 Acres
Sprinklered	Yes
HVAC	Fully A/C
Parking	36 Cars (expandable)
Built	1980
Renovated	2006
Sale Price	\$550,000
RE Taxes	\$2.47 PSF (2017)

PROPERTY HIGHLIGHTS

- **MOTIVATED OWNER!**
- Two-story office/flex property on 2.13 acres of land
- Substantial office and washroom buildout
- Office park environment
- New roof 2017
- Indoor basketball (half court) / Workout area
- Former day care facility
- Close proximity to restaurants and retail amenities
- Passenger Elevator
- Zoned PUD

Edward Wabick, SIOR • 773.714.2141 • ewabick@painewetzel.com

OFFICE/FLEX PROPERTY FOR SALE

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Gym/Workout Area



Office Buildout

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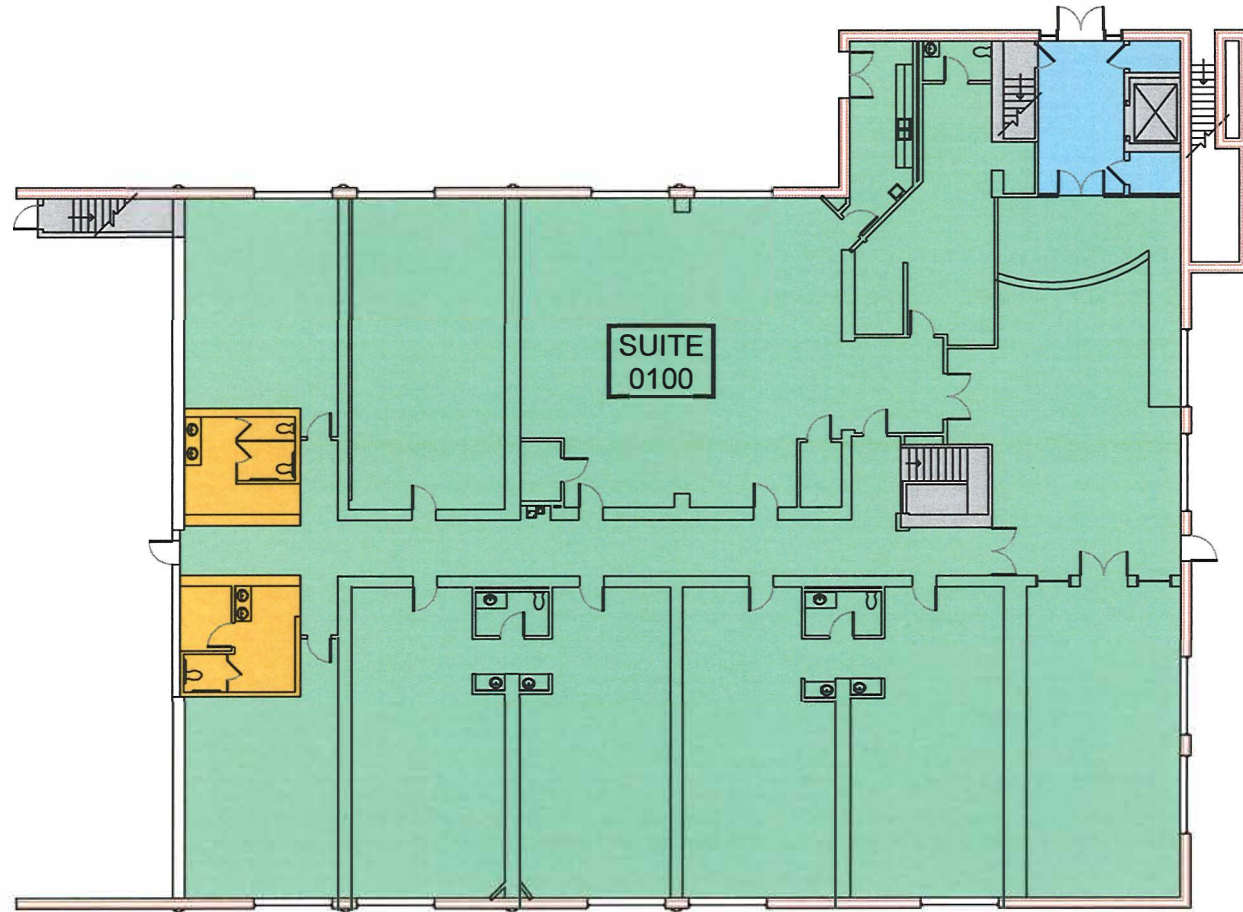
Open Office Area



2nd Floor Entrance

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20080 Govenor's Drive

313.85

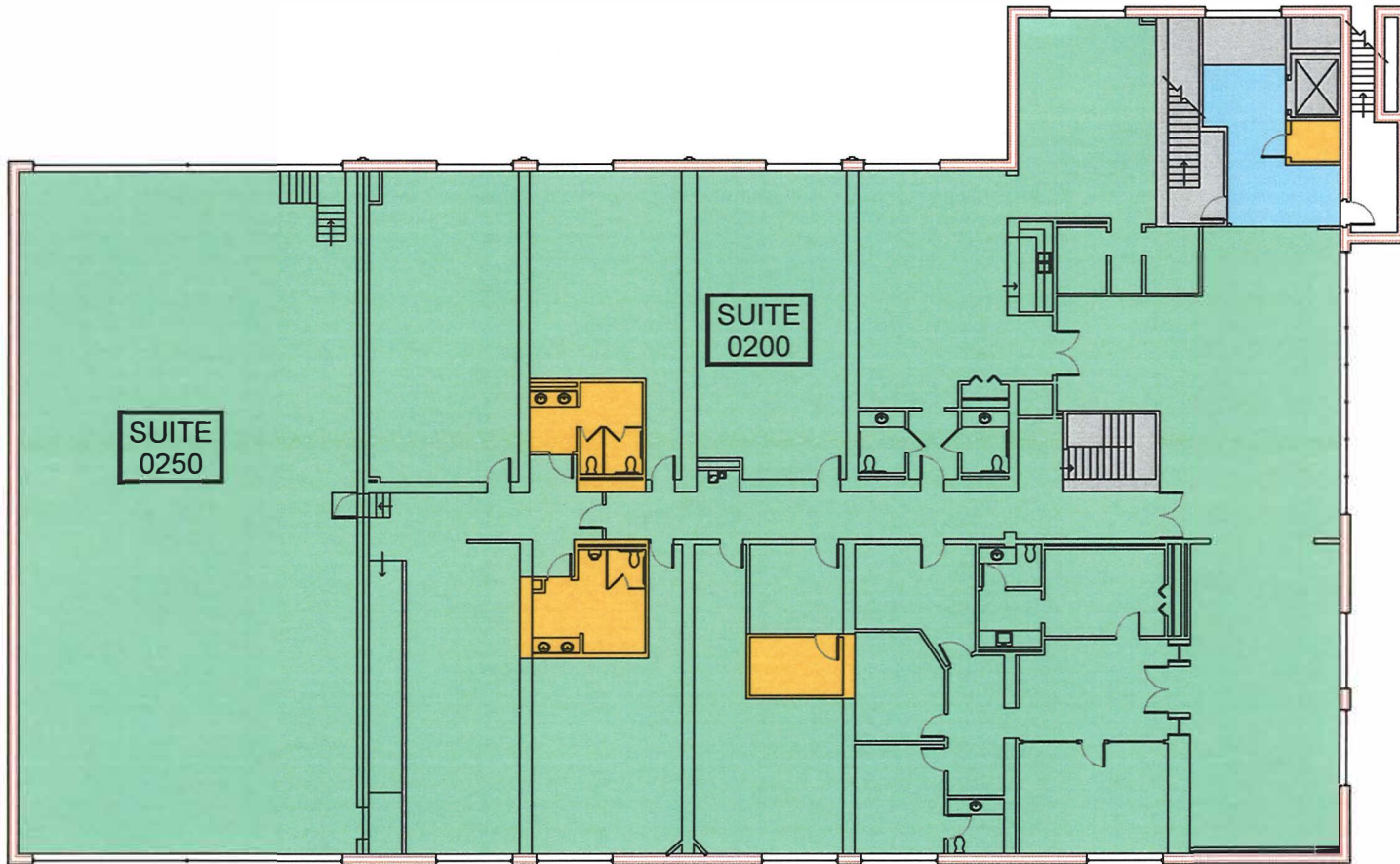
01
FLOOR

September 19, 2008

M R S A

architects and planners
1144 west fulton street
chicago, illinois 60607
312.733.6772

- MAJOR VERT. PENETRATION
 - FLOOR COMMON
 - ASSIGNED CORRIDOR
 - BUILDING COMMON
- LEASED AREA
 - AVAILABLE AREA
 - SUITE
XXXX
 - ENCUMBERED SUITE



20080 Governor's Drive








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02
FLOOR

September 19, 2008

M R S A

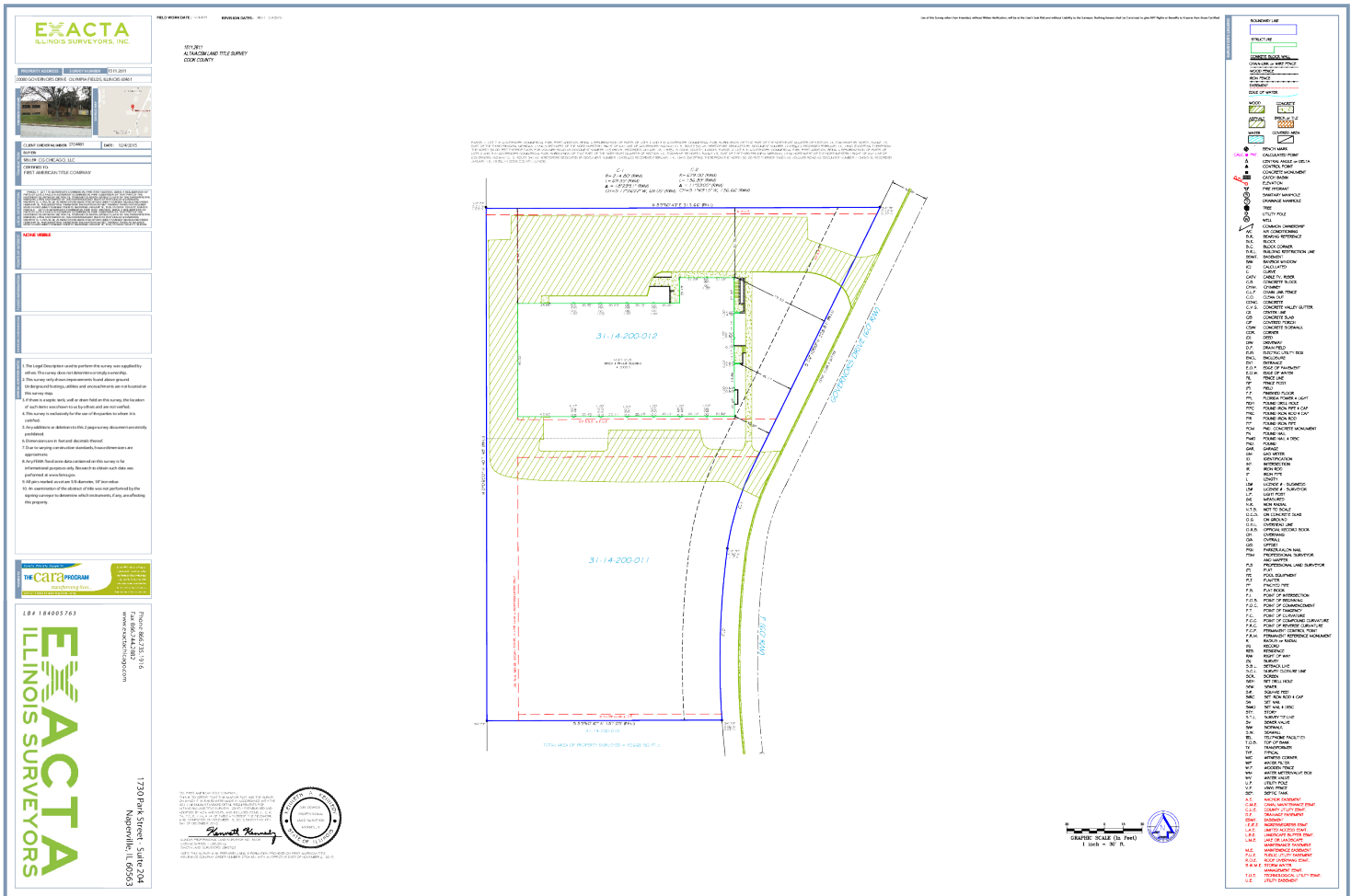
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