

17W601

14TH STREET

OPTIONS

IN OAKBROOK TERRACE



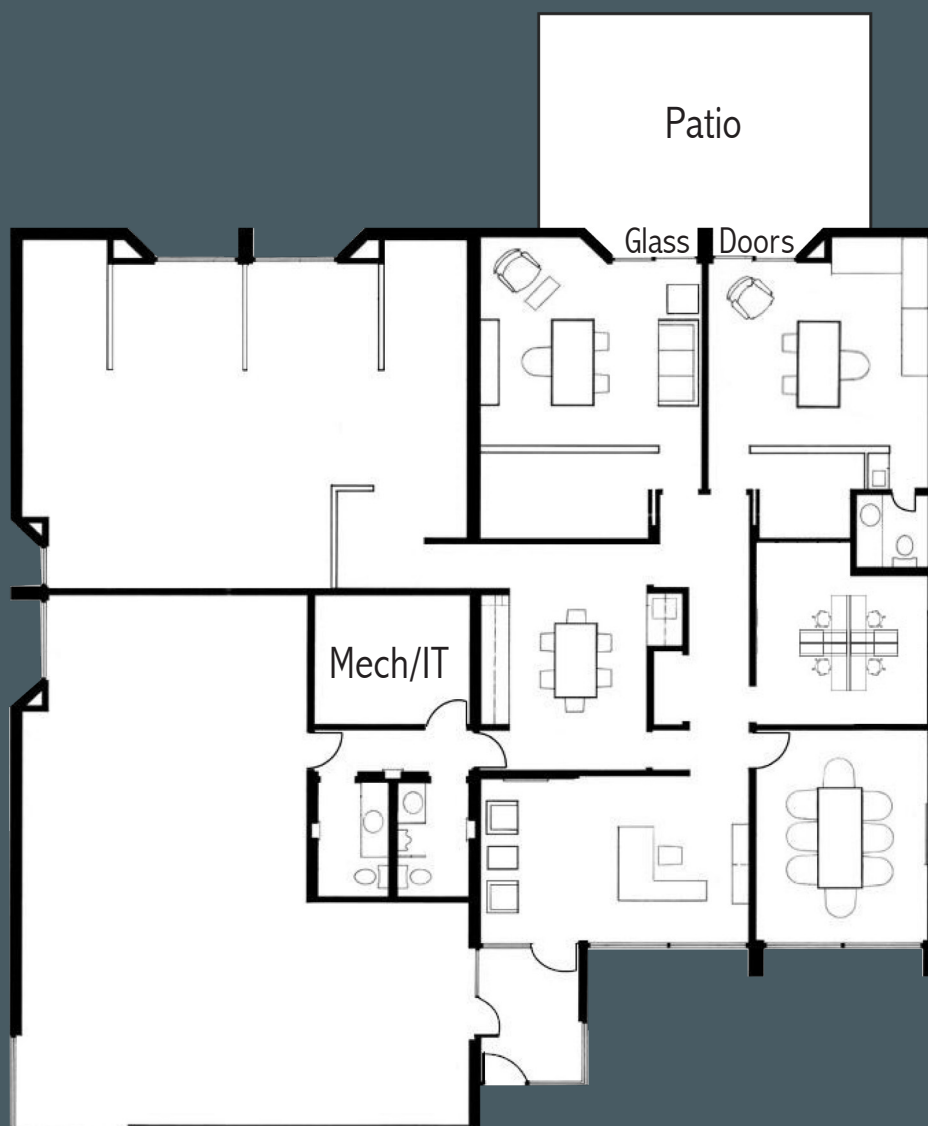
**OPPORTUNITY FOR PURCHASE, LEASE,
OWNER/USER OR INVESTMENT***

** Investment provides income from flexible lease in-place*

single-story building
4,202 square feet

purchase price
\$695,000

rental rate
\$18 MG



SPACE HIGHLIGHTS

- 24/7 access
- Zone controlled HVAC
- Low RE Tax \$2.61/SF & Operating Expenses \$4.48/SF
- Tenant with flexible lease occupying 2,002 SF
- 13 parking spaces
- Private entrance
- Private patio with updates underway
- Corner window office
- Office with in-suite restroom

For more information or to arrange a tour please contact:
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Exclusive Leasing Agent:
BRADFORD ALLEN 