



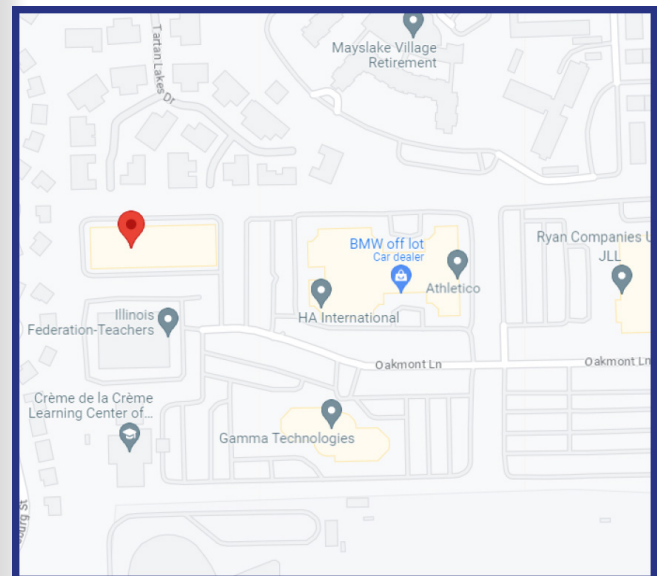
FOR SALE OR LEASE

Fully Furnished Single-Story Office Condominium Westmont, Illinois

510 Oakmont Lane, Westmont, IL



- Located in the vicinity of Rt 83 and Ogden Avenue in the Westbrook Courtyards office condominium complex
- 5,000 square foot single-story unit with excellent buildout and two separate entrances (see attached space plan)
- Includes all existing furniture
- 200 car parking
- Minutes to OakBrook Shopping Center, hotels and restaurants
- Asking price \$1,100,000.00
- Rental rate \$13.50 triple net plus utilities



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

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The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

FOR SALE OR LEASE

5,000 Square Foot Office Condominium Westbrook Courtyards Office Condominiums Westmont, Illinois

Location	The unit is located at the Westbrook Courtyards office condominium complex at 510 Oakmont Lane, Westmont, IL. Oakmont Lane is located one block west of Rt. 83, 1/4 mile north of Ogden Avenue (see attached map and aerial photograph).
Unit Size	5,000 square feet.
Building Description	Westbrook Courtyards is a single story office condominium building that contains a total of 29,531 square feet.
Unit Description	The unit contains nine (9) private offices, two conference rooms, breakroom, reception area, copy/print room, IT server room and large storage room. There is also open cubicle space that has eight (8) workstations (see attached space plan).
Age	Built in 2007
Sale Includes	All furniture on the premises
Monthly Assessment	\$1,188.00 -- \$2.19 psf annually. (Includes parking lot replacement loan of \$315.00 per month.)
Parking	The complex offers 200 vehicle parking, which is a parking ratio of 6.77 spaces per 1,000 square feet of building area.
Real Estate Taxes	\$22,275.37 or \$4.46 psf in 2023
Asking Price	\$1,100,000.00
Rental Rate	\$13.50 triple net plus utilities
Comment	This unit is a great opportunity to take advantage of purchasing/leasing a fully-furnished office space.

FOR ADDITIONAL INFORMATION

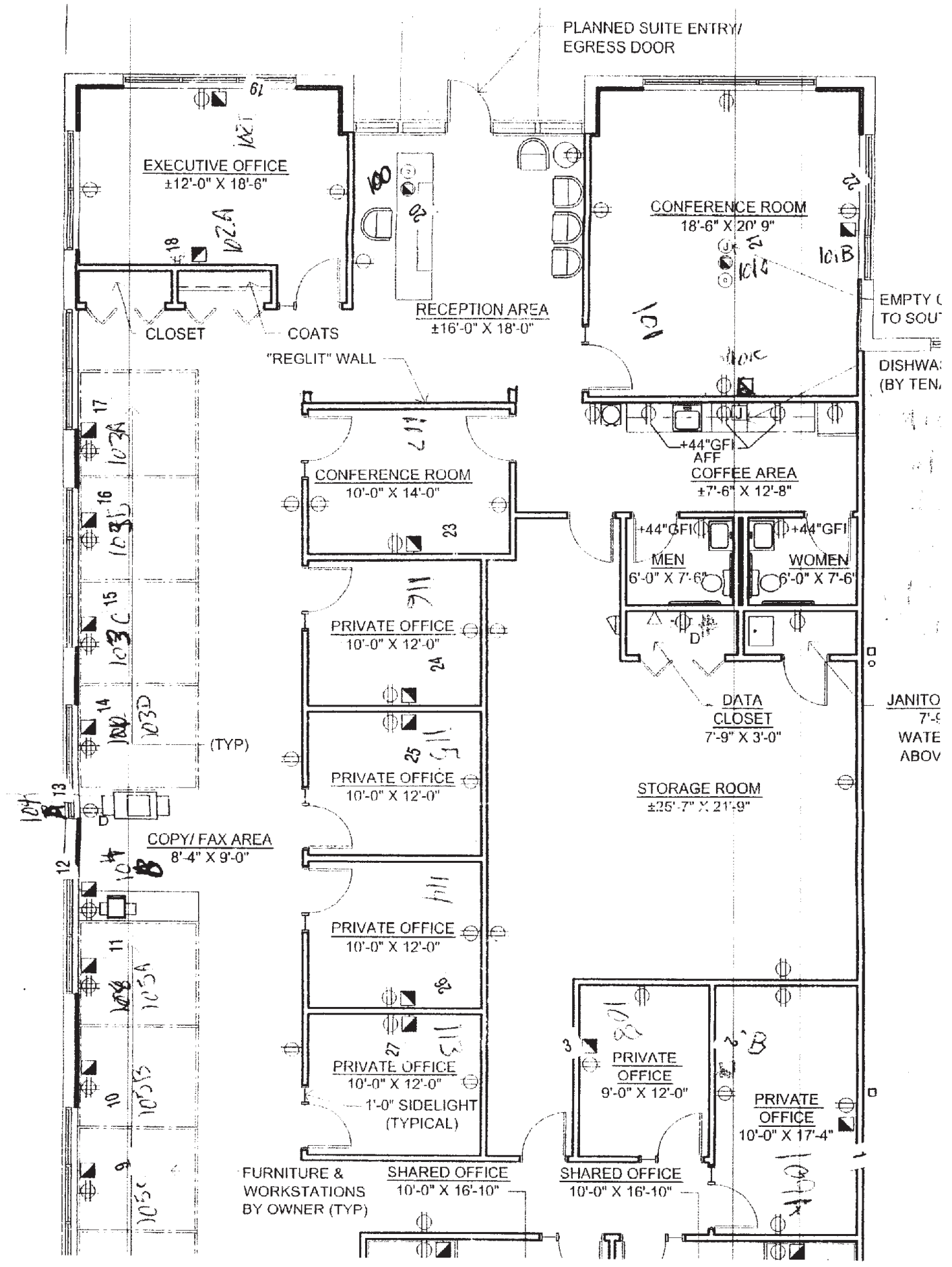
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41°40'17.35" N 87°57'30.75" W elev 762 ft level alt 403 ft

