

2777 FINLEY RD. | DOWNERS GROVE

FOR LEASE

professionally managed & owned by



HIGHLIGHTS

- › Individual units offer immediate occupancy
- › 24 hour/7 days/week direct office access
- › T-8 office lighting
- › Operable windows
- › Private bathrooms
- › Individually controlled HVAC
- › Building conference center available
- › Internet service provided by Comcast & AT&T
- › Public transportation via Pace bus, route 75
- › Immediate access to I-355 and I-88
- › Multiple access points to complex

AVAILABLE

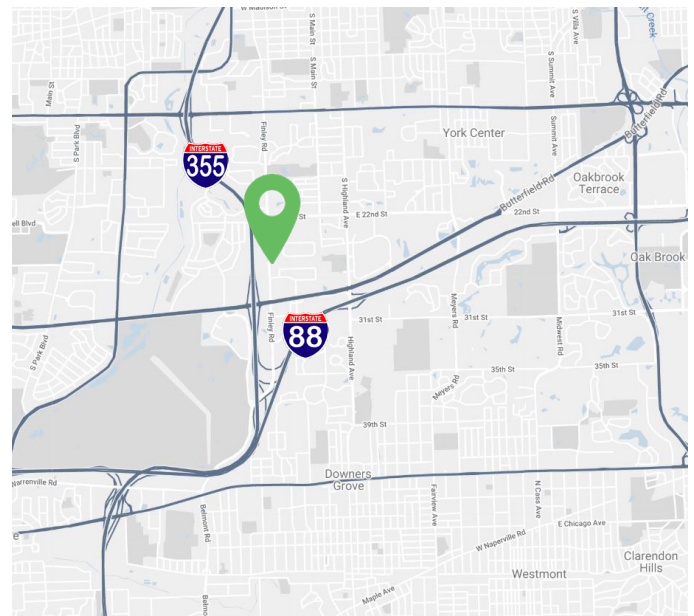
- › Units 14 & 25: **1,980 SF**
- › Units 17 & 18: **2,800 SF**

BUILDING SPECIFICATIONS

- › Total Building: **34,140 SF**
- › Parking: **4:1,000**

PRICING

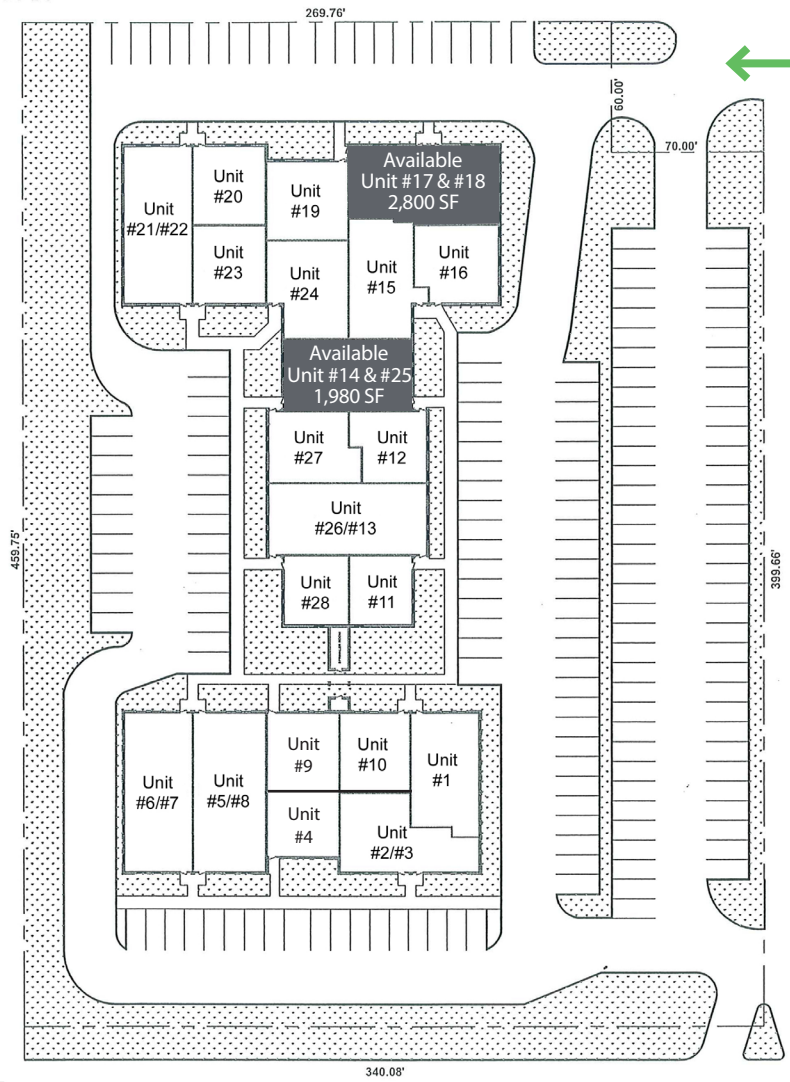
- › Lease Price: **\$12.00 Net PSF**
- › Taxes: **\$1.93 PSF (2019 payable in 2020)**
- › CAM: **\$2.18 PSF (2019 payable in 2020)**



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ACCESS POINT
FROM BROOK
DRIVE

Finley Road

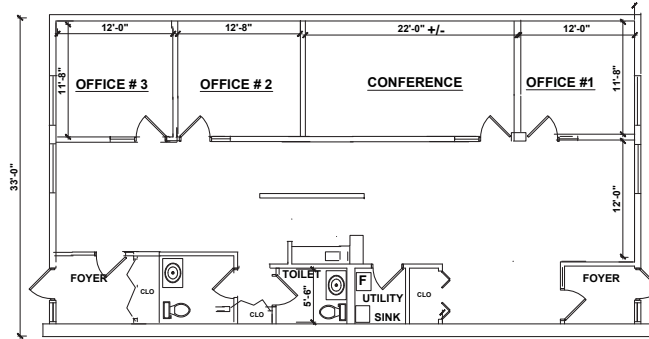
ACCESS POINT
FROM FINLEY
ROAD



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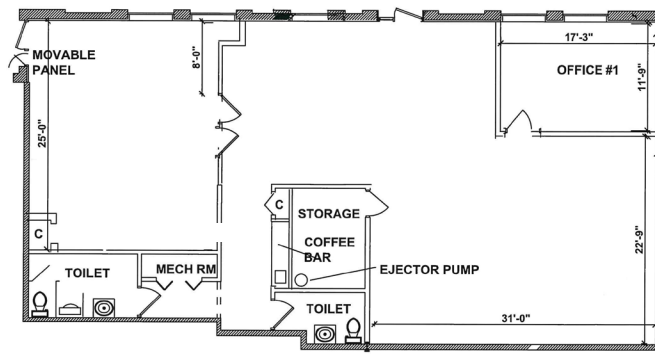
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UNITS 14 & 25 | 1,980 SF

Private offices • Private bathroom • Open area • Kitchenette



UNITS 17 & 18 | 2,800 SF

Private offices • Private bathroom • Kitchenette



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