

OFFERING SUMMARY

ASKING PRICE:	\$3,250,000 (\$279/SF)
NUMBER OF UNITS:	3
TOTAL INVESTMENT SF:	11,633 USF
OCCUPIED SF:	9,479 RSF
VACANT SF:	2,154 RSF
BUILDING CLASS:	B
NOI:	\$231,105
CAP RATE:	7.11%



600 ENTERPRISE DRIVE, SUITES 200-214 OAK BROOK, IL 60523

PROPERTY HIGHLIGHTS

- Low Property Taxes
- Covered Parking
- Floor-to-Ceiling Windows Throughout
- HVAC with Individual Temperature Controls for Each Unit
- Beautiful Renovations Throughout the Building
- Located in the Heart of Oak Brook Just Minutes from the Oak Brook Center Mall
- Easily Accessible via Many Major Roads and Highways
- Visible From I-88
- Association Handles All Building Maintenance and has Significant Reserves of over \$200,000

This is a multi-tenant investment opportunity consisting of 11,633 usable square feet of condo office space. There are two tenants occupying 9,479 rentable square feet and one 2,154 rentable square foot vacancy. The property has a strong condo association with reserves in excess of \$200,000. The association takes care of all of the building maintenance, HVAC, parking lot, landscape, and snow removal along with maintaining all common areas. The property is very well maintained and in excellent condition with recent renovations completed throughout the building.

The two tenants include Avtex, a national full-service customer experience (CX) consulting and solution provider occupying 6,818 rentable square feet, and ALC Home Healthcare, a well-known home healthcare and skilled nursing business providing services for people requiring home health care and medical services, occupying 4,065 rentable square feet. Both tenant spaces are fully built out with very high-end finishes including kitchens, full glass walls, traditional office layouts, and a modern design. The 2,154 rentable square foot vacancy is currently white boxed including drywall, drop ceiling, lights, and electric and ready for a tenant's custom build-out.

PLEASE CONTACT US FOR A FULL OFFERING MEMORANDUM

The common areas of the property include beautiful restrooms with high-end marble finishes, a stunning spiral staircase in the gorgeous landscaped atrium, floor to ceiling windows, and partially covered parking. The property is well located in the Oak Brook market, easily accessible from 22nd Street and just East of Oak Brook Center Mall.



SVNCHICAGO.COM

OLIVIA CZYZYNSKI
312-676-1862
olivia.czyzynski@svn.com
Fluent in Polish

JENNIFER HOPKINS, MBA
312-676-1865
jennifer.hopkins@svn.com



For more information or to schedule a tour, please contact us:
SVNCHICAGO.COM

YOUR SVN SUBURBAN NEXT LEVEL TEAM

OLIVIA CZYZYNSKI
 312-676-1862
olivia.czyzynski@svn.com
 Fluent in Polish

JENNIFER HOPKINS
 312-676-1865
jennifer.hopkins@svn.com
 MBA