



NEW OWNER

NEW VISION

NEW AMENITIES

IT'S A NEW DAY

26 TWENTY
FIVE
BUTTERFIELD

AN INVESTMENT OF



CENTRAL OAK BROOK LOCATION



4.36 : 1,000
PARKING RATIO



649 - 21,738 SF



\$20.75 PSF
PSF MODIFIED
GROSS ASKING RENT



Click
TO SEE THE
TRANSFORMATION

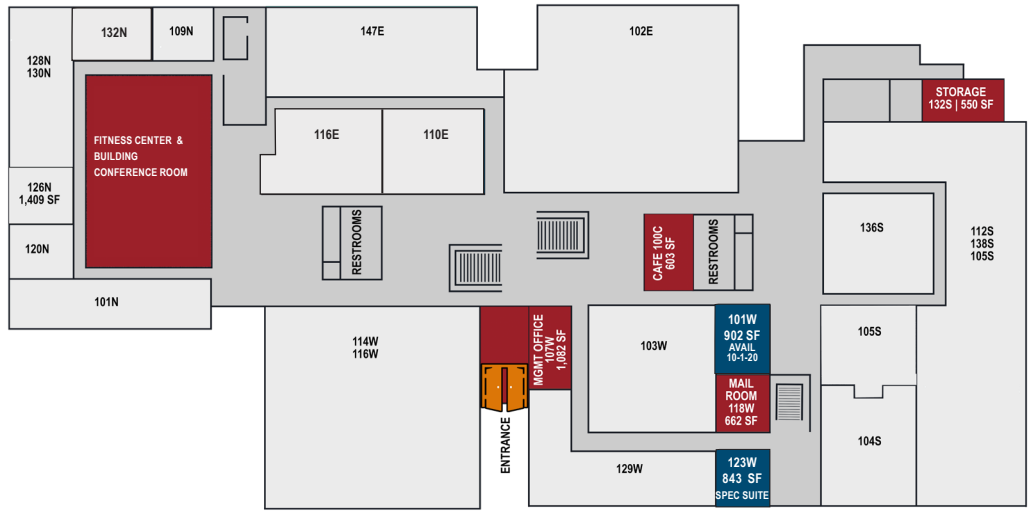
BUILDING AMENITIES

- Upgraded building conference room / training facility
- New fitness center
- On-site full-service deli
- Recently renovated lobby
- Open niche lobby seating with WIFI
- On-site property management
- Recently renovated, spacious outdoor patio
- Storage space is available
- Prominent Oak Brook location on Butterfield Road
- Proximity to Oak Brook mall and abundant dining, shopping, business services and hotels
- Immediate access to I-88, I-355 and proximity to I-294 and the area's main thoroughfares

AVAILABILITIES 649 TO 21,738 SF

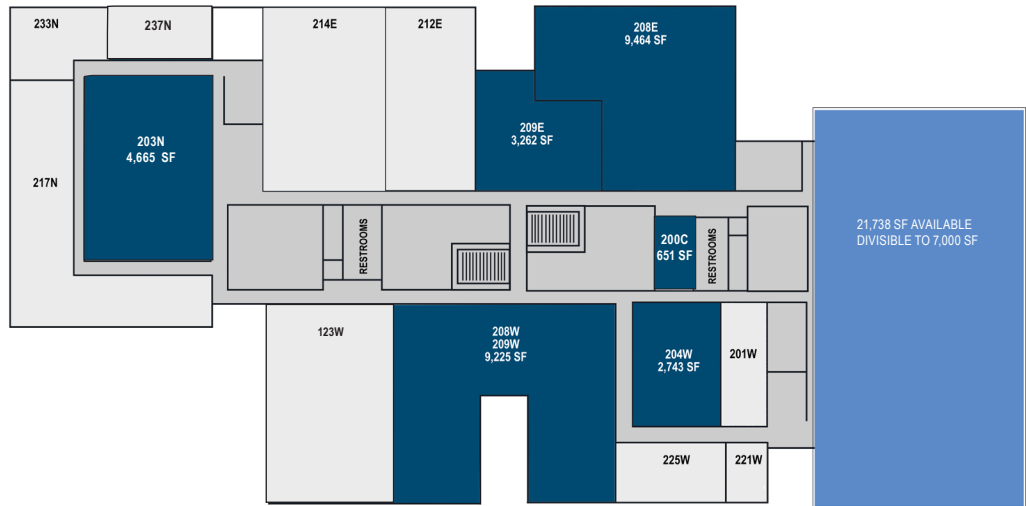
FIRST FLOOR

902 SF
123W - 843 SF SPEC SUITE



SECOND FLOOR

651 - 21,738 SF



THIRD FLOOR

649 - 3,801 SF



GREAT LOCAL AMENITIES



PROPERTY DETAILS

TOTAL BUILDING SF: 214,767 SF

AVAILABLE SF: 649 TO 21,738 SF

TERM: 3 TO 10 YEARS

RATE: \$20.75 PSF MODIFIED GROSS

FEATURES: UPGRADED BUILDING CONFERENCE ROOM, NEW FITNESS CENTER, INCREASED DIRECTIONAL SIGNAGE, UPGRADED FULL-SERVICE DELI, RECENTLY RENOVATED LOBBY, ON-SITE PROPERTY MANAGEMENT, OPEN OUTDOOR PATIO

PARKING: 4.36:1000

LOCATION ABUNDANT OFF-SITE AMENITIES INCLUDE PROXIMITY TO DINING, SHOPPING, BUSINESS SERVICES, HOTELS AND CONVENTION CENTER AND PROXIMITY TO I-88, I-355, I-294, I-55 AND ROUTE 83.

Dan O'Neill

630 691 0610

doneill@hiffman.com

Ryan Maher

630 693 0677

rmaher@hiffman.com

Adam Johnson

630 317 0729

ajohnson@hiffman.com

NAI Hiffman

Commercial Real Estate Services, Worldwide.

©2020 NAI Hiffman. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.