

4701 AUVERGNE

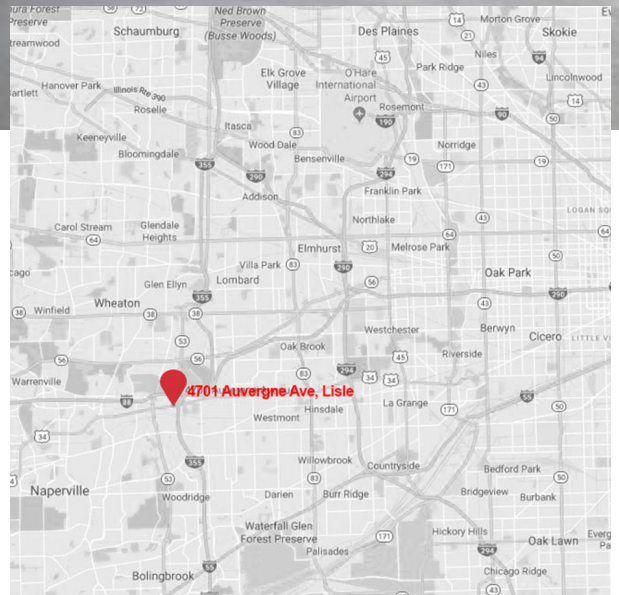
# Office Building For Sale

LISLE, ILLINOIS



## Overview

NAI Hiffman has been retained to offer for sale 4701 Auvergne Avenue (the "Property"), a Class B office building located in Lisle, Illinois. Completed in 1987 the Property consists of 23,865 rentable square feet of space and is situated within suburban Chicago's prestigious East/West Tollway submarket, which is home to a wide variety of Fortune 500 corporations. The Property has direct access to the East-West Tollway (I-88) via Ogden Avenue, which is located immediately to the west of the subject. The East/West Tollway submarket has been the most active and sought-after submarket in all of suburban Chicago over the past several years.



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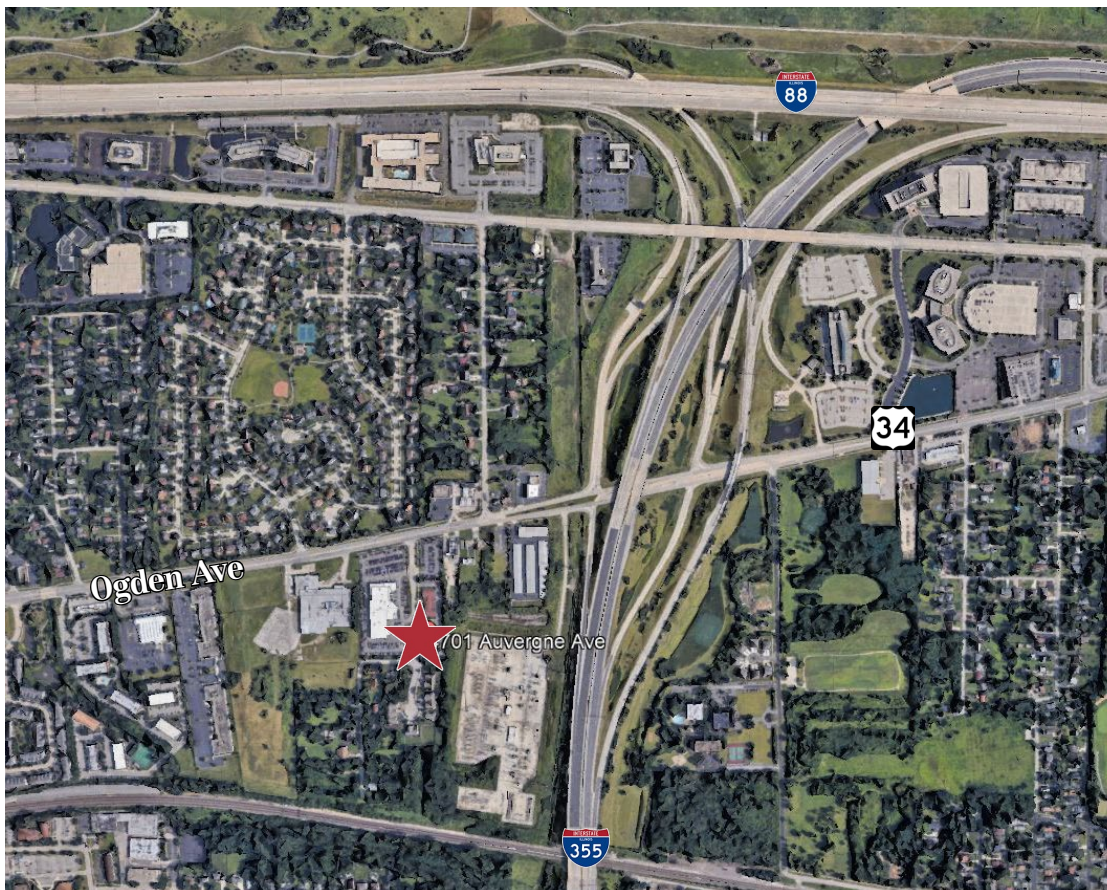
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4701 AUVERGNE | LISLE, ILLINOIS

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<i>Purchase Price</i>	<i>\$1,400,000 (\$58.33/SF)</i>
<i>Size</i>	<i>23,865 SF</i>
<i>Year Built</i>	<i>1987</i>
<i>Property Type</i>	<i>Multi-tenant office building in two stories, plus Lower Level</i>
<i>Occupancy</i>	<i>37%</i>
<i>Parking Ratio</i>	<i>64 Surface Spaces</i>
<i>PIN</i>	<i>08-02-405-014</i>
<i>Taxes</i>	<i>\$29,662 (2019 payable 2020)</i>
<i>Zoning</i>	<i>B2 Lisle</i>