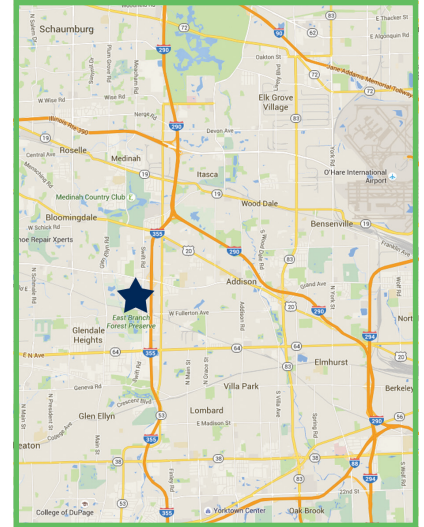


Available for Lease



2171 Executive Dr | Addison, IL

Multi-Tenant Flex Building

Highlights

- High image, flex building
- Institutionally owned & managed
- Close proximity to I-355
- New ownership

Pricing

- Lease Rate: **\$9.50 PSF Net**
- Taxes: **\$2.76 PSF (2017 estimates)**
- CAM: **\$1.07 PSF (2017 estimates)**
- Insurance: **\$0.13 PSF (2017 estimates)**

Details

- Total Building: **75,020 SF**
- Total Land: **7.7 Acres**
- Ceiling Height: **16' Clear**
- Sprinklers: **Wet**
- Parking: **2.98 per 1,000 SF**
- Heating: **Gas**
- Year Built: **1987**
- Zoning: **M-4**

Available

Unit	Total SF	Office SF	Loading	Power	Parking	Available
200	11,270	8,677 (can be reduced)	2 Exterior Docks DID can be added	400a/120-208v 3p	34 Spaces	Immediately

For More Information, Contact:

Andrew Maletich
Executive Vice President
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C: 630.816.7074
amaletich@cawleychicago.com

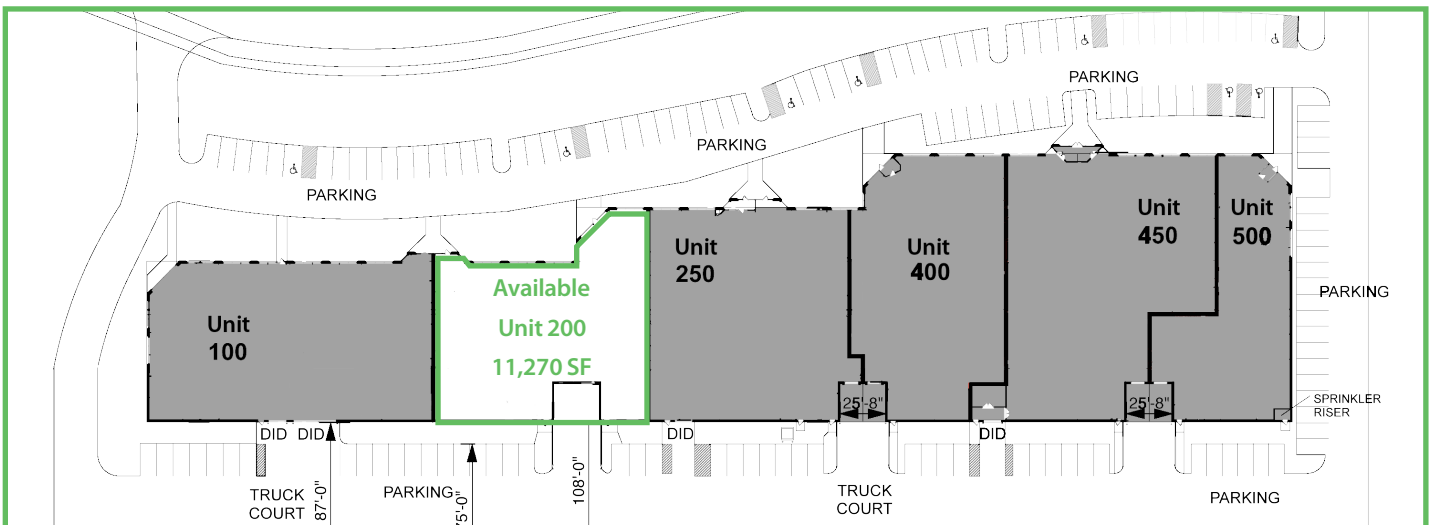
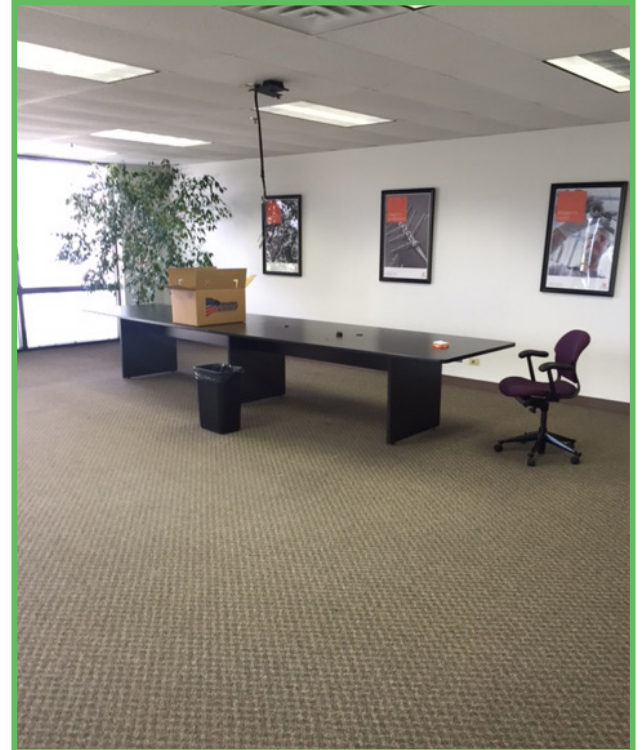
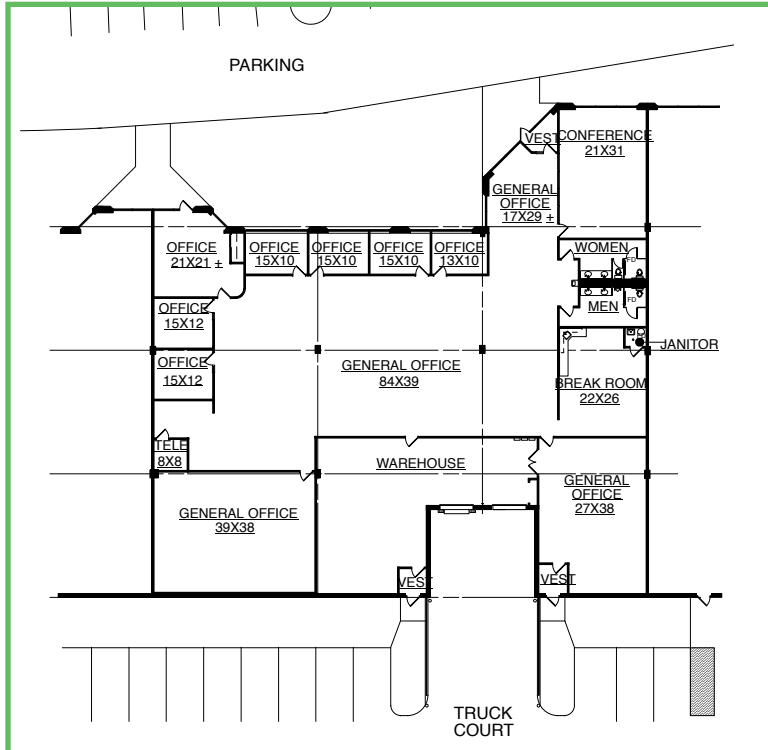
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Owned & Managed By:

WESTMOUNT
REALTY CAPITAL, LLC

Unit 200 Floor Plan

11,270SF



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Owned & Managed By:


WESTMOUNT
REALTY CAPITAL, LLC 2