

FOR SALE

3,927 sf*
Office Condo
Unit 2B

THE BUTTERFIELD EXCHANGE

340 W. Butterfield Road
Elmhurst, IL 60126



SUBURBAN
REAL ESTATE SERVICES

*Pursuant to York Township Assessor

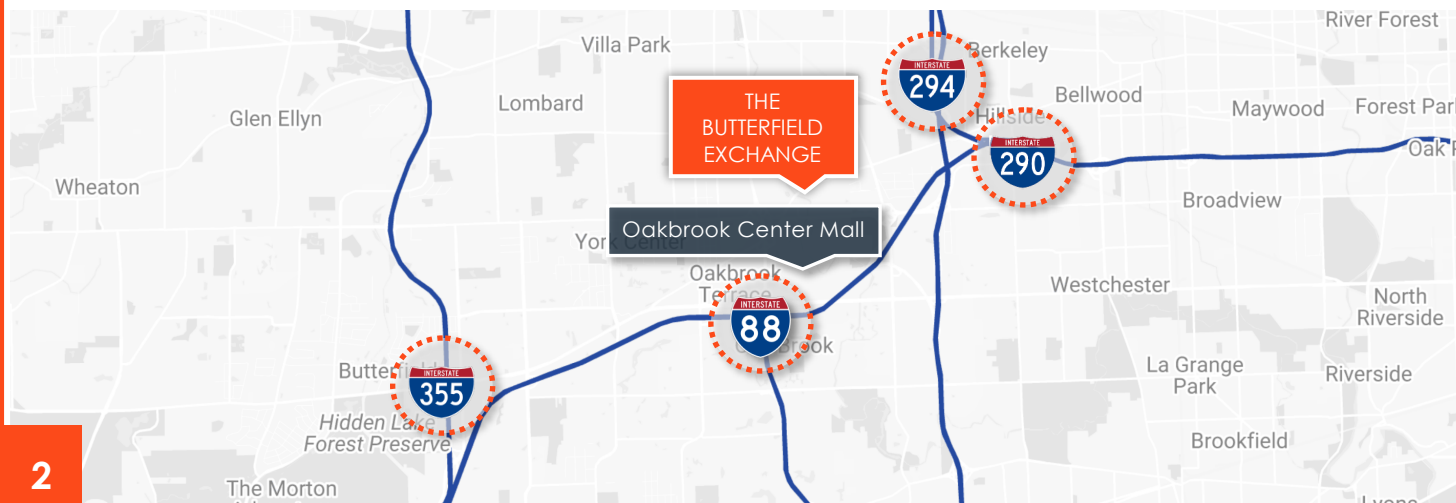
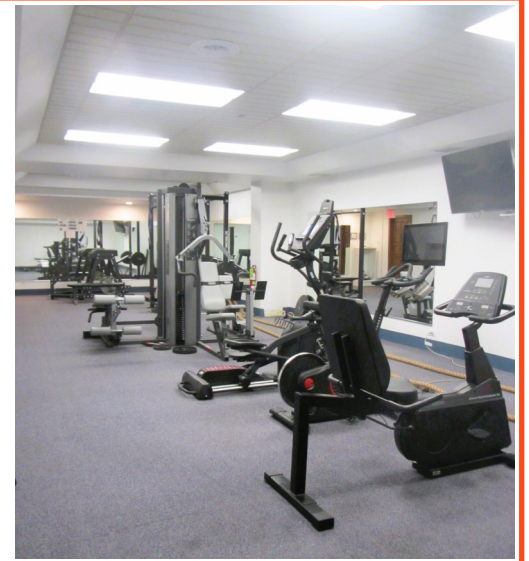


BUILDING HIGHLIGHTS / LOCATION

Unit 2B | The Butterfield Exchange, 340 W. Butterfield Road, Elmhurst, IL 60126

The Butterfield Exchange is a multi-story, multi-occupant, Class B professional office condominium building located just minutes from the Oakbrook Center Mall and offers convenient interstate access. The building includes 24-hour access, conference/training facilities, on-site management, and above-standard parking.

- 2 Minutes to [Oakbrook Center Mall](#)
- 3 Minutes to I-294 Interstate
- 4 Minutes to I-88 Interstate
- 5 Minutes to I-290 Interstate
- 10 Minutes to I-355 Interstate
- Newly renovated fitness center w/ locker rooms and showers
- Abundant parking (150 spaces)
- Four-story atrium w/ common sitting areas
- Building is serviced by [Comcast Business](#)



OFFERING SUMMARY

Unit 2B | The Butterfield Exchange, 340 W. Butterfield Road, Elmhurst, IL 60126

3,927 SF*
Office Condo

Elmhurst
Location

1985/2021
Built/Reno

SALE PRICE:	\$399,000 (\$101.60/sf)
CONDO GROSS SF:	3,927*
CONDO USABLE SF:	2,609
BUILDING SIZE:	68,469 sf
PARKING RATIO:	3.56 /1,000 sf
PROPERTY ID:	06-14-319-008
TAXES:	\$5,349.26, \$1.36/sf (2021)
ADDITIONAL FEES:	\$897/mo. condo association \$350/mo. (approx.) electric (heating, cooling and outlets)

SUMMARY

Unit 2B is 5.908% of the Association and is configured with 4 executive offices, a large conference room, an open work space area, a full kitchen, a reception area, and ample storage & closet space.

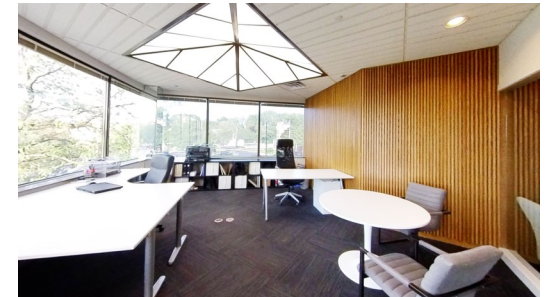
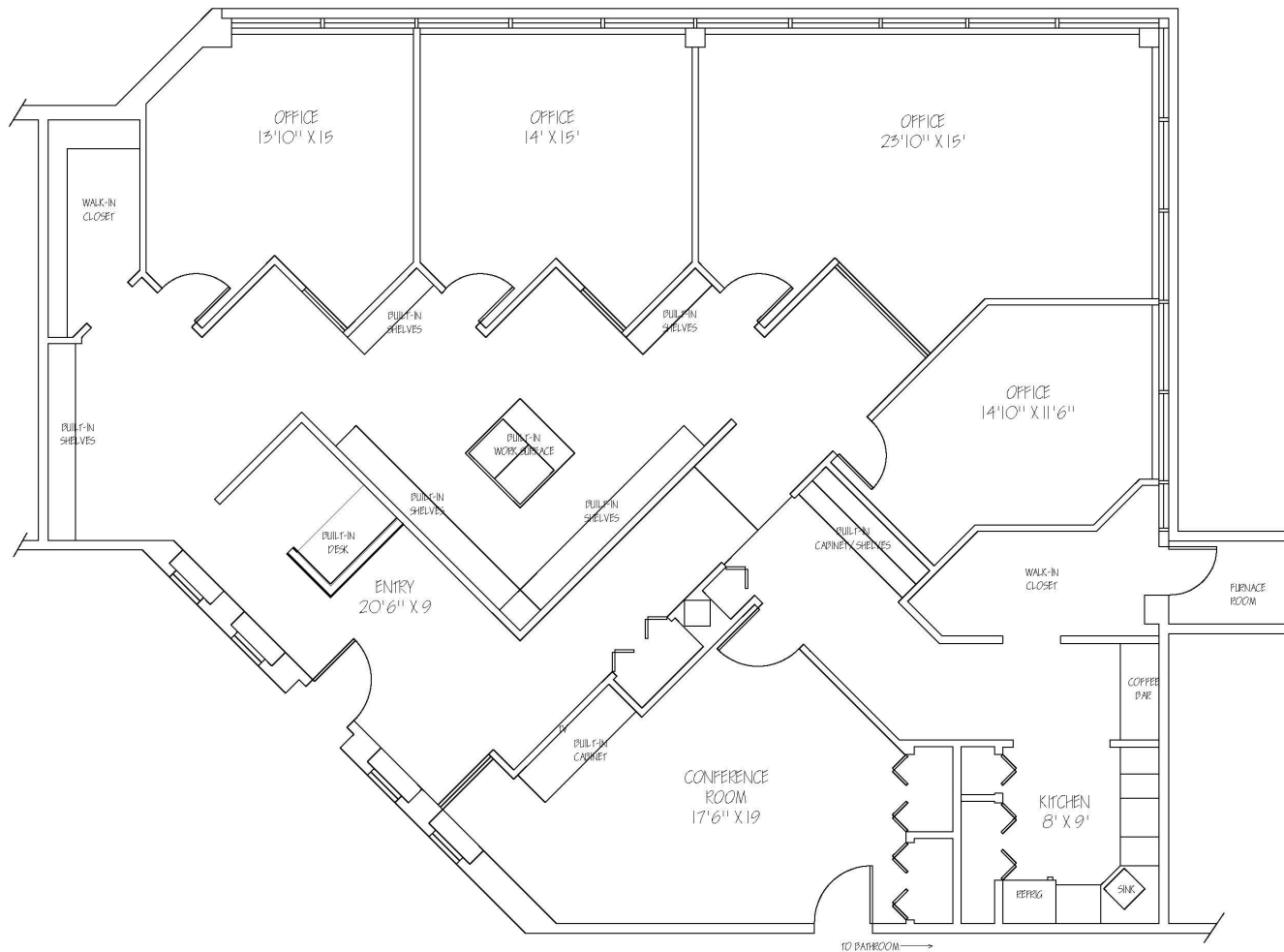
Unit owner will have access to utilize additional conference/training rooms and storage in the basement.

Furniture, fixtures, and equipment ("FF&E") are negotiable.

*Pursuant to York Township Assessor

UNIT 2B FLOOR PLAN

Unit 2B | The Butterfield Exchange, 340 W. Butterfield Road, Elmhurst, IL 60126



AREA OVERVIEW

Unit 2B | The Butterfield Exchange, 340 W. Butterfield Road, Elmhurst, IL 60126

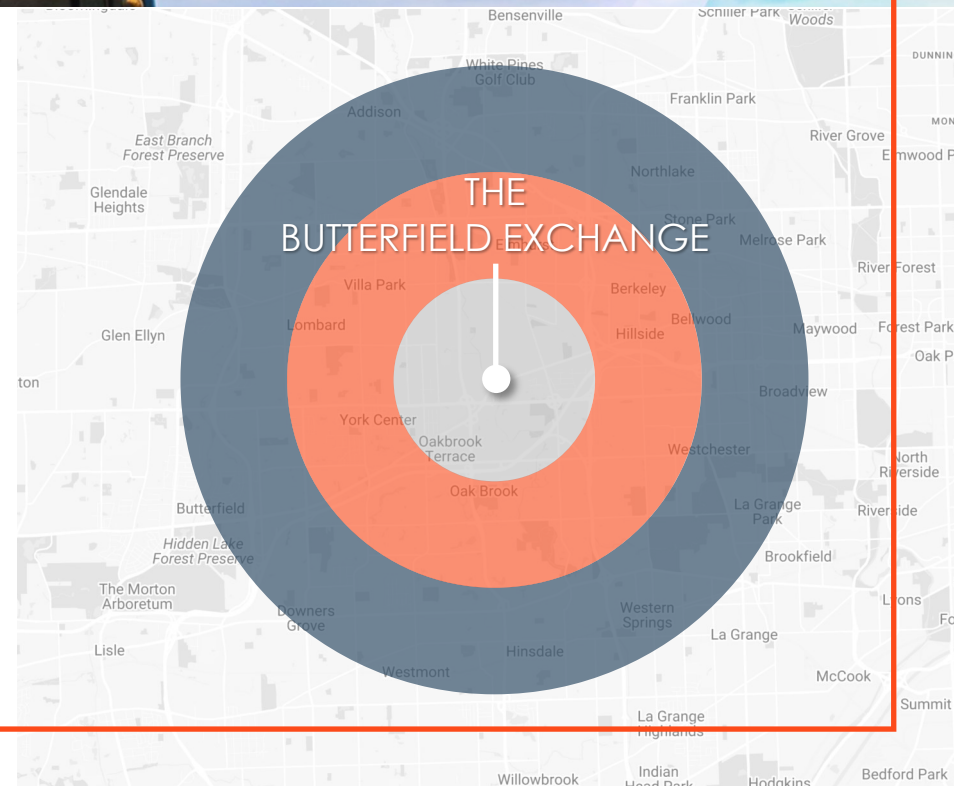


Elmhurst is an ideal location with proximity to major airports and minimum drive time to major market places. It's known for its vibrant, tree-lined streets and convenient central location in the Chicagoland area.

The Elmhurst Community is rich in quality of life enhancements for you, your employees, and your business partners. From museums to movies, fine dining to quick service restaurants, big box to boutique shopping, and a variety of ways to get involved – Elmhurst has something for everyone. Visit the [Explore Elmhurst website](#) to discover all the amenities Elmhurst has to offer.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 POPULATION	11,817	94,197	287,976
2022 HOUSEHOLDS	4,999	35,667	104,369
AVG HOUSEHOLD SIZE	2.3	2.6	2.7
AVG AGE	46.5	41.8	40.6
AVG HOUSEHOLD INCOME	\$130,035	\$122,048	\$117,305
TOTAL CONSUMER SPENDING	\$1.9M	\$1.3B	\$3.8B
DAYTIME EMPLOYEES	10,290	71,352	253,164
TOTAL BUSINESSES	1,108	7,379	19,341



EXCLUSIVELY MARKETING BY:

Bryan Barus, CCIM / CPM

Designated Managing Broker

630-487-2111

bbarus@suburbanrealestate.com



www.suburbanrealestate.com

630-778-1800

1717 N. Naper Blvd

Suite 305

Naperville, IL 60563

