

31510

Seven Bridges, Woodridge, IL 60517



SUBURBAN
REAL ESTATE SERVICES

SPACE FOR LEASE
OFFICE | MEDICAL | RETAIL

WELCOME TO 3540 SEVEN BRIDGES

Located on Route 53 with exposure to over 25,000 vehicles per day, **3540 Seven Bridges** offers excellent visibility. The property features convenient access to Interstates 355 & 88 and provides easy access to nearby amenities that include Starbucks, Clara's Italian Restaurant, Seven Bridges Ice Area, IMAX Theater, and much more.

This professional building boasts high-end finishes, ample on-site parking, and is situated among a heavy populated area, making it an ideal choice for businesses. Recent upgrades include a seal-coated parking lot, updated common areas and elevators, and beautifully refreshed landscaping, with additional improvements planned for 2025 and beyond.



EFFICIENT BUILDING



EXTERIOR APPEAL



AMPLE PARKING



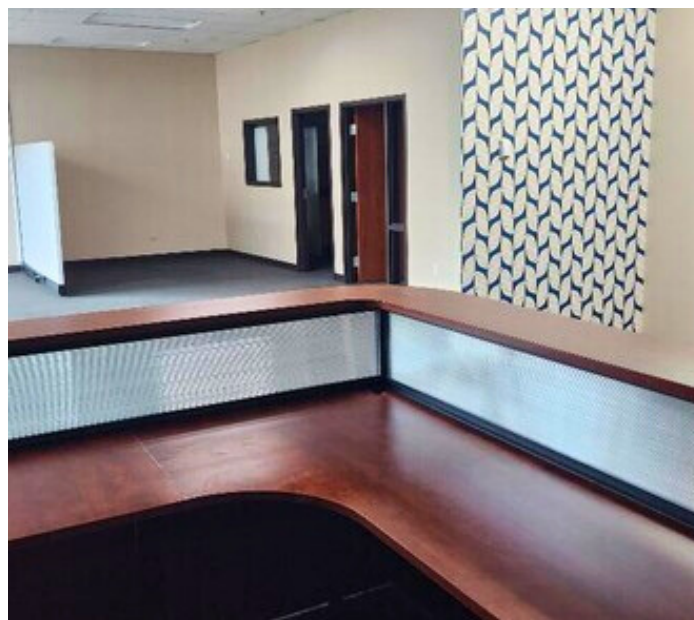
HEAVILY POPULATED AREA



I-355 & I-88 ACCESS



ABUNDANT LOCAL AMENITIES





**THE MORTON
ARBORETUM**



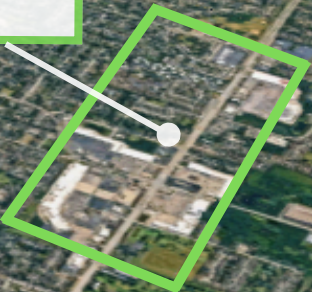
**DOWNTOWN
DOWNERS GROVE**

**BELMONT
GOLF CLUB**



TARGET

- At Home
- Carrabba's Italian Grill
- Kohl's
- Hollywood Blvd Cinema
- Best Buy
- Starbucks
- Walmart
- Home Depot
- & more!



**WEST SUBURBAN
SPORTS COMPLEX**



**BENEDICTINE
UNIVERSITY**



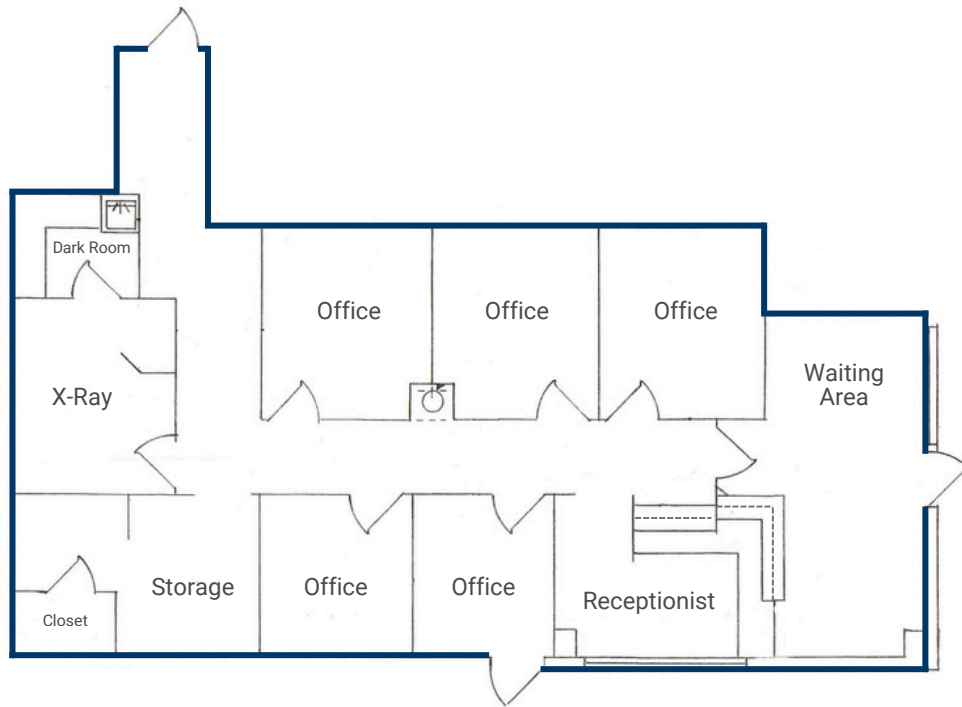
**EDWARD-ELMHURST
HEALTH CARE**

**SEVEN BRIDGES
GOLF CLUB**

- Starbucks
- Ike & Oak Brewing Company
- Legends Grill & Bar
- The Doc Bar & Grill
- Chef Soon Contemporary Sushi
- Cinemark Seven Bridges & IMAX
- Cold Stone Creamery
- Clara's Italian Restaurant
- Endeavor Health Fitness & Wellness
- Seven Bridges Ice Area
- Oxygen Health Systems
- & more!

SUITE 130

3540 Seven Bridges, Woodridge, IL 60517



Located in the northwest corner of the building, Suite 130 was recently remodeled and is in excellent condition. The space includes a welcoming front waiting area, built-in reception desk, a large storage room with closet (usable as an office), a dark room with sink and water, and an additional sink and countertop in the hallway.

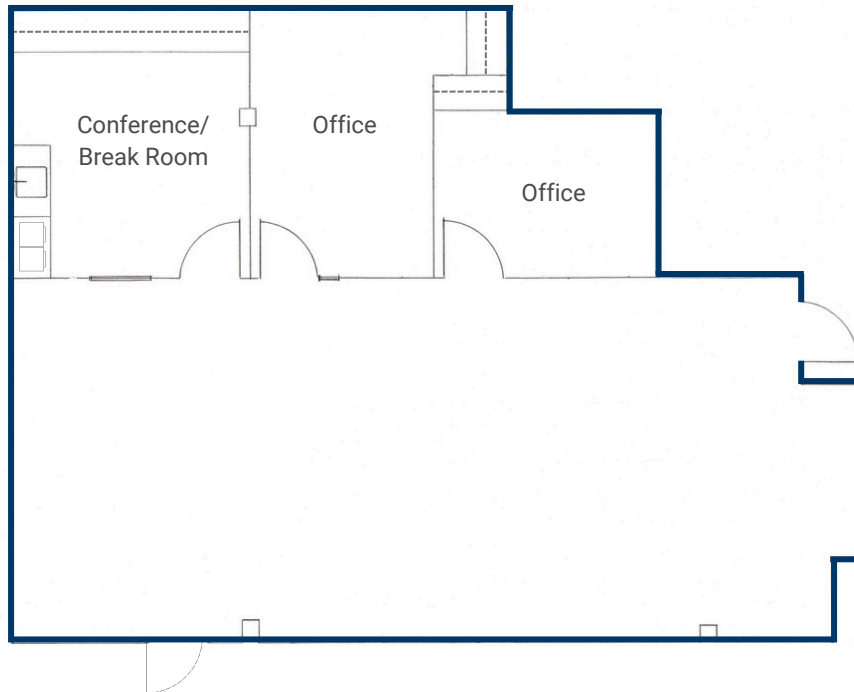
Ideal for medical, lab, or professional office use.

SIZE:	1,571 sf
BASE RATE:	\$15.00 /sf
PRIVATE OFFICES:	6
ENTRANCE/EXITS:	3
AVAILABLE:	Immediately



SUITE 140

3540 Seven Bridges, Woodridge, IL 60517



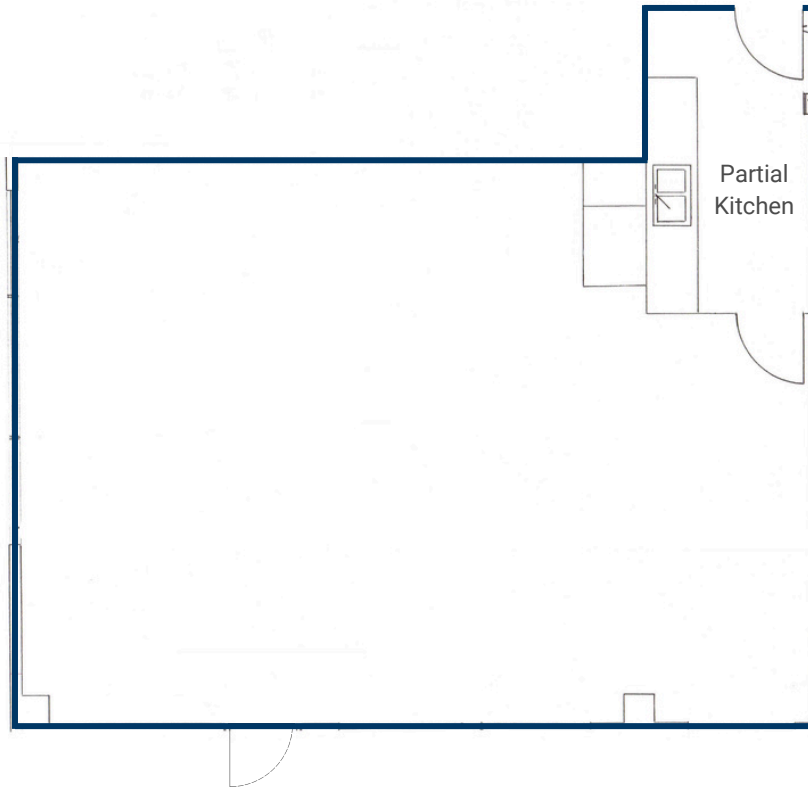
Beautiful office suite featuring a full north-facing wall of windows for abundant natural light. Includes a welcoming reception area complete with a built-in reception desk and tall storage cabinet. The large open space is ideal for cubicles or a collaborative work environment—perfect for a small business or professional office setup.

SIZE:	1,366 sf
BASE RATE:	\$15.00 /sf
PRIVATE OFFICES:	2
CONFERENCE ROOM:	1
ENTRANCE/EXITS:	2
AVAILABLE:	Immediately



SUITE 145

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First-floor corner suite featuring a spacious open-concept layout, a partial kitchen area, and natural light throughout. Ideal for teams of up to six, this versatile space offers a comfortable and collaborative work environment.

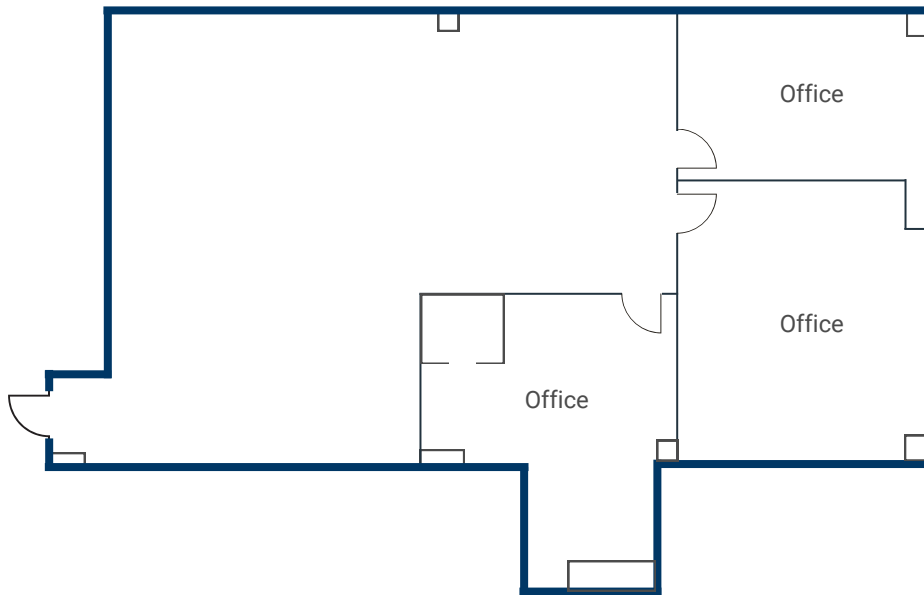
SIZE:	1,142 sf
BASE RATE:	\$15.00 /sf
KITCHEN:	Partial
ENTRANCE/EXITS:	2
AVAILABLE:	Immediately



SUITE 260

3540 Seven Bridges, Woodridge, IL 60517

SIZE:	1,611 sf
BASE RATE:	\$15.00 /sf
PRIVATE OFFICES:	3
ENTRANCE/EXITS:	1
AVAILABLE:	Immediately

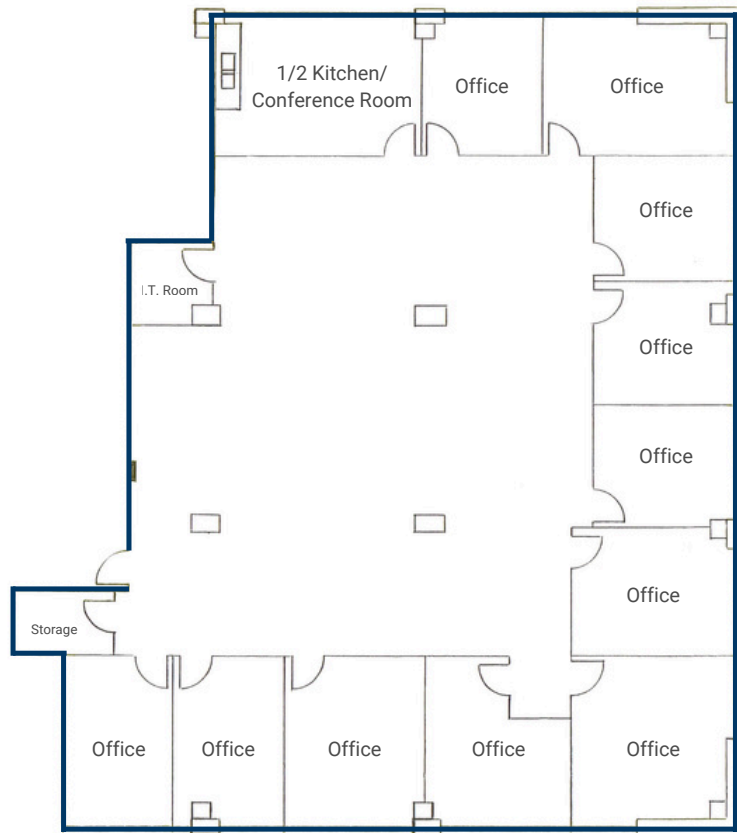


Second-floor corner suite previously used as a physical therapy office.



SUITE 300

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Suite 300 features a spacious open-concept layout with flexible office configurations—combine offices to suit your needs. Exterior signage available for added visibility.

Flooring in this suite is not completed. Tenant would be allowed to select specific flooring for business per landlord/tenant agreement.

SIZE:	4,799 sf
BASE RATE:	\$14.00 /sf
PRIVATE OFFICES:	11
KITCHEN/CONFERENCE:	1
ENTRANCE/EXITS:	1
AVAILABLE:	Immediately



3540

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RENTAL RATE /SF

LEASE TYPE: Triple Net (NNN)

BASE RATE: \$14.00 - \$15.00

REAL ESTATE TAXES: \$4.00
(2025 Est. Budget)

OPERATING EXPENSES: \$4.00
(2025 Est. Budget)

GROSS RATE: \$22.00 - \$23.00*

*Tenant responsible for electric and suite janitorial.

CONTACT

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SUBURBAN
REAL ESTATE SERVICES

Information contained herein is subject to verification, modification and withdrawal without notice.