

31070

Seven Bridges, Woodridge, IL 60517



SPACE FOR LEASE

OFFICE | MEDICAL | RETAIL



SUBURBAN
REAL ESTATE SERVICES

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

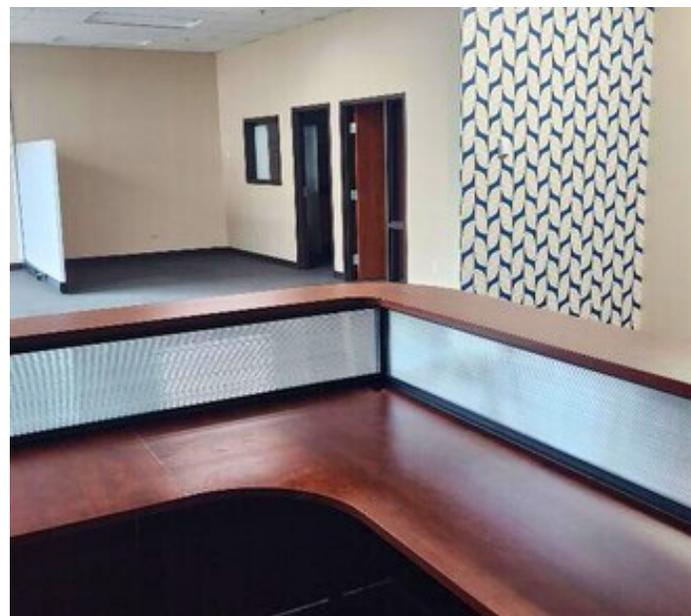
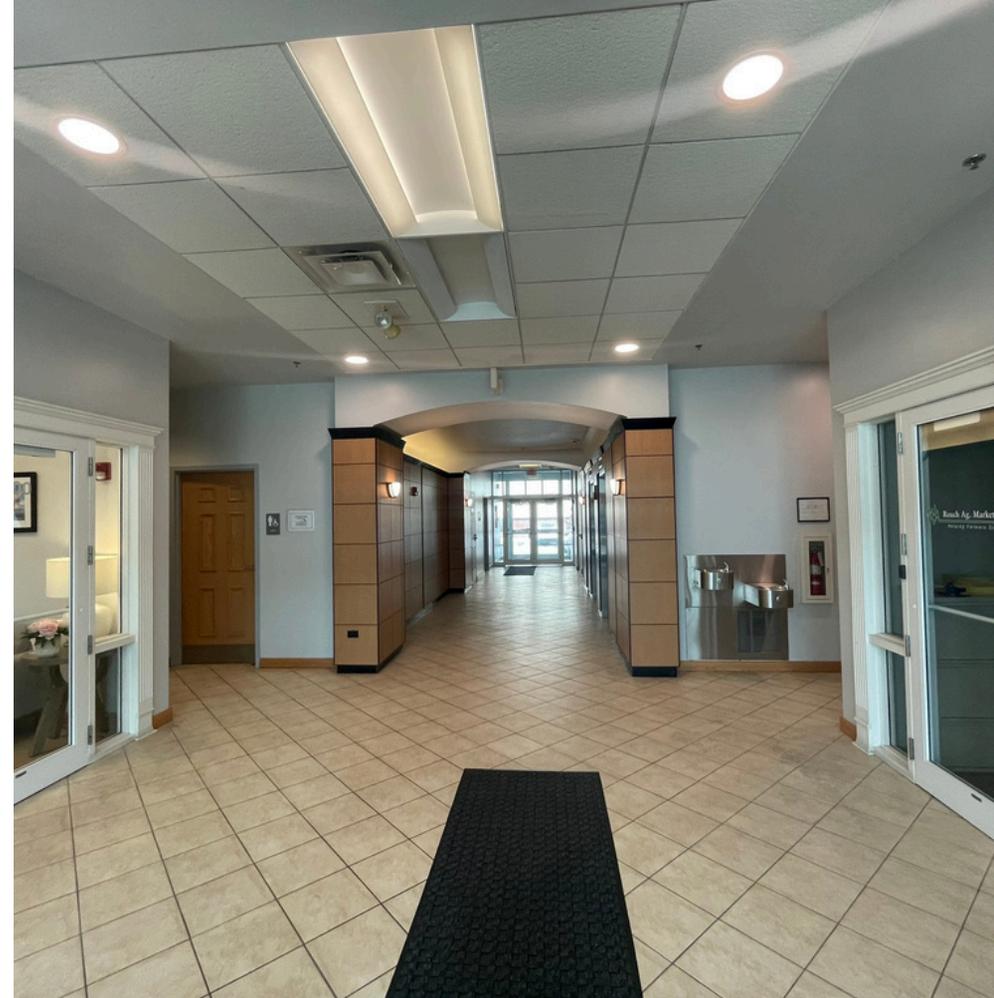


I-355 & I-88 ACCESS



ABUNDANT LOCAL AMENITIES

PHOTOS





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



EDWARD-ELMHURST HEALTH CARE

BENEDICTINE UNIVERSITY

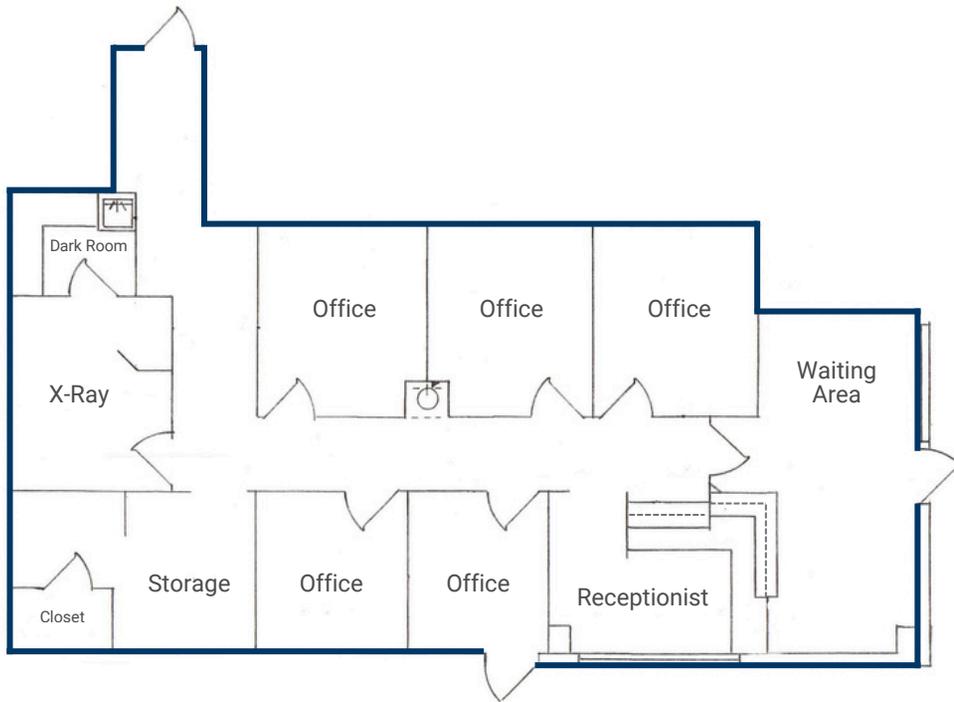


SEVEN BRIDGES GOLF CLUB

- 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

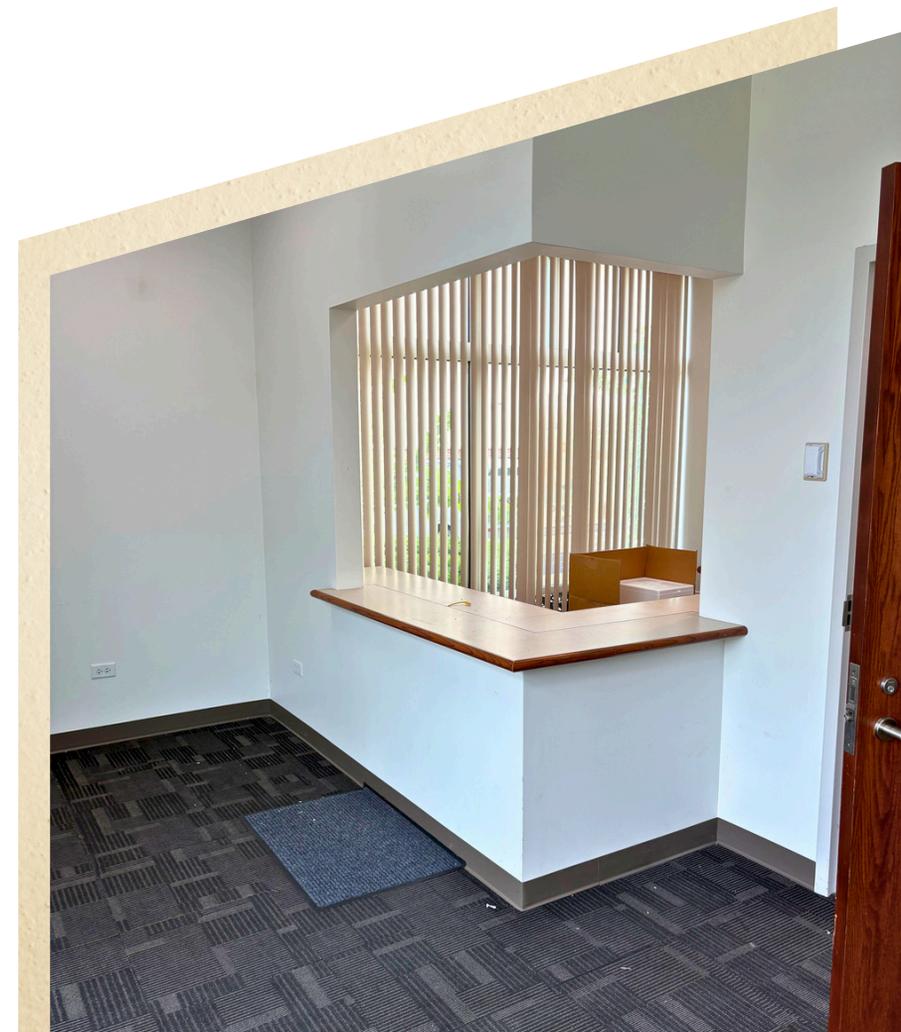
3540 Seven Bridges, Woodridge, IL 60517



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.

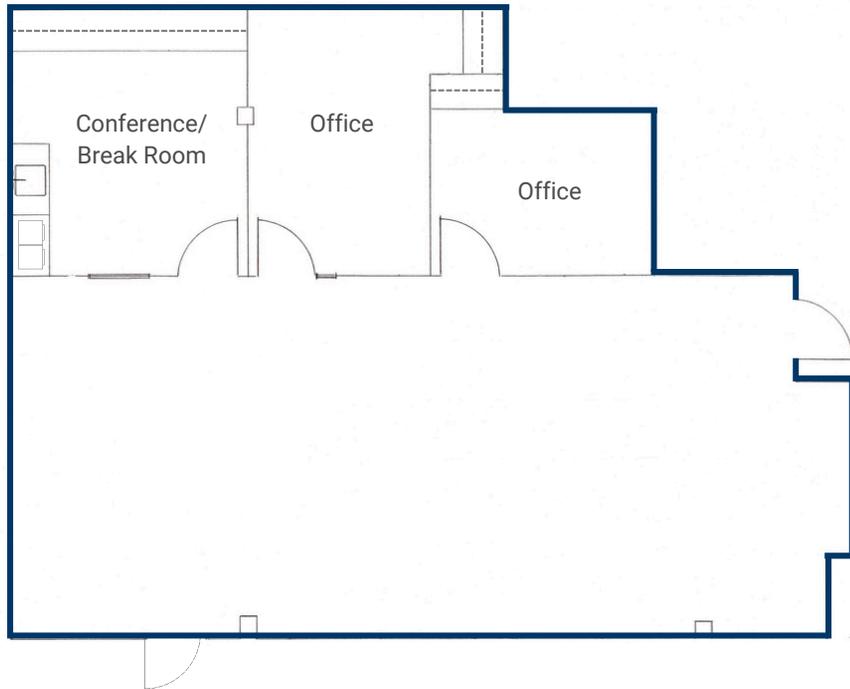
Ideal for medical, lab, or professional office use.

| | |
|------------------|-------------|
| 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



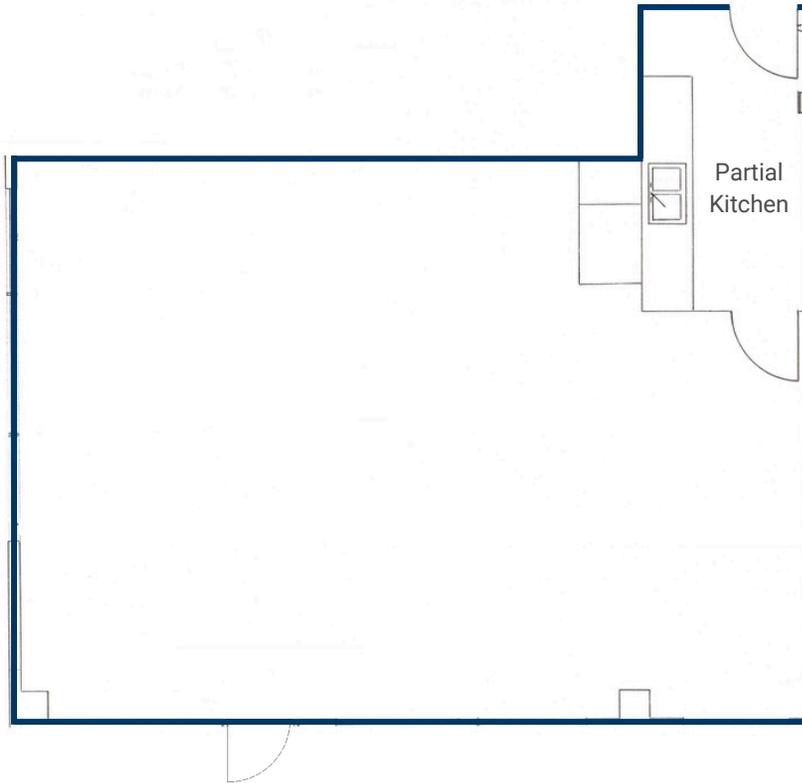
Beautiful office suite featuring a full north-facing wall of windows for abundant natural light. Includes a welcoming reception area complete with a built-in reception desk and tall storage cabinet. The large open space is ideal for cubicles or a collaborative work environment—perfect for a small business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

3540 Seven Bridges, Woodridge, IL 60517



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.

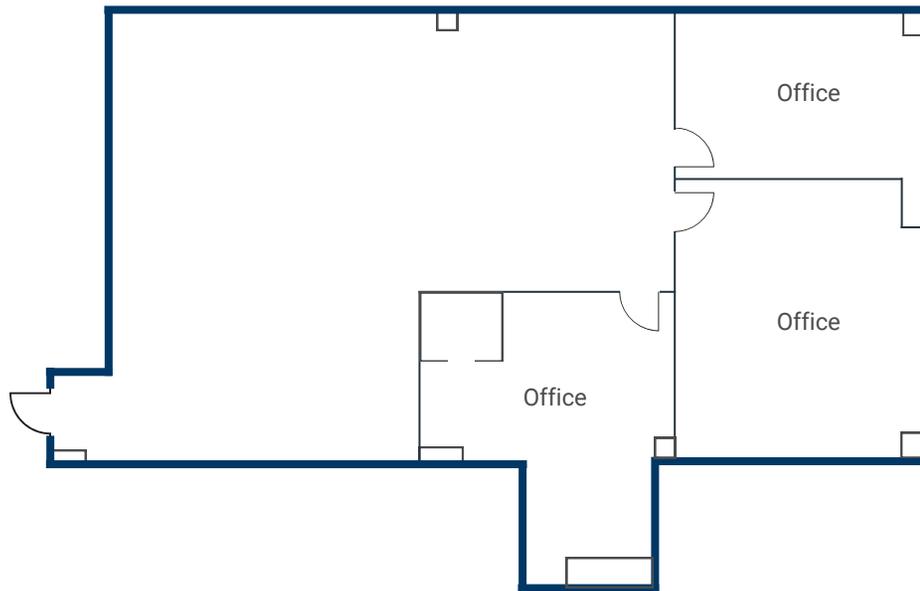
| | |
|-----------------|-------------|
| SIZE: | 1,142 sf |
| BASE RATE: | \$15.00 /sf |
| KITCHEN: | Partial |
| ENTRANCE/EXITS: | 2 |
| AVAILABLE: | Immediately |



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 |

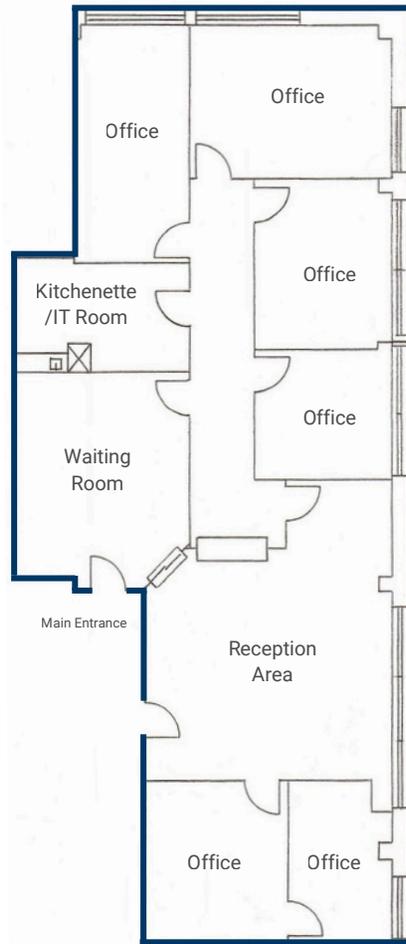


Second-floor corner suite previously used as a physical therapy office.



SUITE 230

3540 Seven Bridges, Woodridge, IL 60517



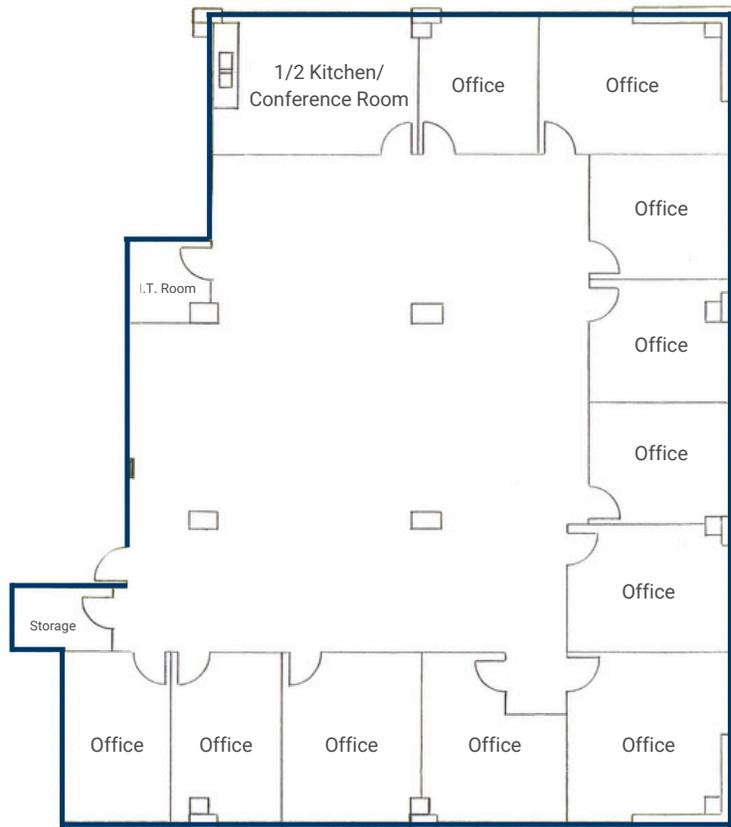
Suite 230 offers a welcoming waiting room and reception area, creating an ideal first impression for clients. The layout includes a private corner office, a convenient kitchenette, and abundant natural light throughout the space. Perfect for professional or medical users seeking both functionality and comfort.

| | |
|------------------|-------------|
| SIZE: | 2,528 sf |
| BASE RATE: | \$15.00 /sf |
| PRIVATE OFFICES: | 6 |
| KITCHEN | Partial |
| ENTRANCE/EXITS: | 2 |
| AVAILABLE: | Immediately |



SUITE 300

3540 Seven Bridges, Woodridge, IL 60517



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 |



CCIM / CIPS

Seven Bridges, Woodridge, IL 60517

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

Nick Weis, CCIM / CIPS
Managing Broker

nweis@suburbanrealestate.com
630-487-2120



SUBURBAN
REAL ESTATE SERVICES

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