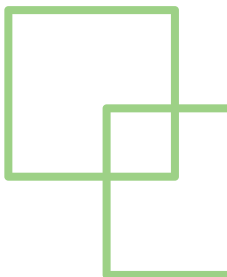




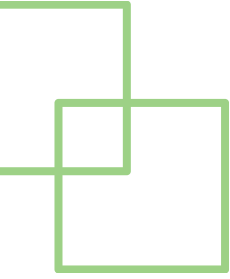
# 1550

---

**Spring Road  
Oak Brook, IL 60523**







# The Building

Welcome to 1550 Spring Road. Renovated in 2023, 1550 Spring offers a strategic location in the amenity-rich Oak Brook market. Highlights include:



Stable & Capable Ownership



Immediate Occupancy



Flexible Lease Terms



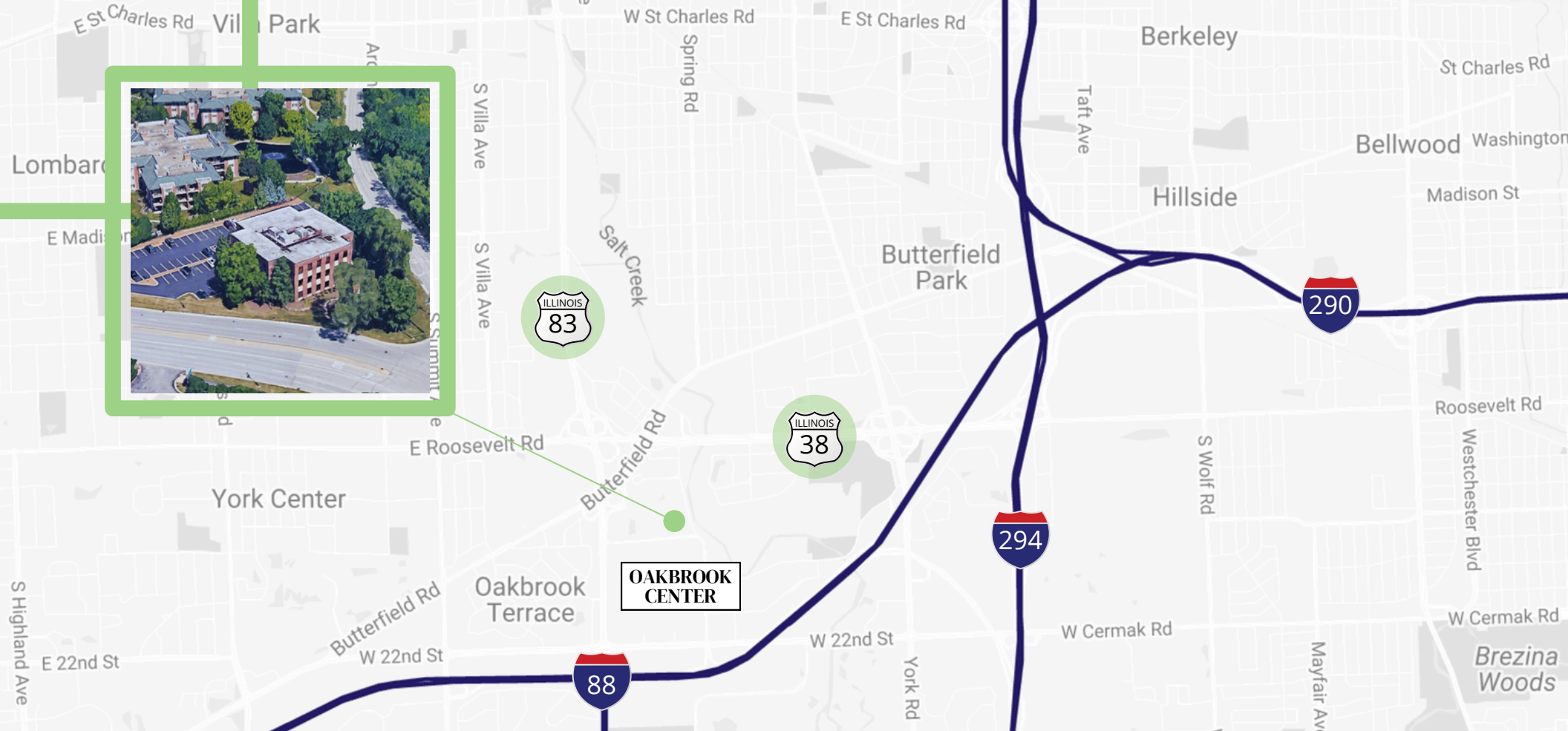
Excellent Access to I-88, I-294, Rt. 38, Rt. 83



Immediate Access to Local Dining & Shopping



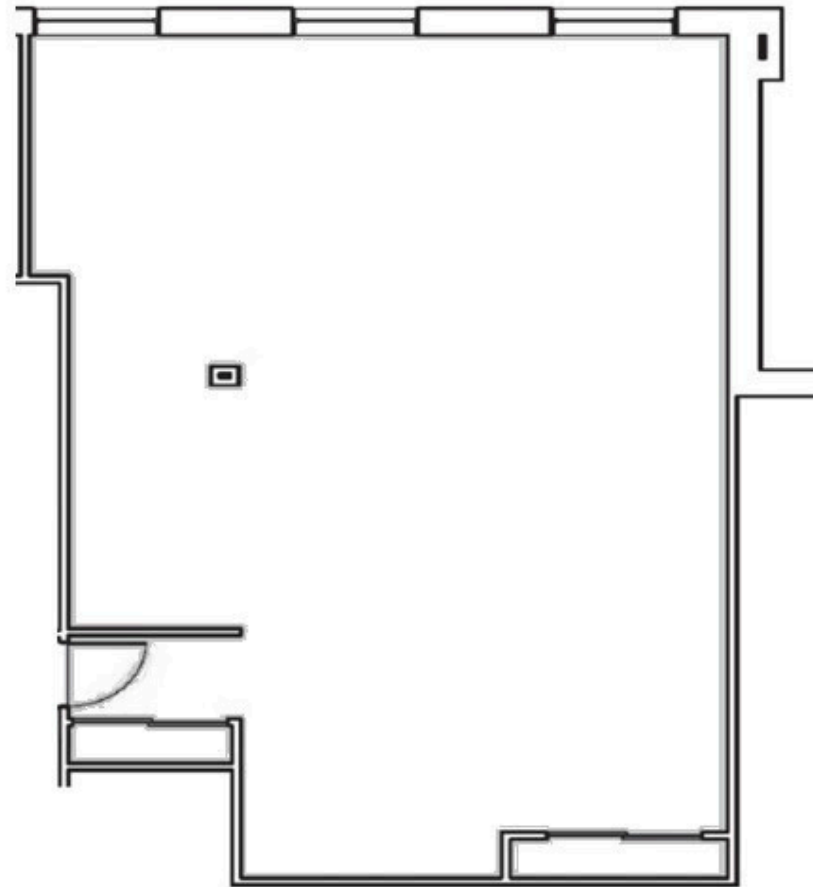
**2023**  
Common  
Area  
Renovations



# Access & Amenities

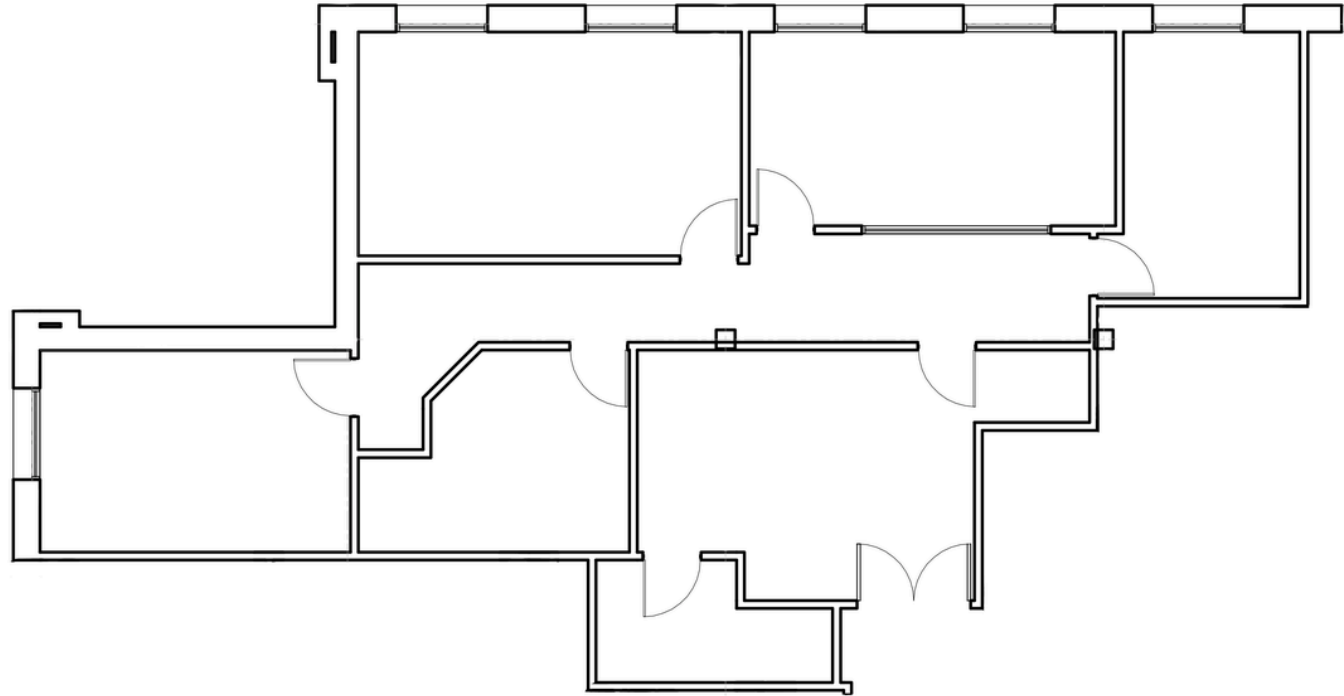
1550 Spring Road offers quick access to Routes 83 and 38, Interstates 88, 294 & 290, and is within walking distance to dining, shopping, lodging, and entertainment options.

# Suite 110 | 1,461 sf



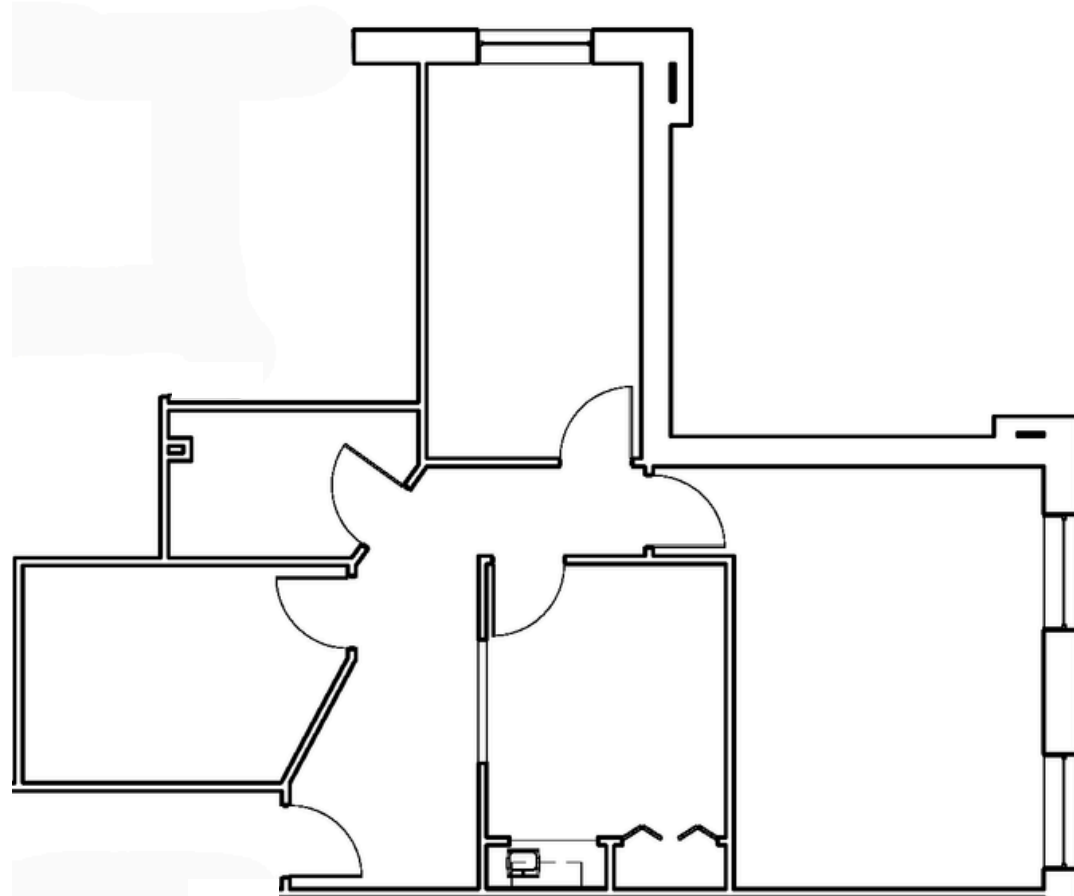
- Available immediately
- View of pond w/ fountain
- LED lighting throughout

# Suite 220 | 1,812 sf



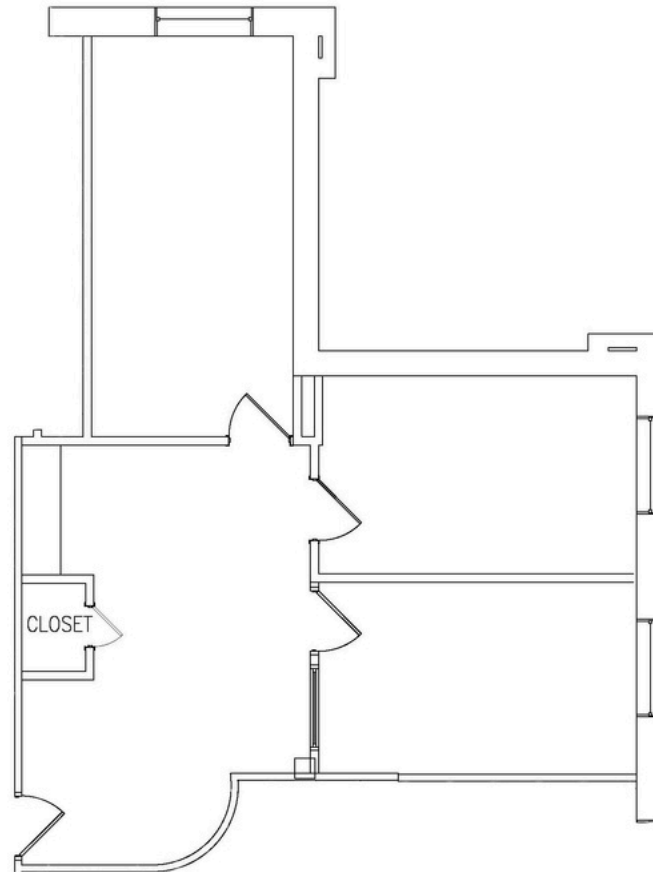
- Available immediately
- Four (4) private offices
- Waiting area
- LED lighting throughout

# Suite 225 | 1,107 sf



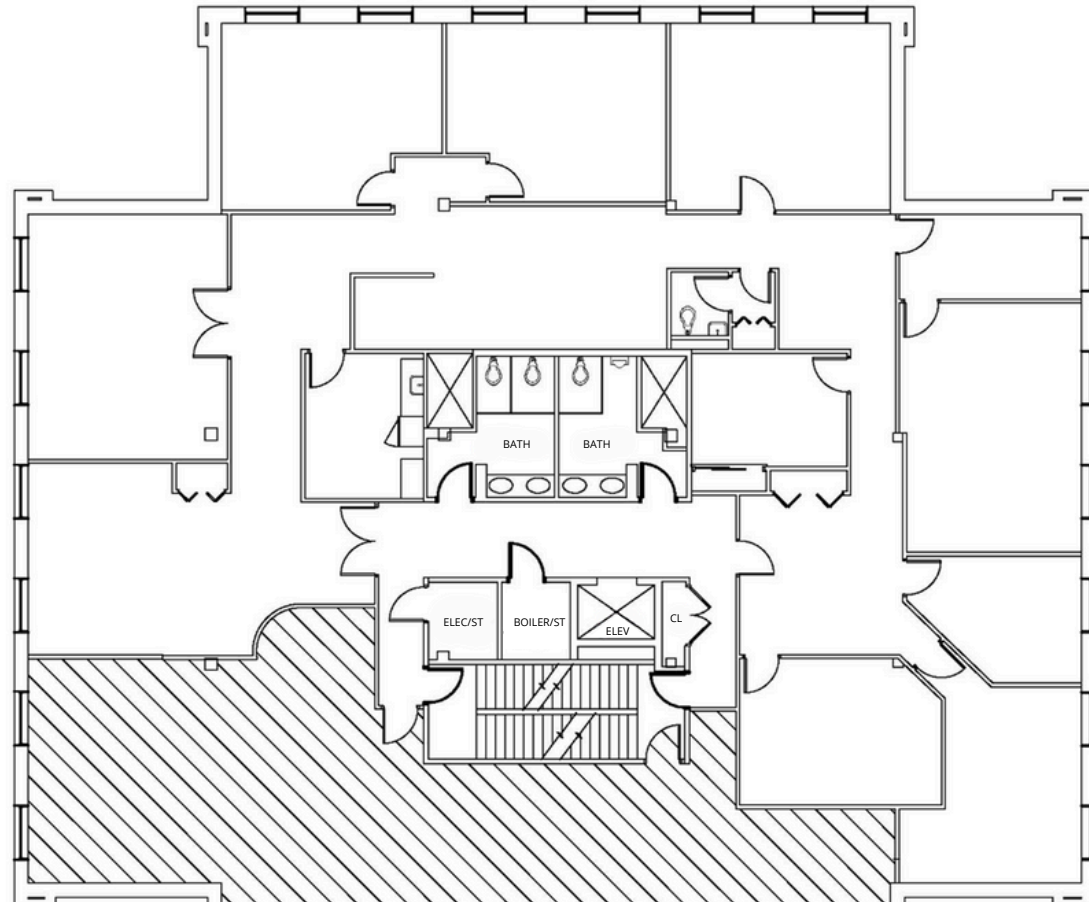
- Available April 1, 2025
- Three (3) private offices
- Kitchen
- LED lighting throughout

# Suite 308 | 1,092 sf



- Available immediately
- Three (3) private offices
- Reception area
- LED lighting throughout

# Suite 310-320 | 5,463 sf



- Available immediately
- Seven (8) private offices
- Kitchen
- One (1) conference room
- Large reception area
- One (1) private restroom
- LED lighting throughout
- May be demised






## Rental Rate (per sf)


Lease Type:	Gross
Base Rate:	\$19.50
Real Estate Taxes:	Included*
Operating Expenses:	Included*
Gross Rate:	\$19.50*

\*Tenant pays electric (\$1.25/sf) and Real Estate Taxes and Operating Expenses over Base Year Amounts.

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

Bryan Barus, CCIM / CPM

 [bbarus@suburbanrealestate.com](mailto:bbarus@suburbanrealestate.com)

 630-487-2111