

PROMINENT I-88 VISIBILITY

OAK BROOK OWNER-USER OPPORTUNITY



AVAILABLE FOR SALE OR LEASE

12,780 sf | Move-In Ready Office Building

616 Enterprise Drive | Oak Brook, IL 60523

RARE OAK BROOK OPPORTUNITY

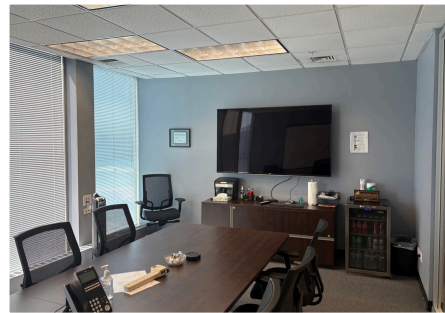


Move-in ready, 616 Enterprise Drive is a **highly visible** 12,780 square foot office building located in the heart of Oak Brook, offering **immediate access to Interstate 88 and Interstate 294**. The two-story property features expansive window lines, prominent rooftop signage, covered and surface parking, and a professional corporate image that provides businesses with **exceptional branding and accessibility**.

Ideal for an owner-user, investor, or future occupant, the building offers **flexible occupancy options** and the potential to accommodate a single tenant or multiple users. With limited office buildings under 25,000 square feet available for sale in Oak Brook, 616 Enterprise presents a **rare opportunity** to acquire a well-positioned asset in one of Chicago's **premier business locations**.

BUILDING DETAILS

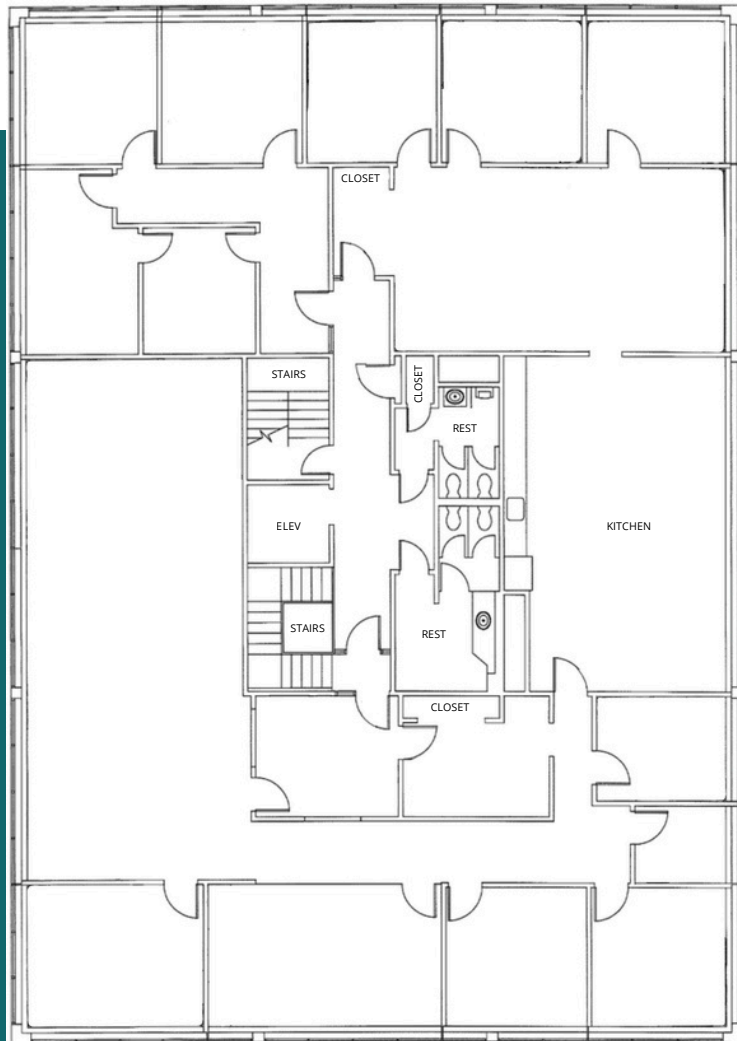
ADDRESS:	616 Enterprise Drive Oak Brook, IL 60523
BUILDING SF:	12,780
AVAILABLE SF:	12,780
YEAR BUILT:	1969
RENOVATED:	2015 - major interior & exterior
BUILDING CLASS:	B
FLOORS:	2
KITCHEN:	2 - one on each floor
RESTROOMS:	4 - two on each floor
ELEVATORS:	1
LOT SIZE:	.7 acres
PARCEL:	06-24-305-008
PARKING:	50 surface 18 covered



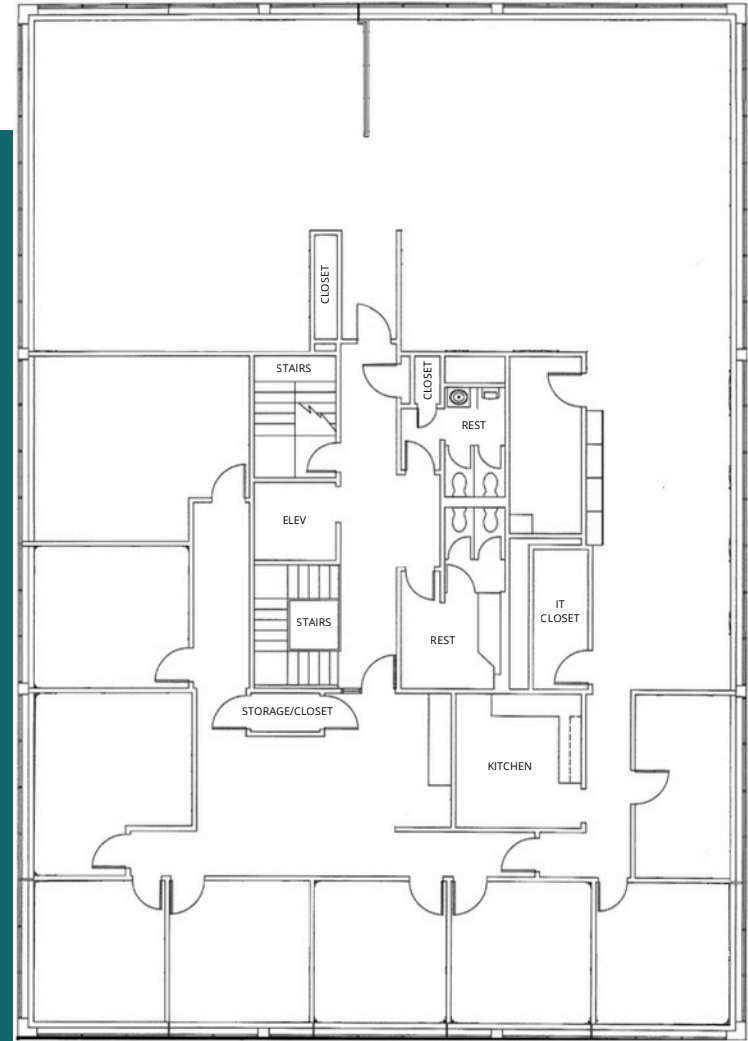
FLOOR PLAN

616 Enterprise Drive | Oak brook, IL 60523

1ST FLOOR

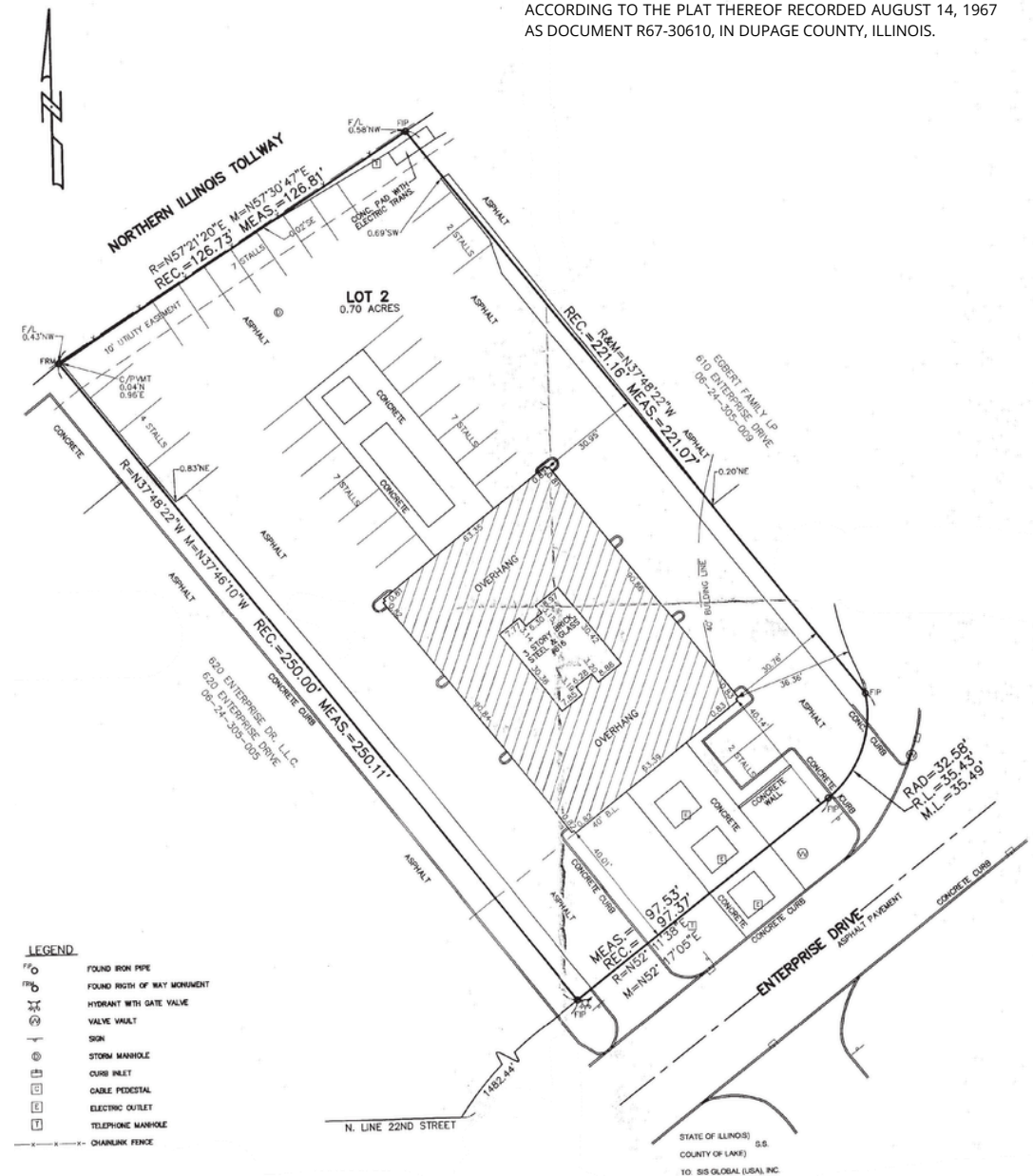


2ND FLOOR



616 Enterprise Drive | Oak brook, IL 60523

LOT 2 IN OAK BROOK DEVELOPMENT CO'S ASSESSMENT PLAT
NUMBER 4, IN THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 39
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1967
AS DOCUMENT R67-30610, IN DUPAGE COUNTY, ILLINOIS.



LOCATION

616 Enterprise Drive | Oak brook, IL 60523



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

OFFERING SUMMARY

616 Enterprise Drive | Oak brook, IL 60523

SALE PRICE: \$1,490,000
\$116.58 /sf

NET LEASE RATE: \$15.00 /sf*

REAL ESTATE TAXES: \$34,656.22 Annual
2026 Budget Estimate \$2.71 /sf

OPERATING EXPENSES: \$80,059.00 Annual
2026 Budget Estimate \$6.26 /sf

AVAILABLE: Q4 2026

*Tenant responsible for electric, gas, water & sewer, & janitorial.

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Nick Weis, CCIM / CIPS
Managing Broker

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