

FOR LEASE

PINNACLE PROFESSIONAL OFFICES

3060-3080 Ogden Ave | Lisle, Illinois



3060

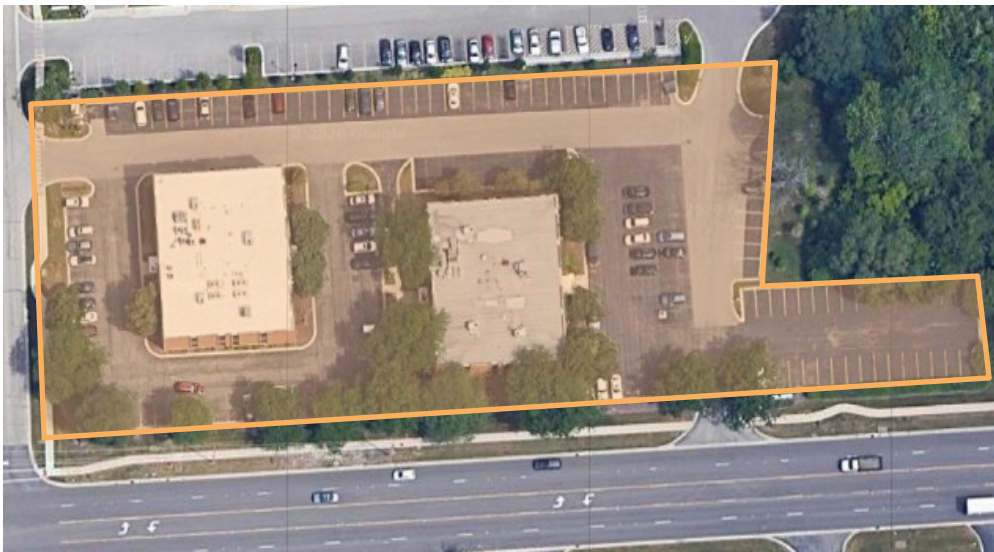
101 | 1,578
102 | 235
201 | 1,849

210 | 1,726
305 | 1,474 - 3,253
310 | 1,779 - 3,253

3080

101 | 1,353
307 | 1,470

HIGHLIGHTS



Immediate availability



24-hour access



Flexible lease terms



On-site management



Remodeled common areas



Monument signage available



Ample parking



Multiple fiber providers



Minutes from two I-88 Interchanges

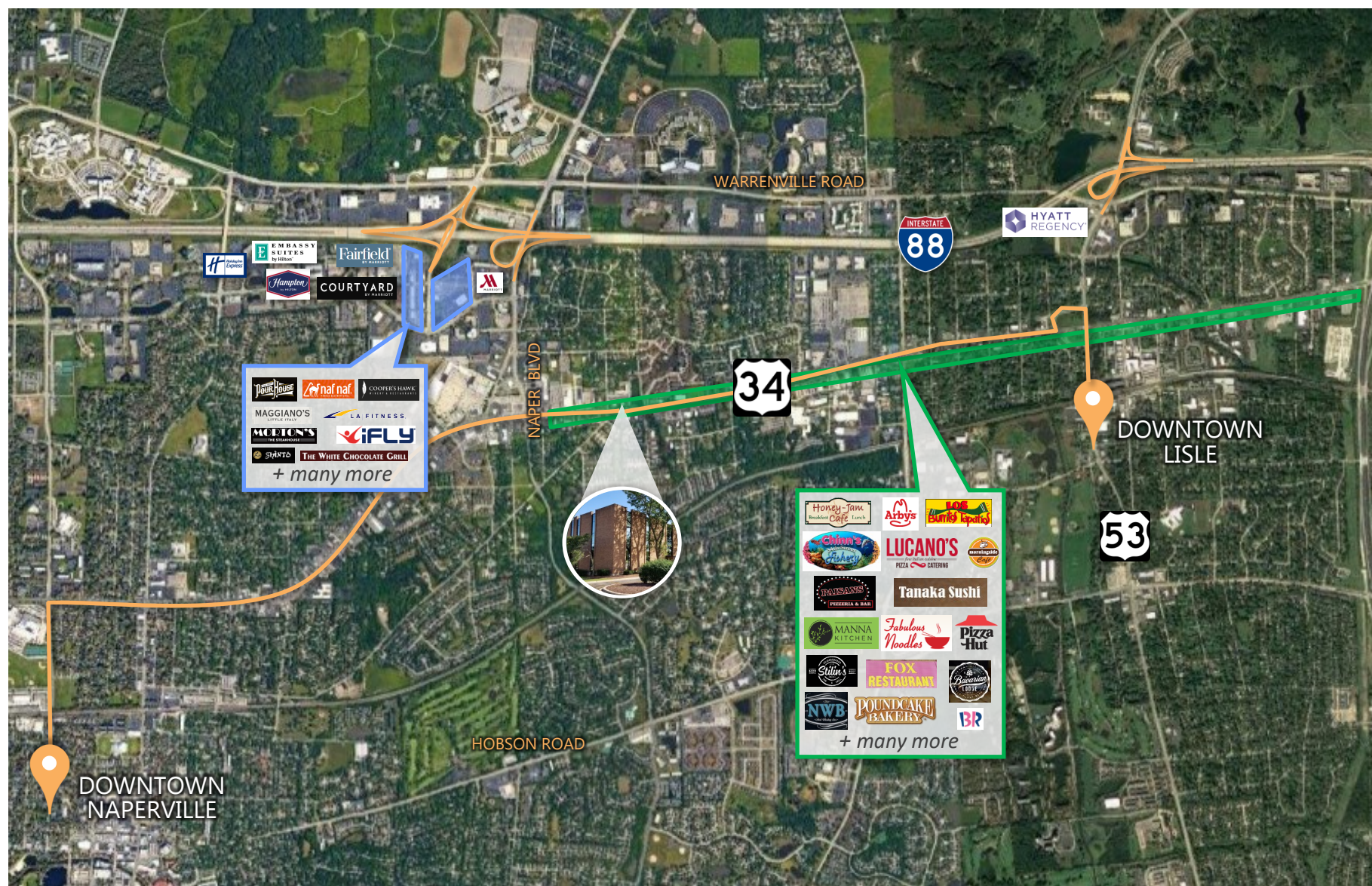


Abundant local amenities

AMENITIES

1.5 Miles
FREEDOM COMMONS

0-3 Miles
OGDEN AVE COORIDOR



2.5 Miles
Downtown Lisle

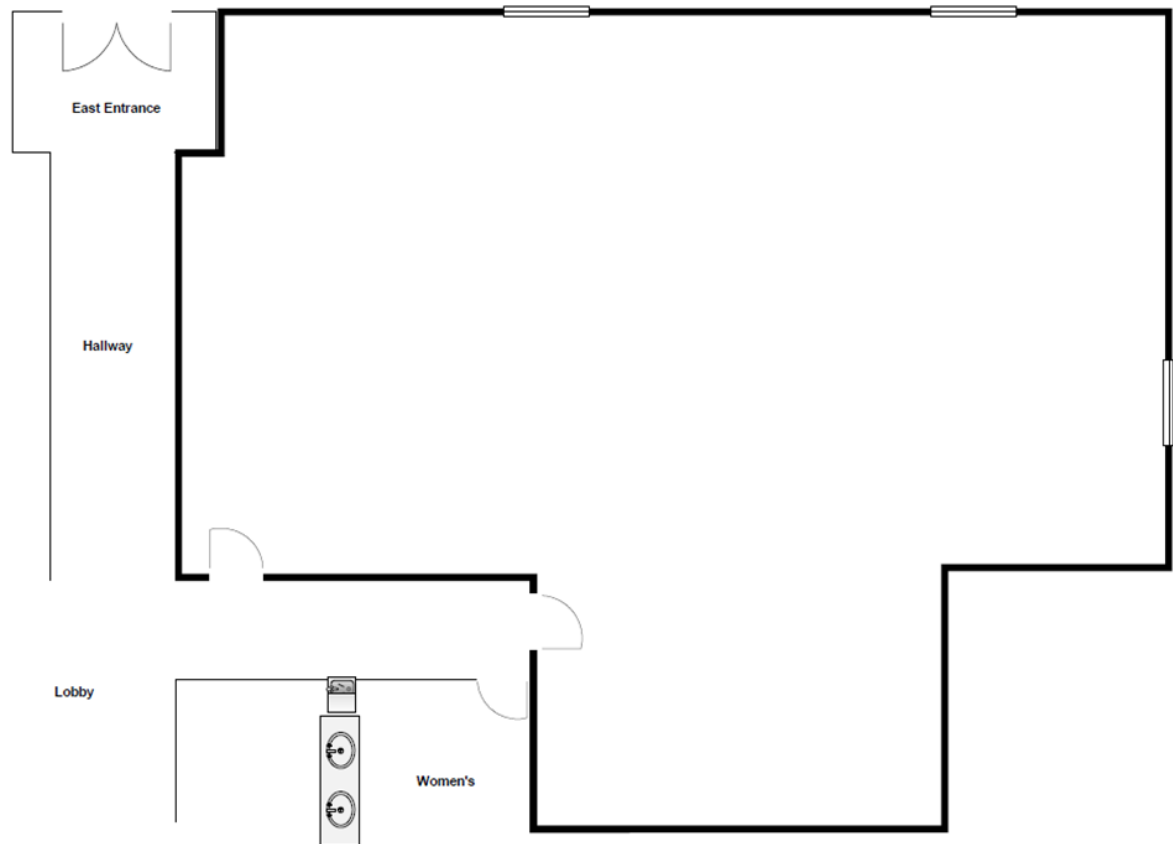
3.5 Miles
Downtown Naperville

FLOOR PLAN

3060 | SUITE 101

1,578^{SF}

First floor corner suite with an open floor plan and windows providing ample natural light.

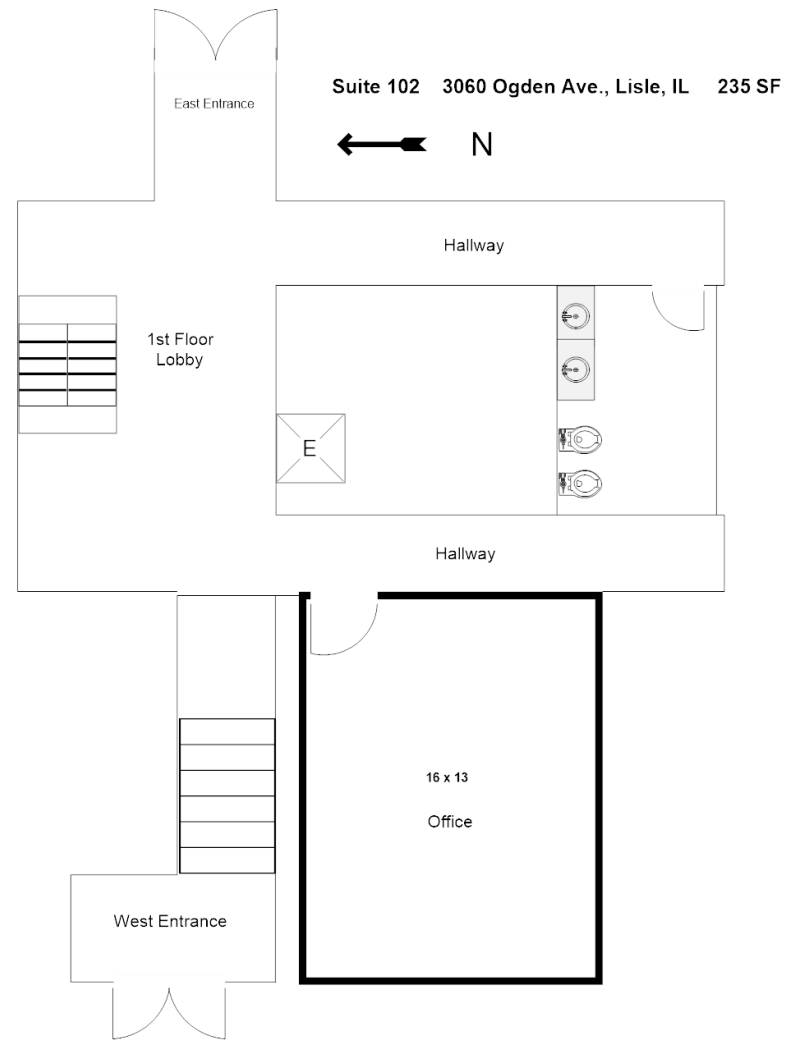


FLOOR PLAN

235_{SF}

First floor suite with an open floor plan.

3060 | SUITE 102

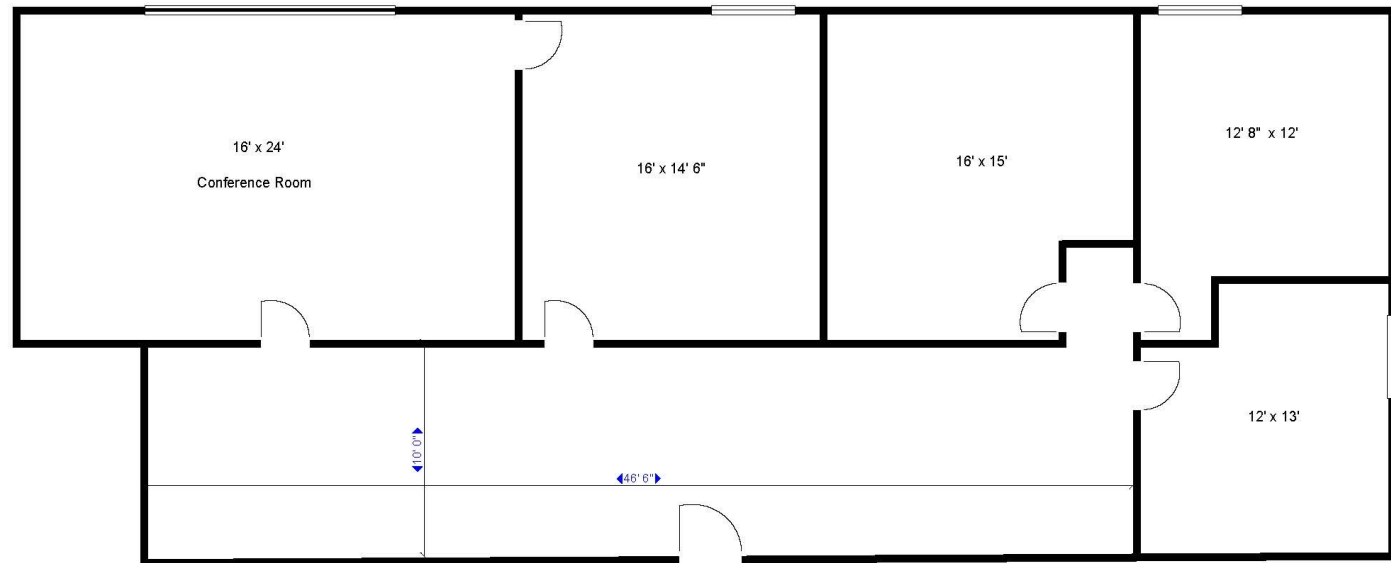


FLOOR PLAN

3060 | SUITE 201

1,849^{SF}

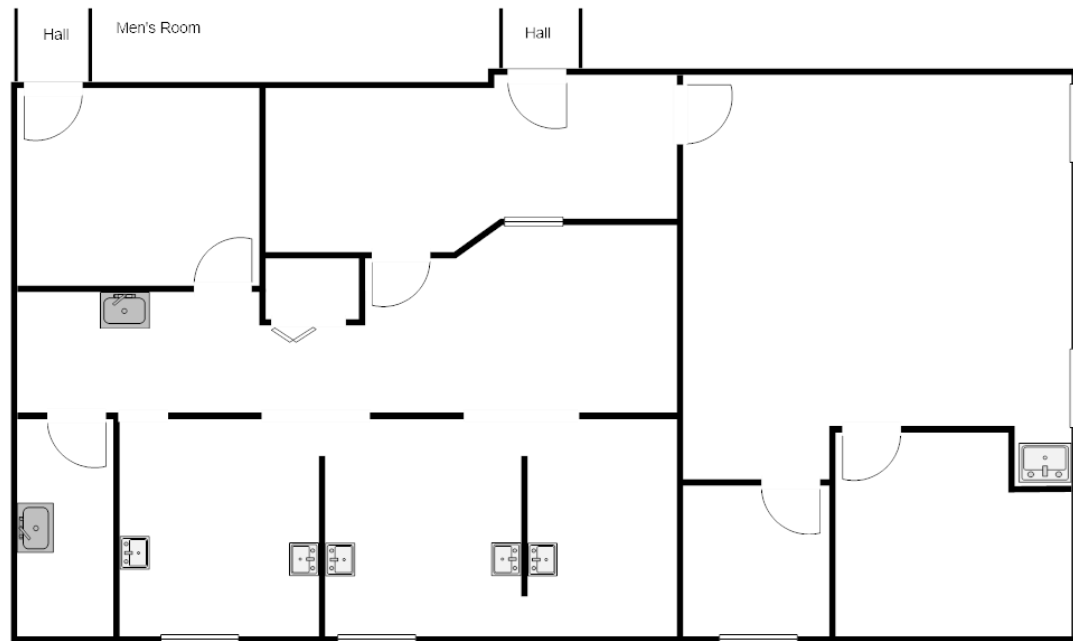
Second floor suite with an open area, four private offices and a conference room. Windows provide natural light to the offices and conference room.



1,726^{SF}

Second floor suite with an open area and windows providing ample natural light.

Previously used as a Dentist Office.



3060 | SUITE 305*

*Potential Demise

1,474 - 3,253_{SF}

Third floor suite with an open floor plan and windows providing ample natural light.

As shown, Suite 305 is approximately (+/-) 1,474 square feet. Potential demise to fit Tenant's needs.

May be combined with Suite 310 for up to 3,253 square feet.



3060 | SUITE 310*

*Potential Demise

1,779 - 3,253_{SF}

Third floor suite with an open area and two offices with windows providing ample natural light.

As shown, Suite 310 is approximately (+/-) 1,779 square feet. Potential demise to fit Tenant's needs.

May be combined with Suite 305 for up to 3,253 square feet.



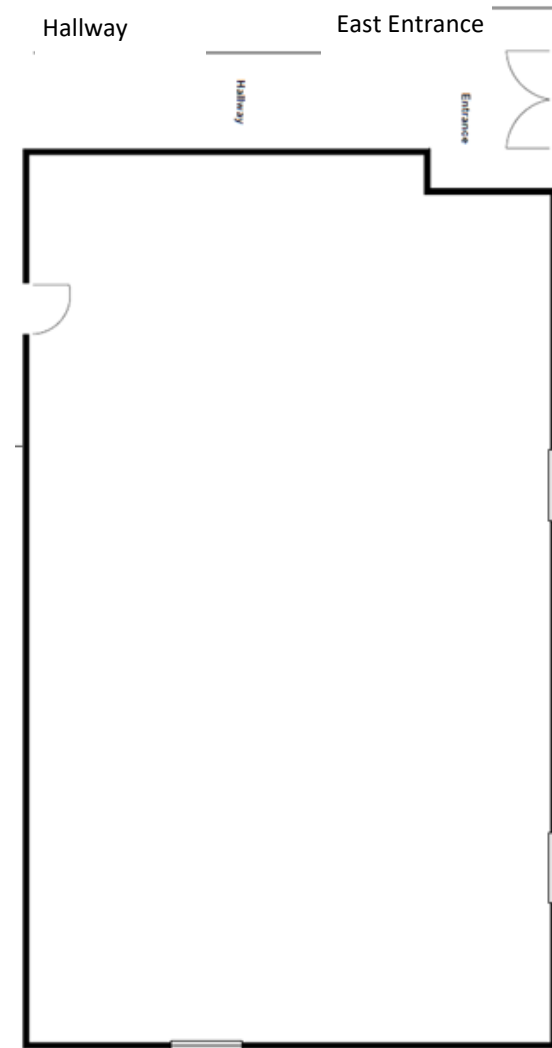
FLOOR PLAN

1,353_{SF}

First floor corner suite with an open floor plan and windows providing ample natural light.



3080 | SUITE 101

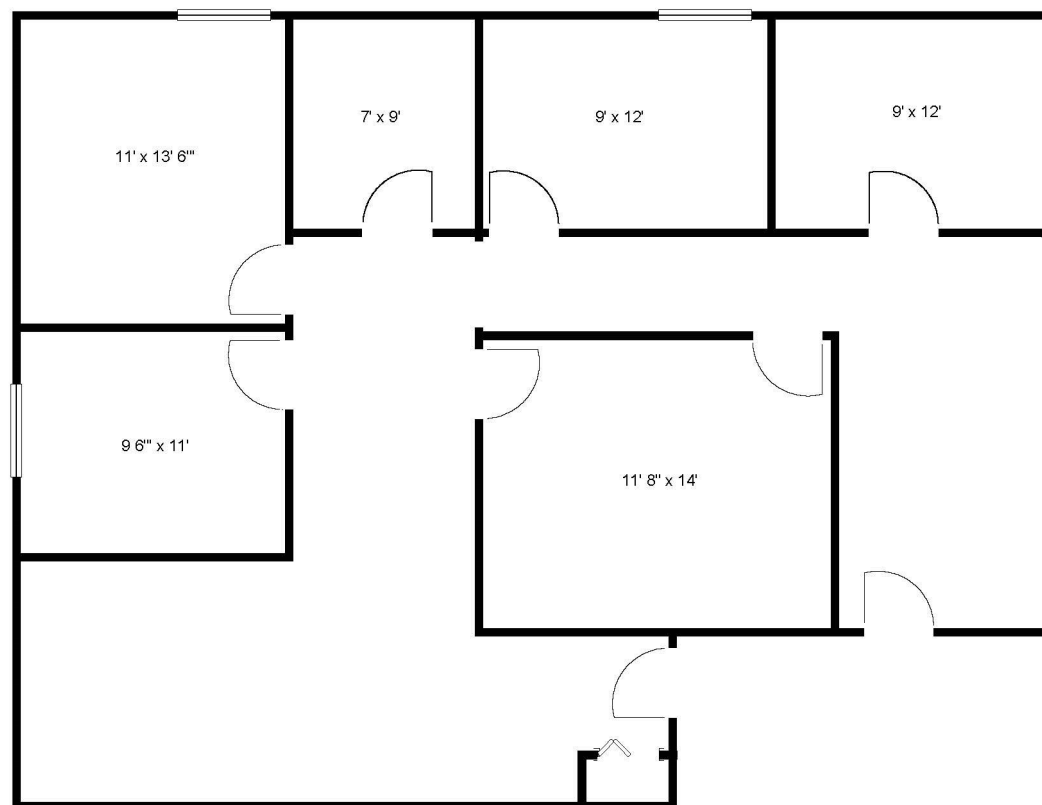


FLOOR PLAN

3080 | SUITE 307

1,470^{SF}

Third floor suite with a reception area, four offices and a conference room. Windows provide natural light to most of the offices.



FOR LEASE

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Lease Rate:

\$17.00sf Modified Gross

Monthly price includes real estate taxes and common area maintenance. Tenant responsible for utilities and telecommunications.

CONTACTS:

GARY L. BOLLIER

630-531-1915

gbollier@suburbanrealestate.com

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