



**IPM**

# PROFESSIONAL CENTER

60 N. Frontage Road, Burr Ridge, IL 60527



**SUBURBAN**  
REAL ESTATE SERVICES

# WELCOME TO IPM PROFESSIONAL CENTER

Located just one block from County Line Road with exposure to 18,200 vehicles per day, **IPM Professional Center** offers excellent visibility and accessibility on Frontage Road. The property features convenient access to Interstates 55 and 294 and is only 1 mile from Burr Ridge Village Center, providing easy access to nearby amenities.

This professional building boasts high-end finishes, strong co-tenancy, and ample on-site parking, making it an ideal choice for businesses. Recent upgrades include a renovated parking lot, updated 1st-floor common bathrooms, and beautifully refreshed landscaping with outdoor patio spaces.



24/7 Access & Security



Professionally Managed



Ample Parking



Heavy Populated Area

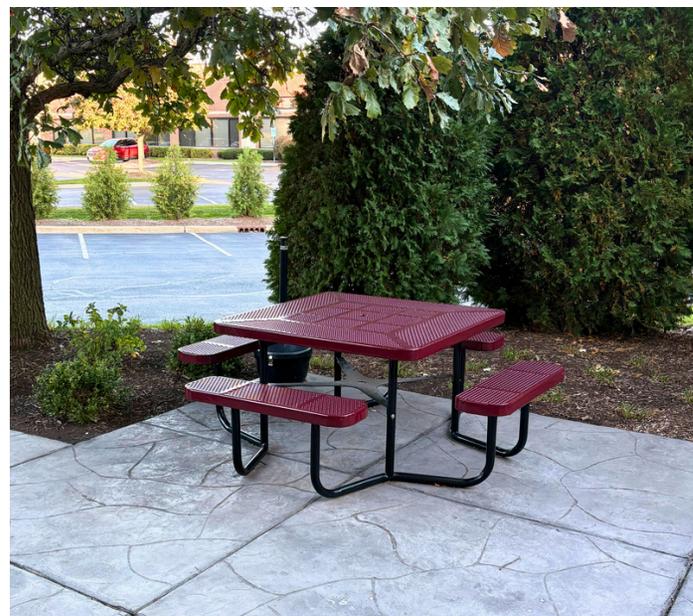


I-55 & I-294 Access



Abundant Local Amenities

# PHOTOS

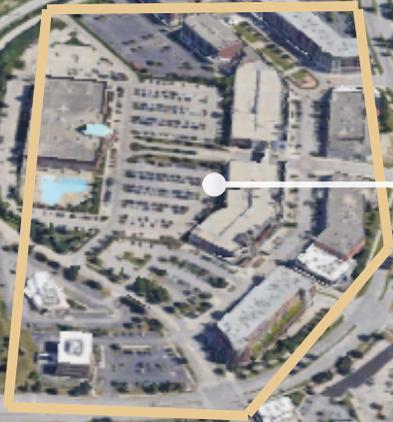


W. PLAINFIELD ROAD



COUNTY LINE ROAD | 18,200 VPD

LOYOLA  
MEDICINE

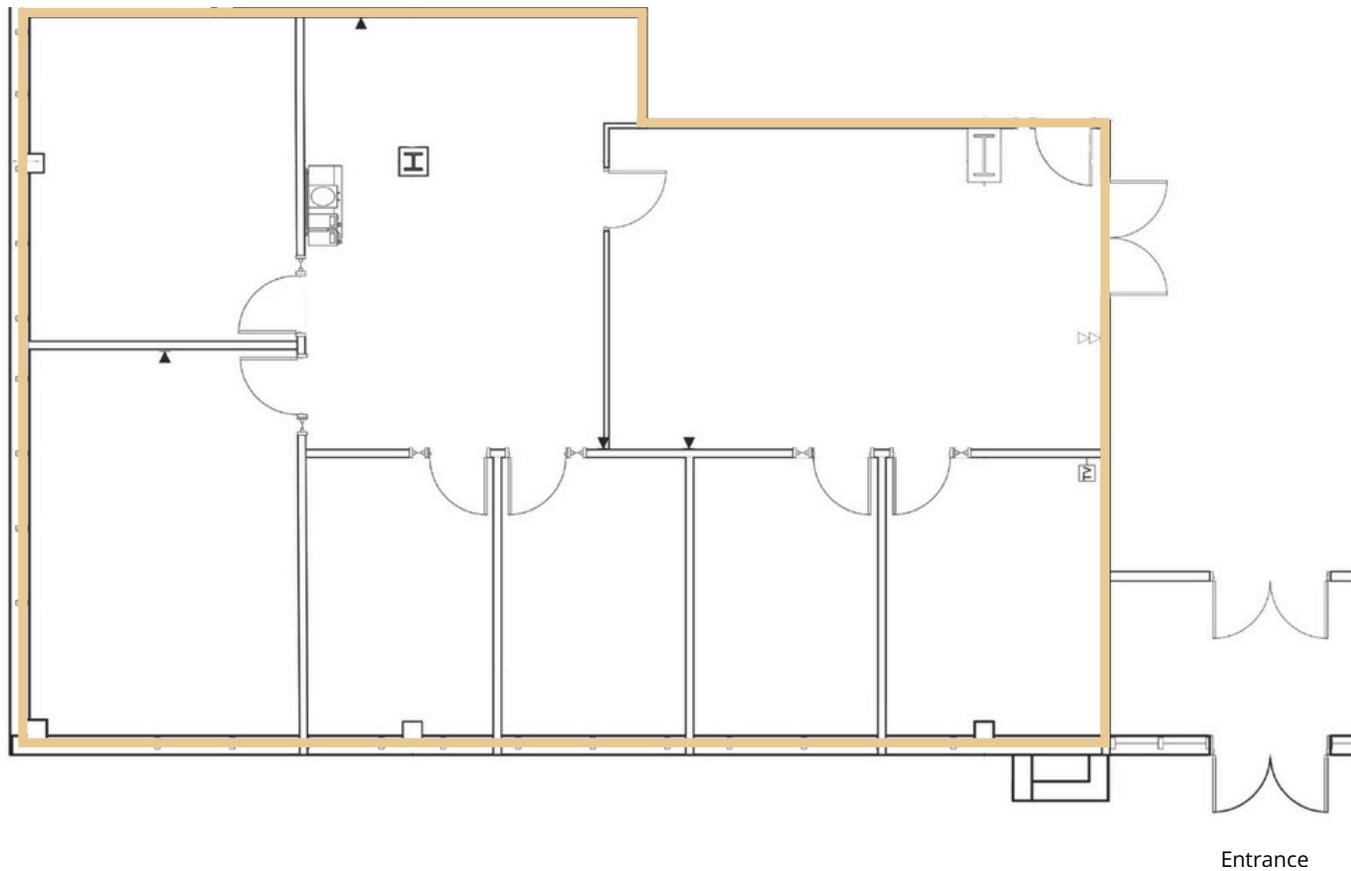


**BURR RIDGE VILLAGE CENTER**

- Cooper's Hawk Winery & Restaurant
- The Hampton Social
- Starbucks
- Olive Tree
- Pella Signature
- Topaz Cafe
- Wok n Fire
- Duly Health and Care
- Eddie Bauer
- Sephora
- White House Black Market

# FIRST FLOOR

2,222<sup>+/-</sup> SF

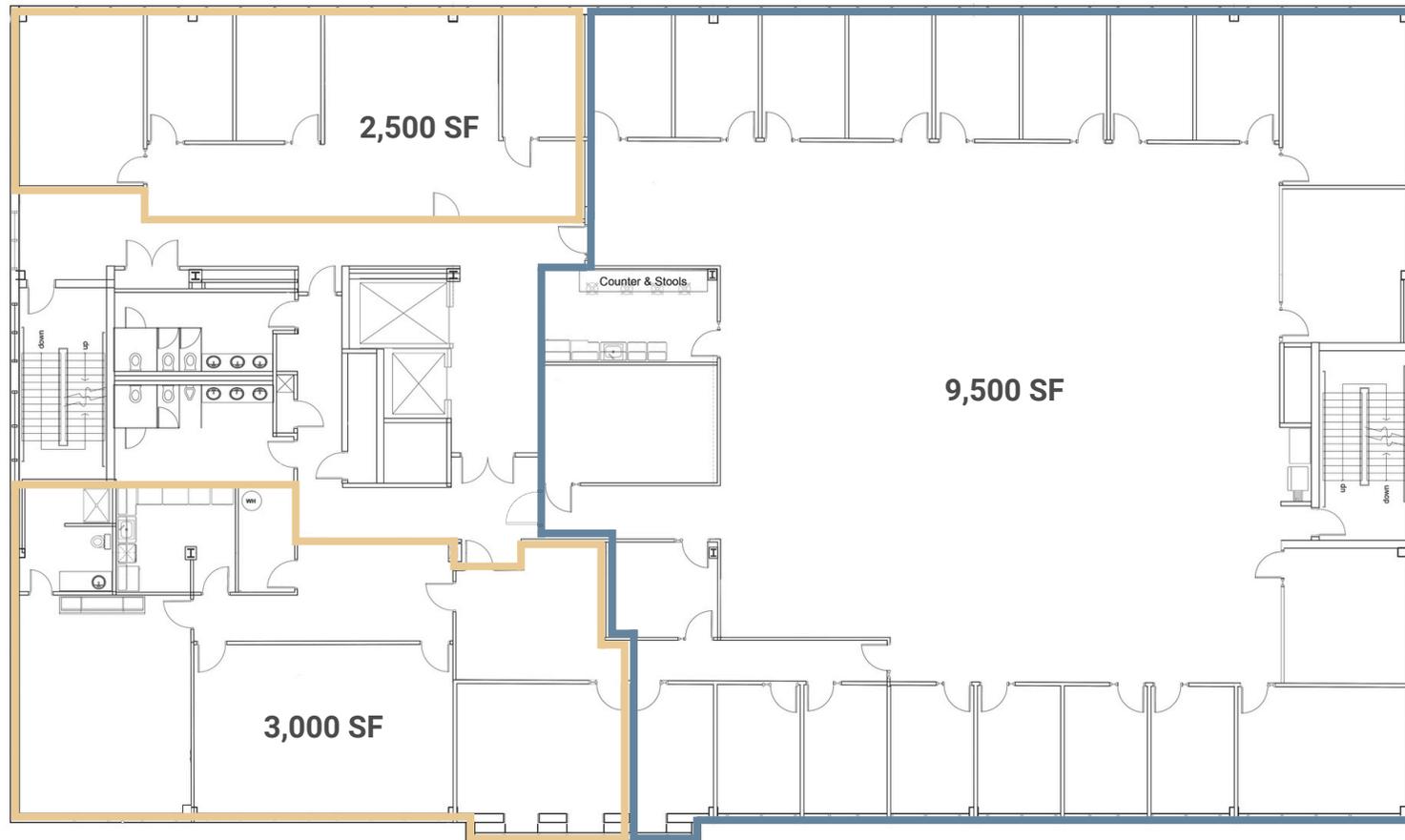


- First-floor space with convenient access
- Previously used as a bank headquarters
- Multiple private offices
- Conference rooms

- Large reception/waiting area
- Abundant natural light
- Generous Tenant Improvement Allowances

# SECOND FLOOR

2,200 - 14,974<sup>+/-</sup> SF



- Currently one space, may be demised
- Previously used as a bank headquarters
- Multiple private offices
- Conference Rooms
- Kitchen and Break Rooms
- Private restrooms
- Executive office with half bath including a shower
- Large open work area
- Abundant natural light through expansive window lines
- Generous Tenant Improvement Allowances



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## RENTAL RATE /SF

LEASE TYPE: Modified Gross (MG)

BASE RATE: \$29.00

REAL ESTATE TAXES: Included  
(2026 Base Year est. @ \$2.45/sf)

OPERATING EXPENSES: Included  
(2026 Base Year est. @ \$9.50/sf)

GROSS RATE: \$29.00\*

\*Tenant pays real estate taxes and operating expenses over 2026 Base Year amounts.

## CONTACT

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