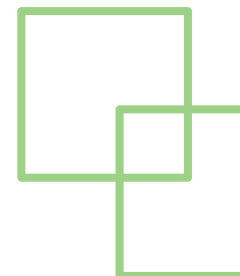
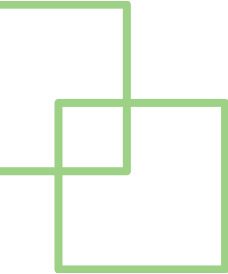




1550

**Spring Road
Oak Brook, IL 60523**





The Building

Welcome to 1550 Spring Road. Strategically located in the amenity-rich Oak Brook market, the building sits directly adjacent to Oakbrook Center Mall, providing unmatched access to dining, shopping, and hospitality options.

The Village of Oak Brook is recognized as a hub of commerce and corporate activity, serving as headquarters to several nationally recognized companies. With its strong business climate, excellent transportation access, and first-class amenities, 1550 Spring Road offers tenants the perfect blend of convenience, prestige, and community.



Stable & Capable Ownership



Immediate Occupancy



Flexible Lease Terms

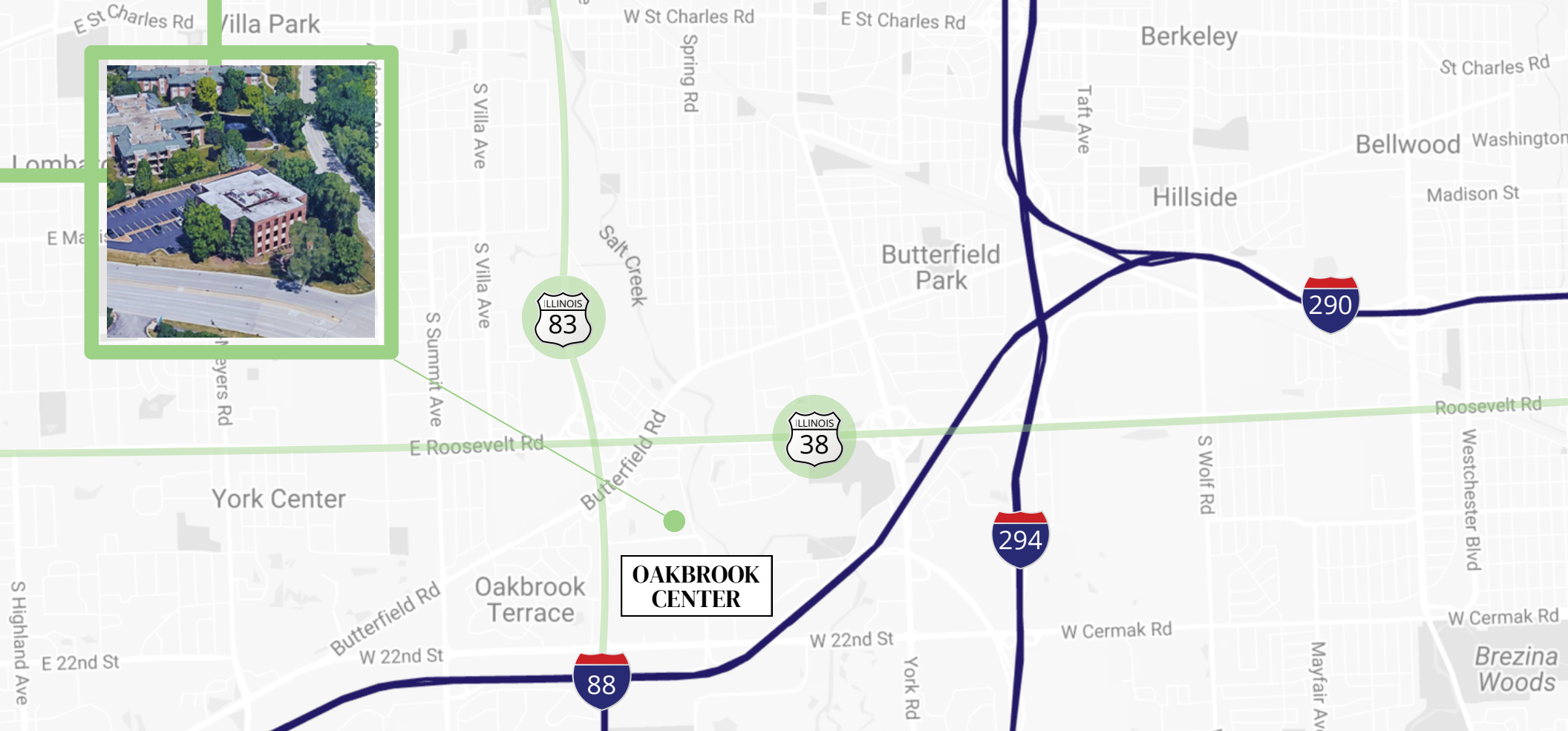


Excellent Access to I-88, I-294, Rt. 38, Rt. 83



Immediate Access to Local Dining & Shopping

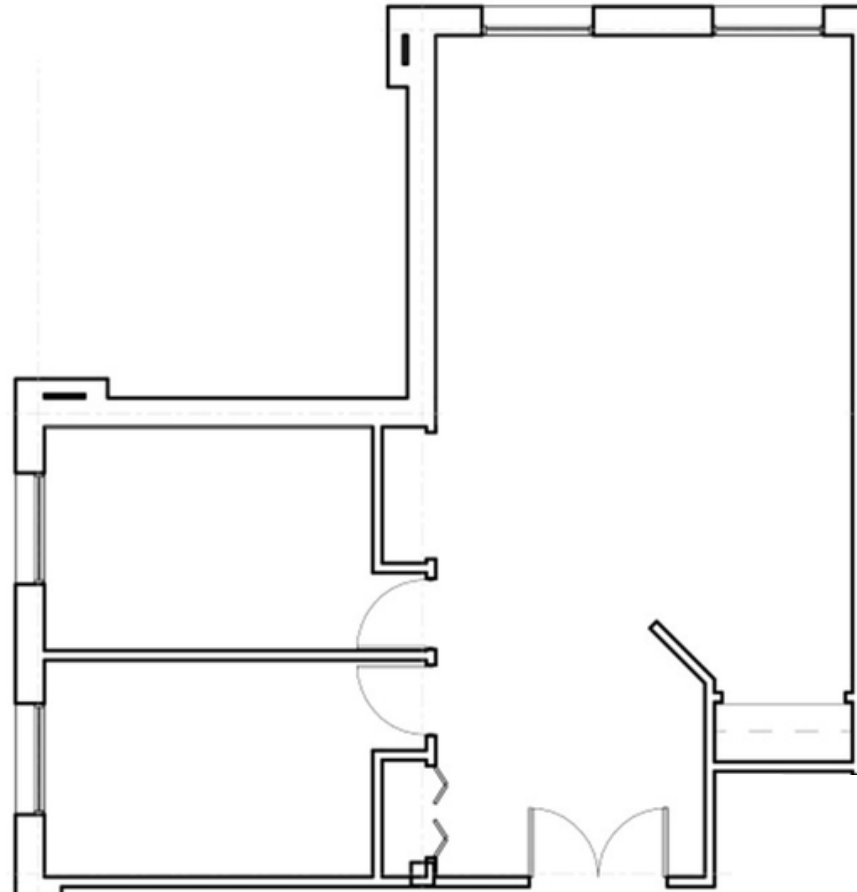




Access & Amenities

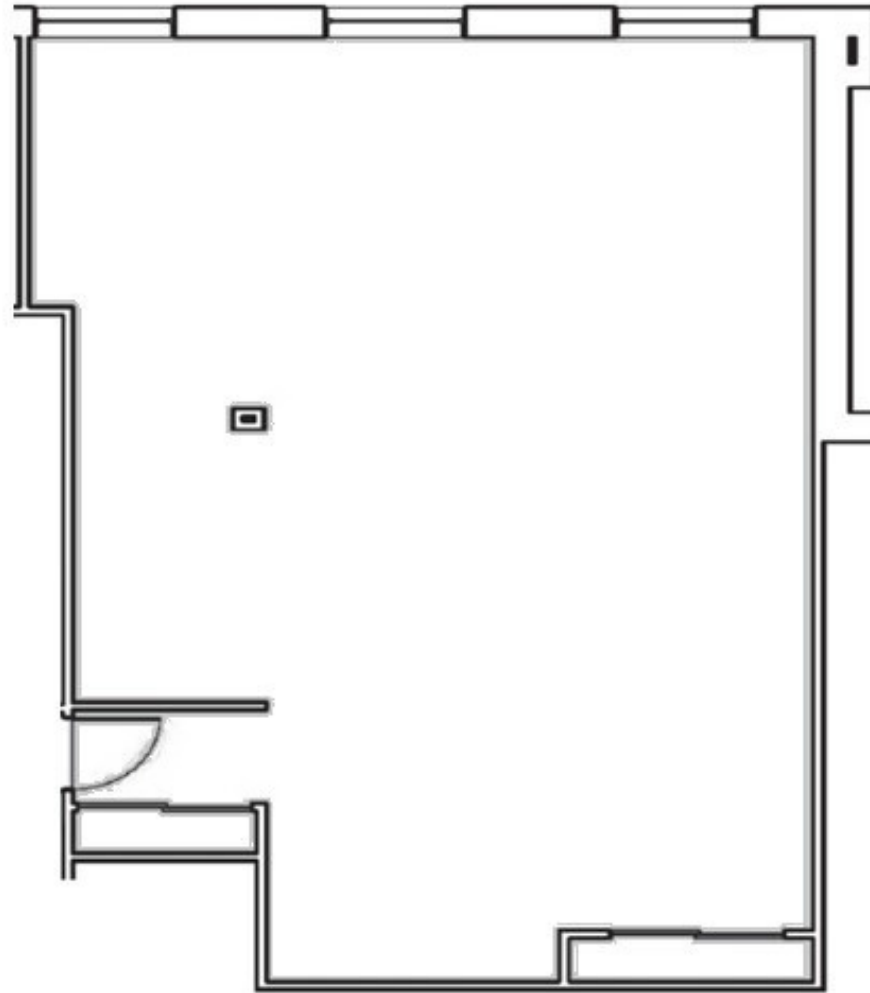
1550 Spring Road offers quick access to Routes 83 and 38, Interstates 88, 294 & 290, and is within walking distance to the Oakbrook Center Mall providing first-class dining, shopping, lodging, & entertainment amenities.

Suite 100 | 1,293_{sf}



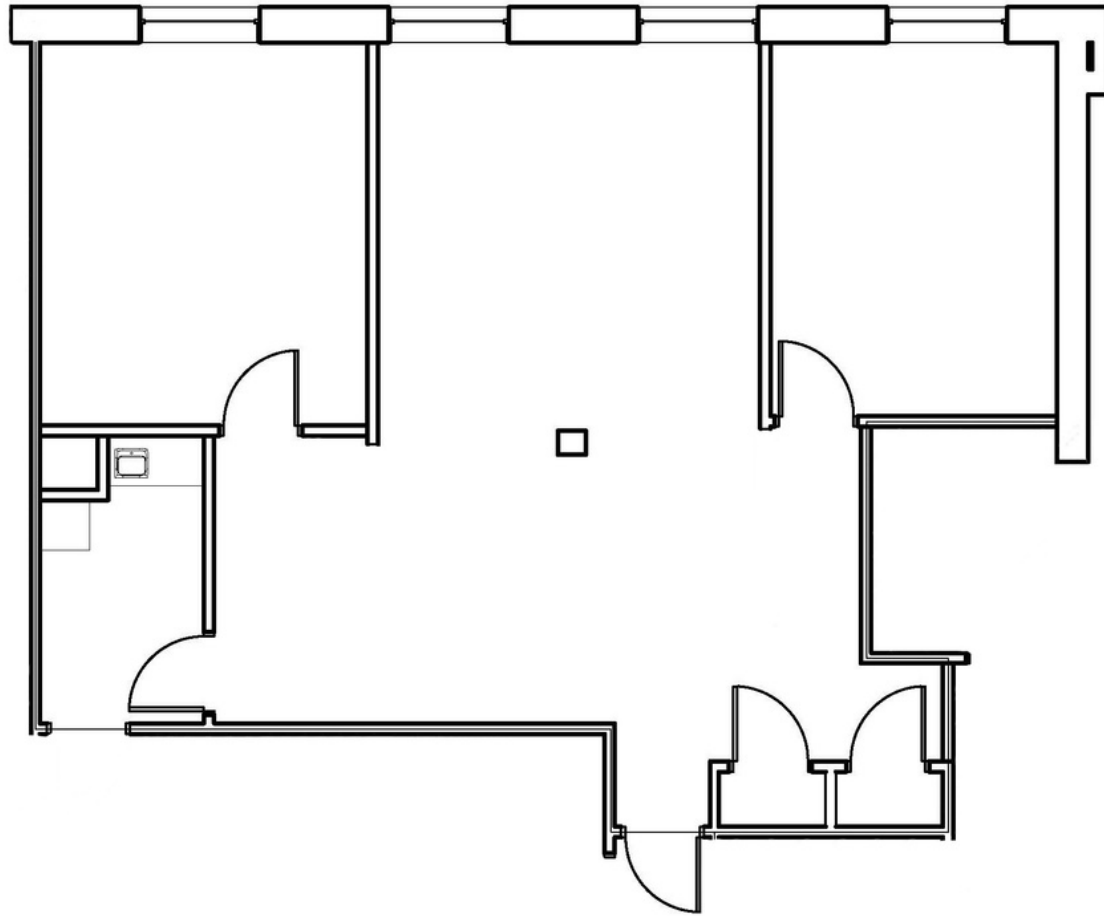
- Available 01/01/2027
- Large open area
- Two (2) private offices
- LED lighting throughout

Suite 110 | 1,461 sf



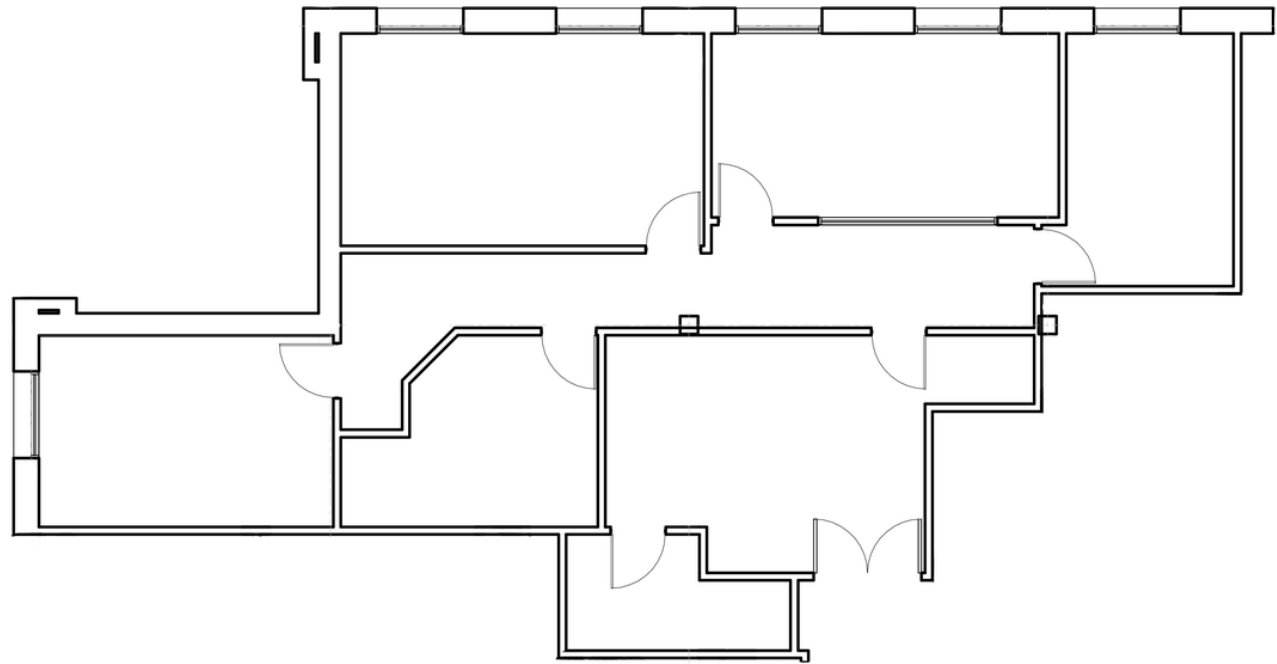
- Available immediately
- Large open area
- View of pond w/ fountain
- LED lighting throughout

Suite 205 | 1,324_{sf}



- Two (2) private offices
- Kitchenette
- LED lighting throughout

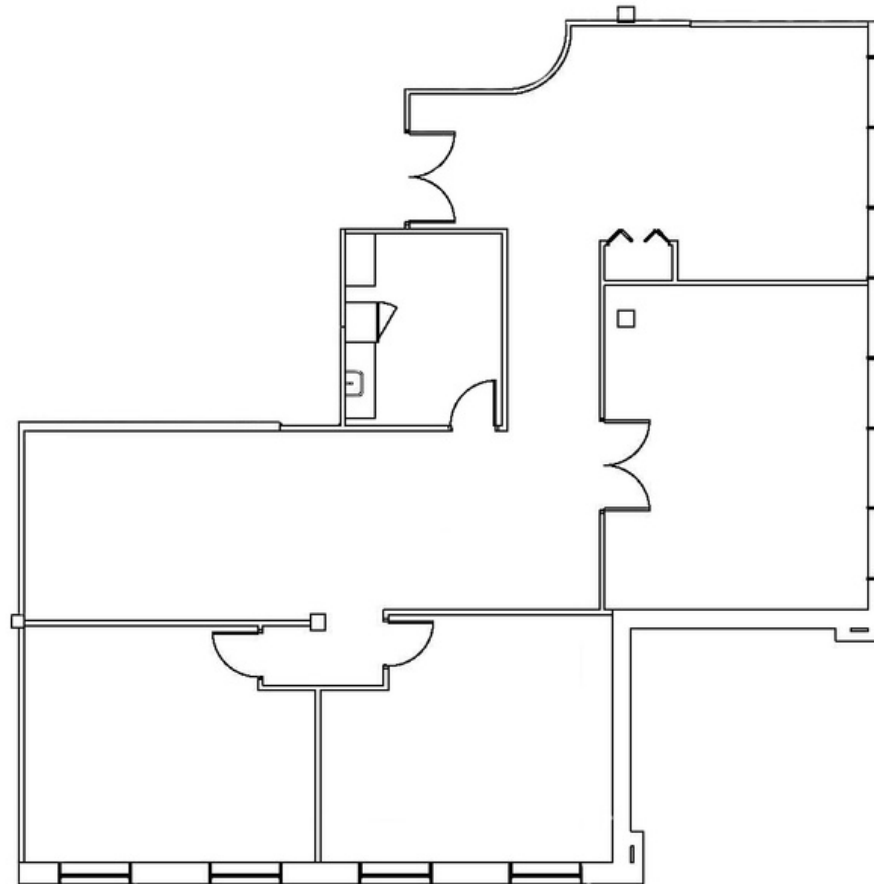
Suite 220 | 1,812 sf



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

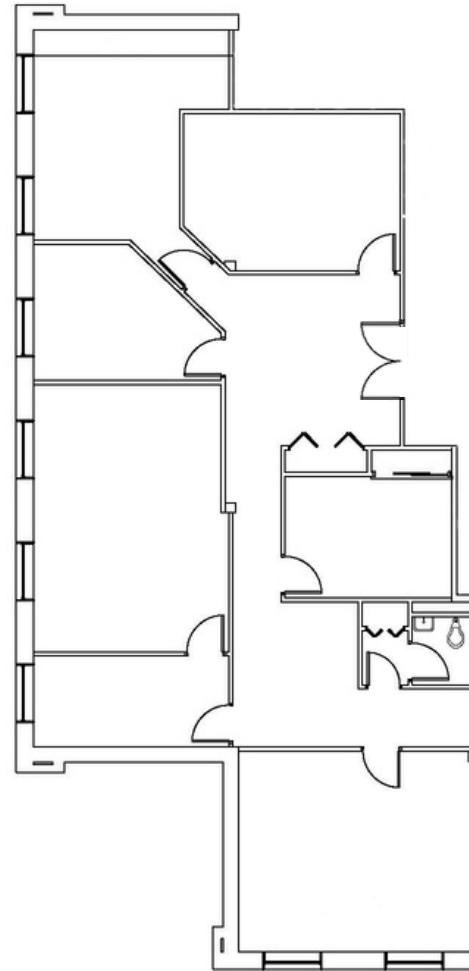
Suite 310 | 2,751 sf

360°



- Available immediately
- Two (2) large private offices easily divided for additional offices
- Kitchen
- One (1) conference room
- LED lighting throughout
- May be combined with Suite 320

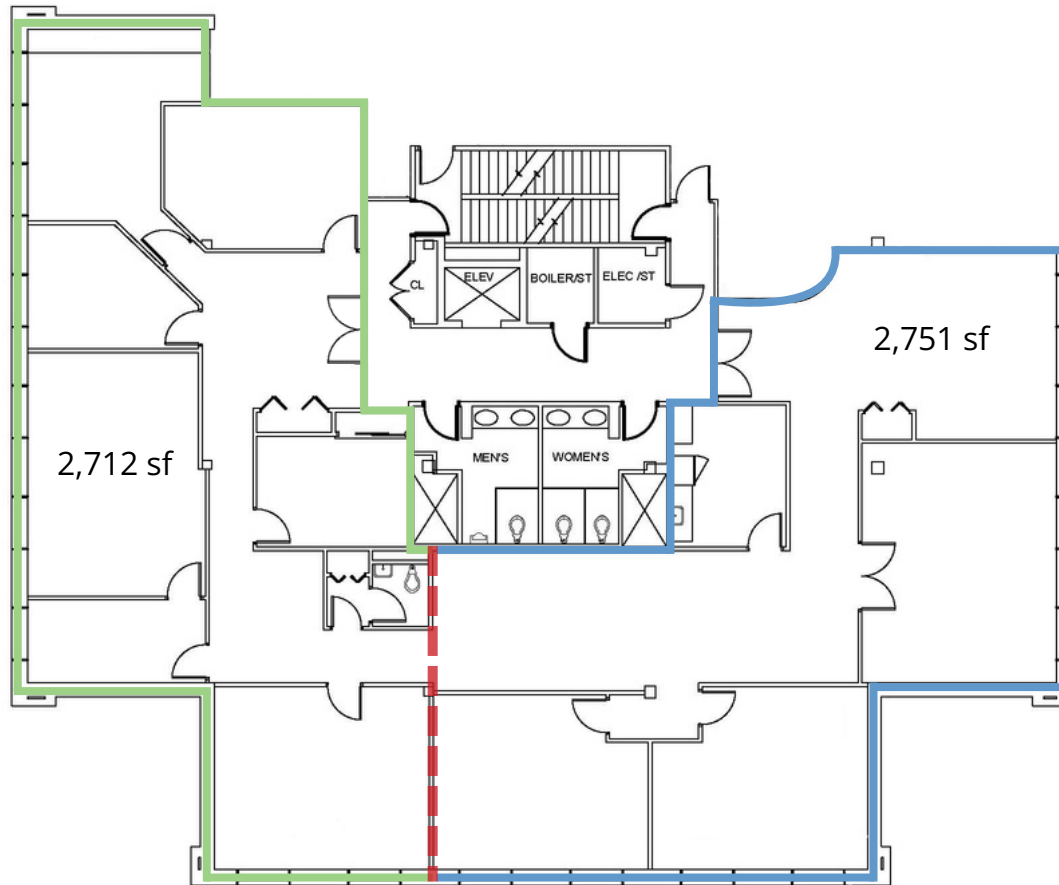
Suite 320 | 2,712 sf



- Available immediately
- Five (5) private offices with option for a sixth
- Bathroom with kitchen conversion option
- One (1) conference room
- LED lighting throughout
- May be combined with Suite 310

Suite 310-320 | 5,463 sf

360°



- Available immediately
- Seven (7) private offices
- Kitchen
- Two (2) conference rooms
- Large reception area
- One (1) private bathroom
- LED lighting throughout
- May be demised



Rental Rate /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.

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