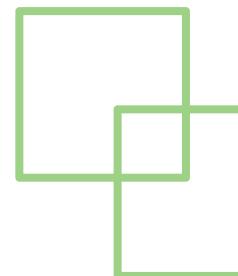
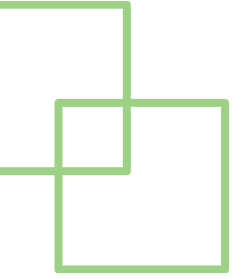




1550






**Spring Road
Oak Brook, IL 60523**





The Building

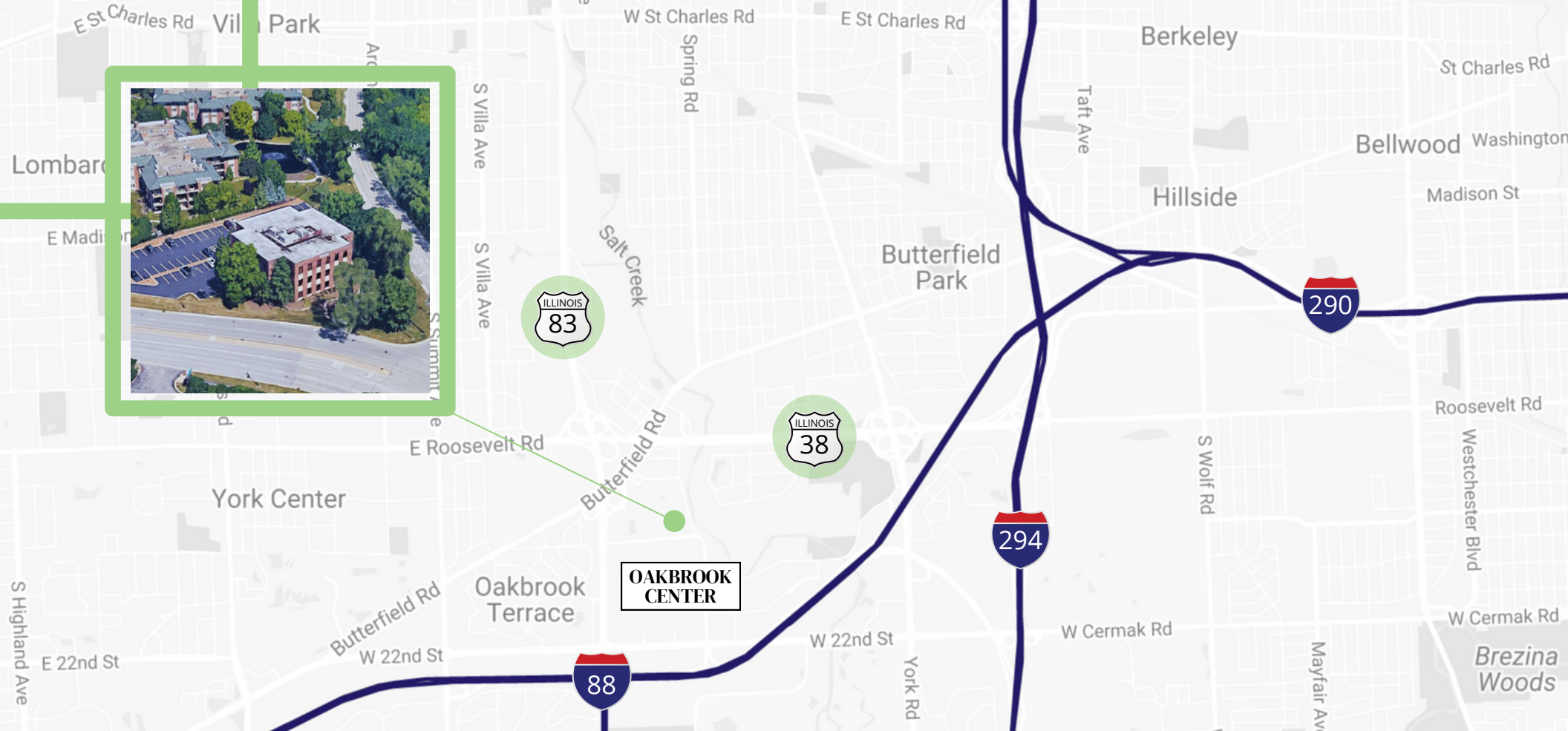
Welcome to 1550 Spring Road. Renovated in 2023, 1550 Spring offers a strategic location in the amenity-rich Oak Brook market. Highlights include:

-  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

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



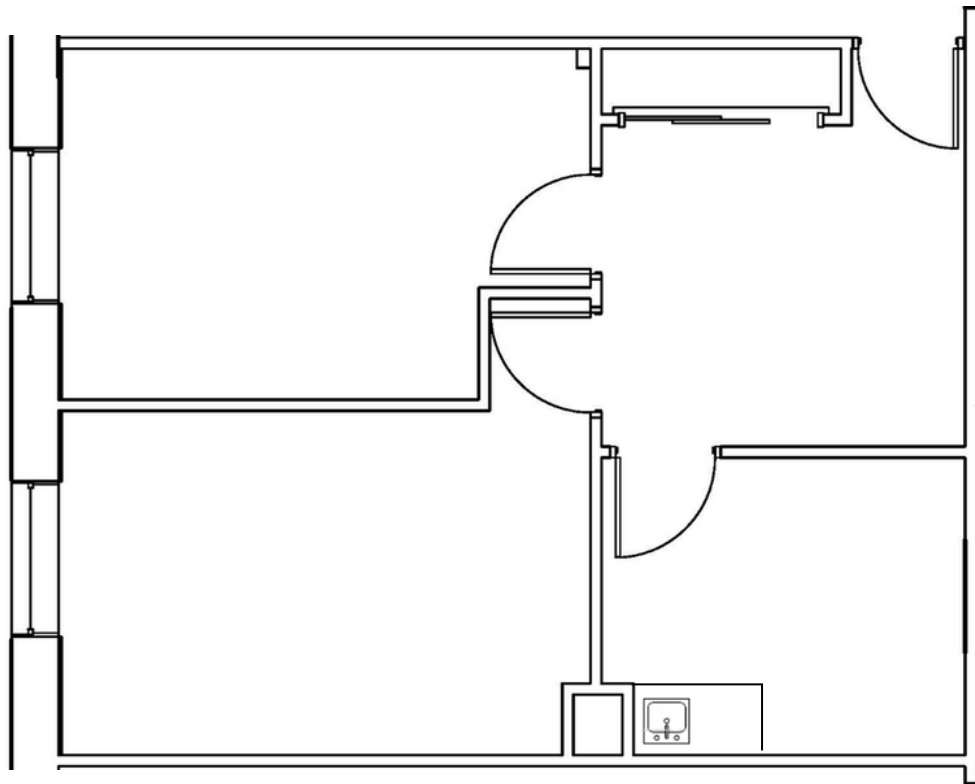
2023
Common
Area
Renovations



Access & Amenities

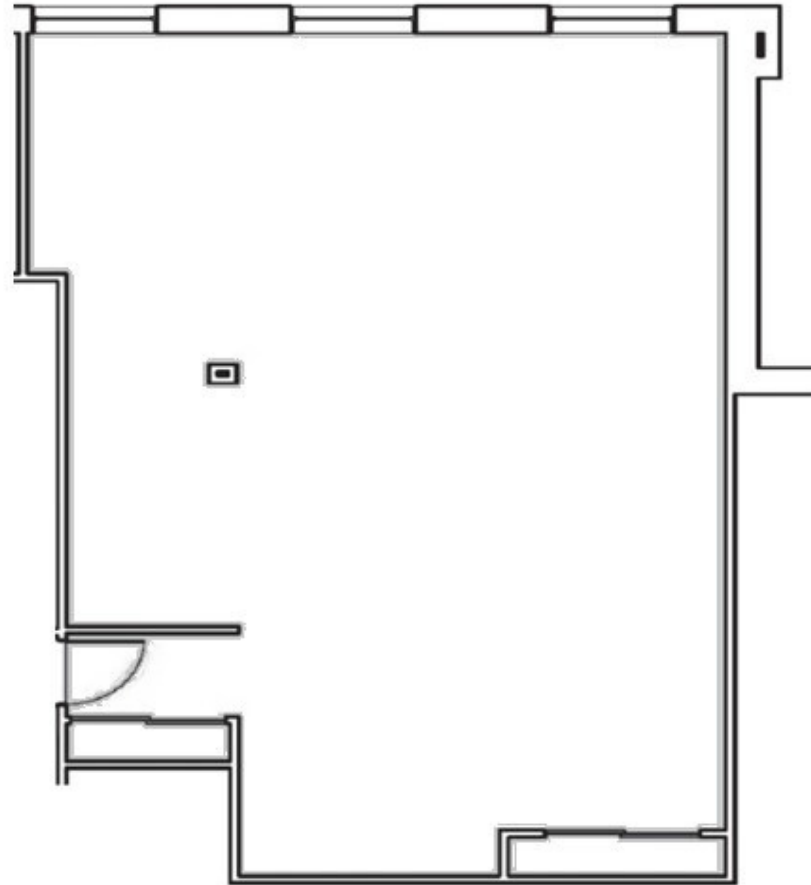
1550 Spring Road offers quick access to Routes 83 and 38, Interstates 88, 294 & 290, and is within walking distance to dining, shopping, lodging, and entertainment options.

Suite 105 | 847_{sf}



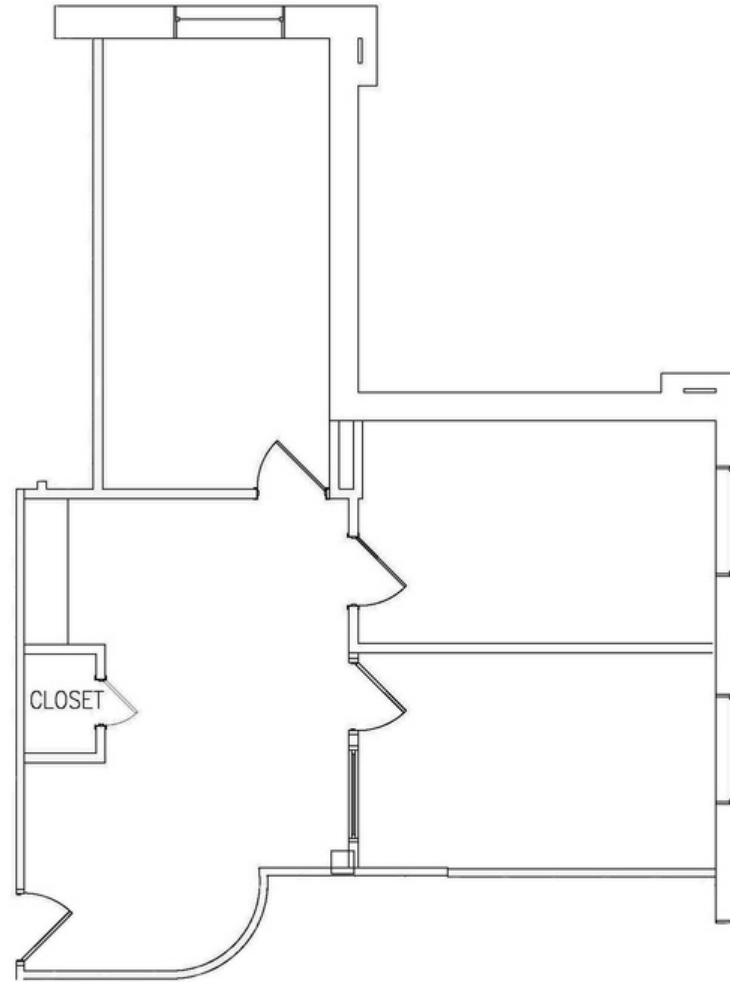
- Available immediately
- Two (2) private offices
- One (1) kitchen/office
- LED lighting throughout

Suite 110 | 1,461 sf



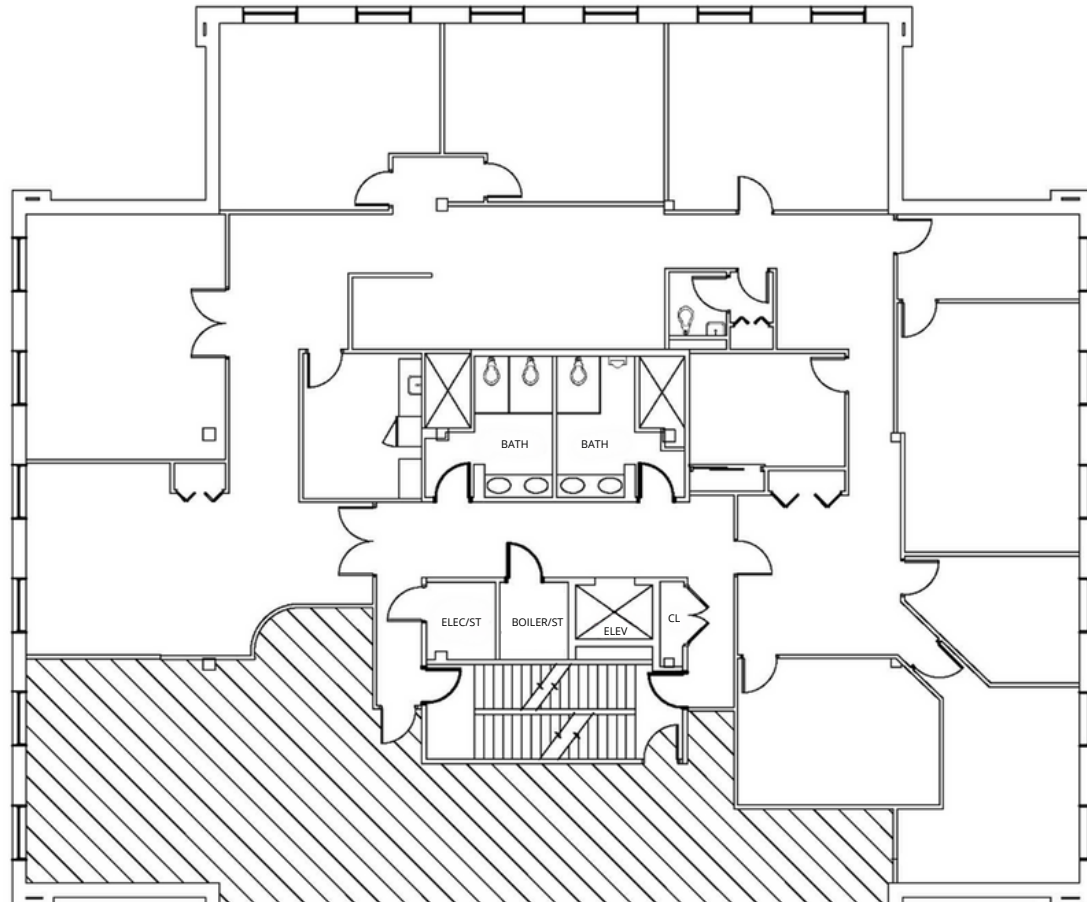
- Available immediately
- LED lighting throughout
- View of pond w/ fountain

Suite 308 | 1,092 sf



- Available 03/01/2024
- 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.

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Bryan Barus, CCIM / CPM

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 630-487-2111