PRIME OFFICE SUITES AVAILABLE FOR LEASE

Woodridge, IL

SIZE:
Building: 36,733 SF

AVAILABLE UNITS:

Suite 130: 1,357 SF	Suite 145: 987 SF
Suite 140: 1,180 SF	Suite 310: 3,448 SF

ADDRESS:
3540 Seven Bridges Drive, Woodridge, IL

SUMMARY:
Professional Office Building – close to many fine shops and restaurants. Call Agent for details and to arrange a tour!!

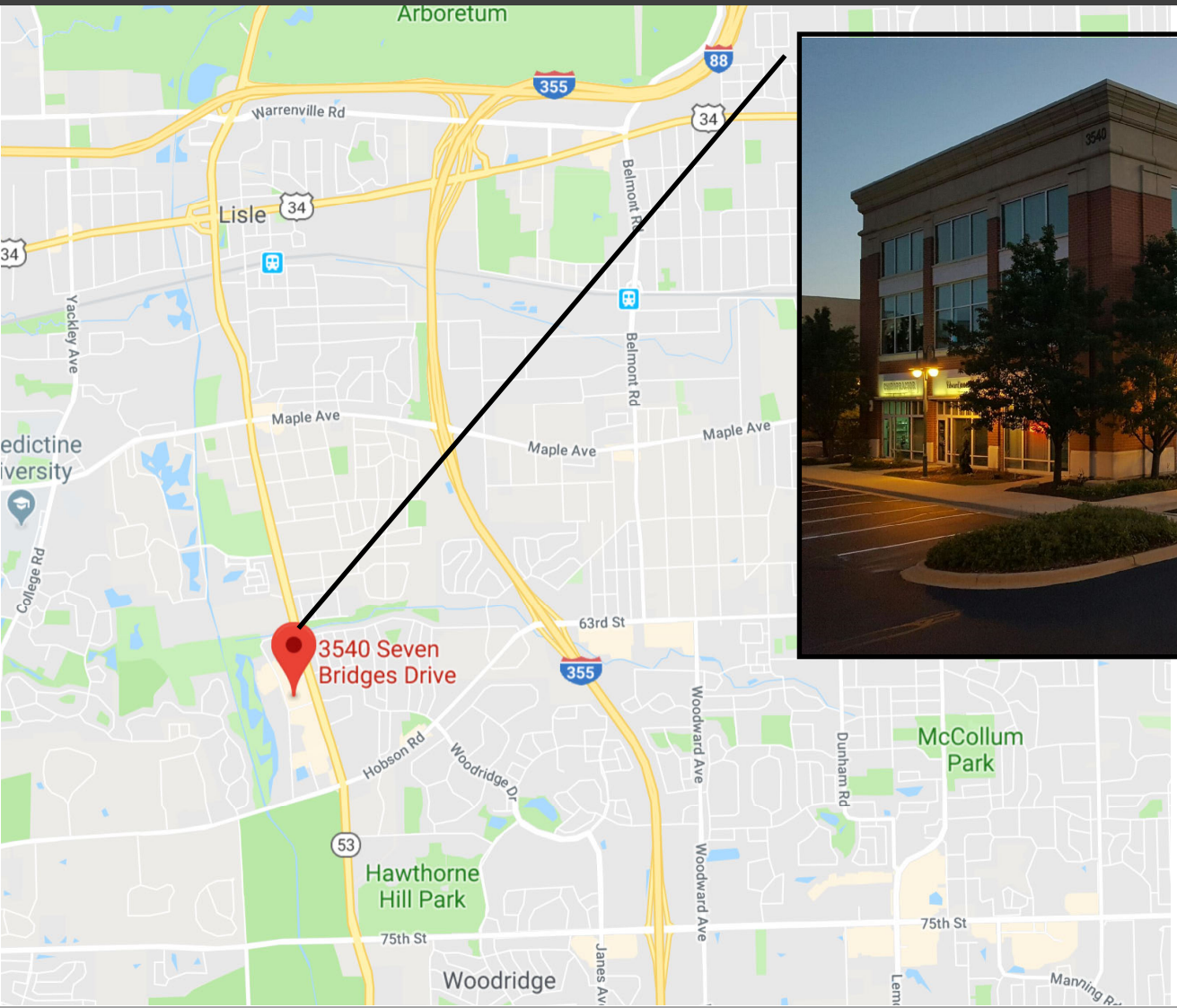
MORKEN & ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

LOCATION



LOCATION:
Building is located just west of Rt 53 and North of 75th and Hobson Road. Close to the I-355 and I-88 Ogden interchanges.
Great Location!

MORKEN & ASSOCIATES

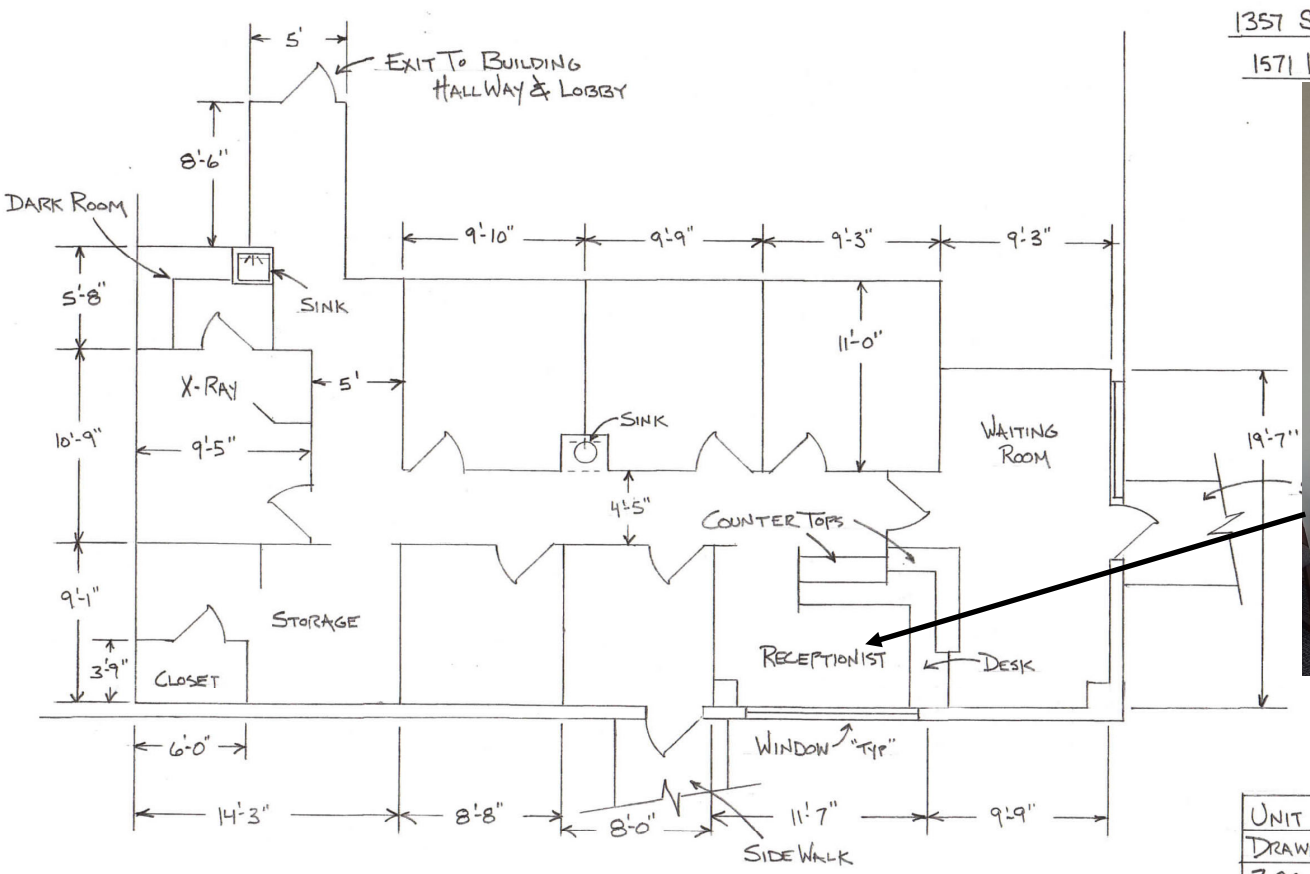
MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

AVAILABLE SUITE DETAILS

Suite 130



SUITE 130					
USEABLE SQ FEET	LEASABLE SQ FEET	TENANT PRO-RATA	NET RENT PSF	CAM PSF	TOTAL MONTHLY
1,357	1,571	5.57%	SUBJECT TO OFFER	$8.28	SUBJECT TO OFFER

MORKEN & ASSOCIATES

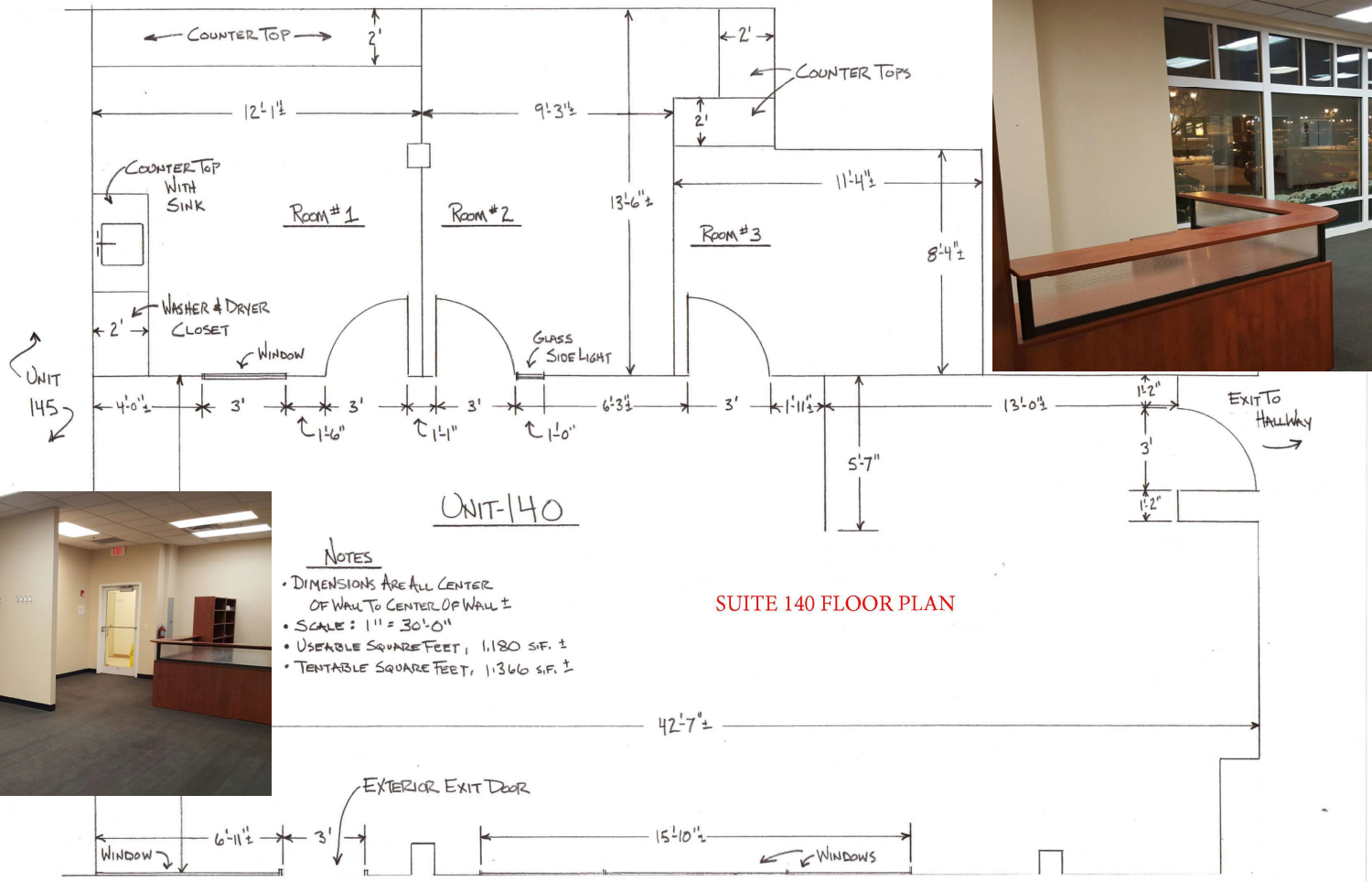
MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

AVAILABLE SUITE DETAILS

Suite 140



SUITE 140					
USEABLE SQ FEET	LEASABLE SQ FEET	TENANT PRO-RATA	NET RENT PSF	CAM PSF	TOTAL MONTHLY
1,180	1,366	3.87%	SUBJECT TO OFFER	$8.28	SUBJECT TO OFFER

MORKEN & ASSOCIATES

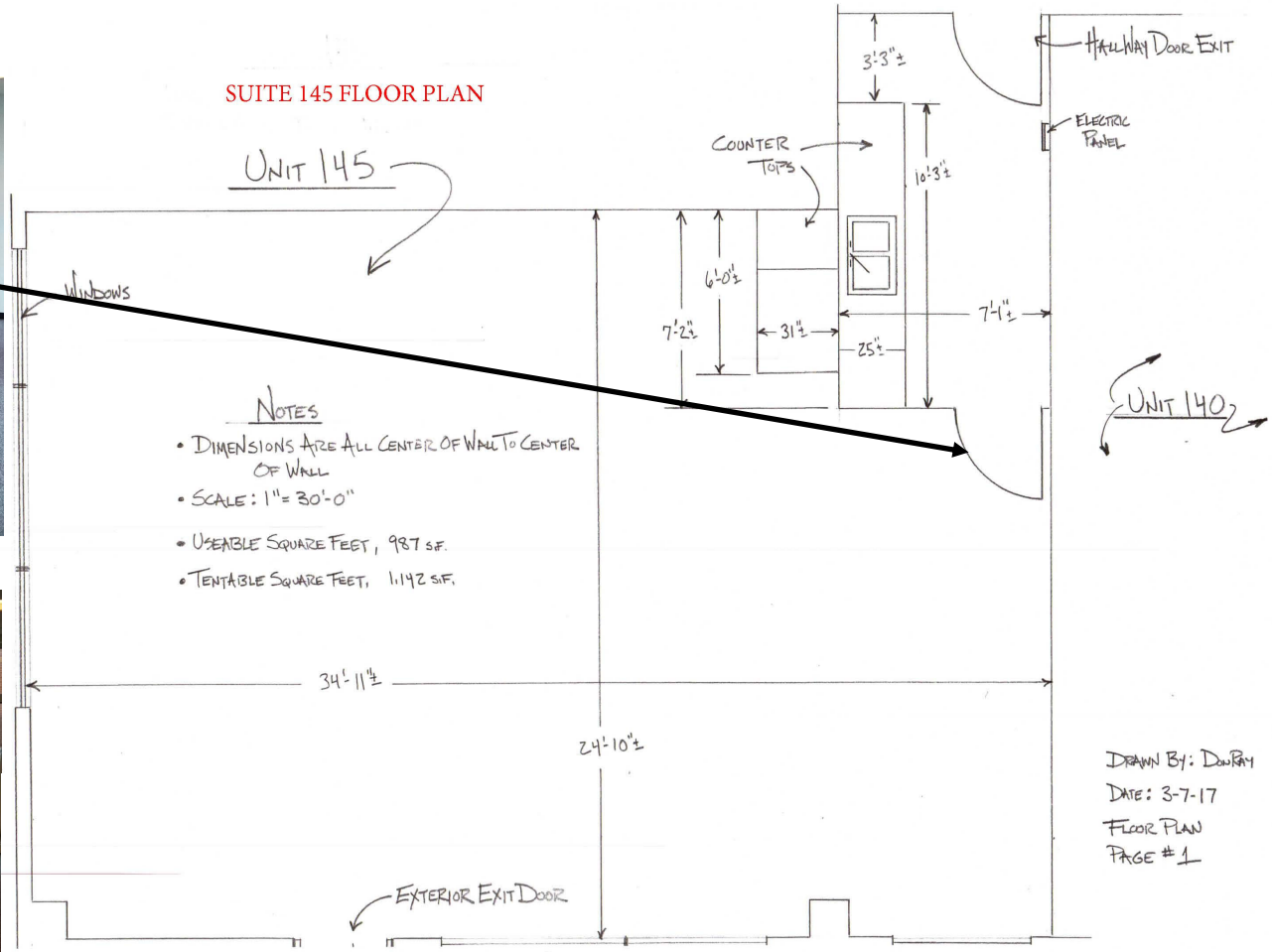
MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

AVAILABLE SUITE DETAILS

Suite 145



SUITE 145					
USEABLE SQ FEET	LEASABLE SQ FEET	TENANT PRO-RATA	NET RENT PSF	CAM PSF	TOTAL MONTHLY
987	1,142	3.31%	SUBJECT TO OFFER	$8.28	SUBJECT TO OFFER

MORKEN & ASSOCIATES

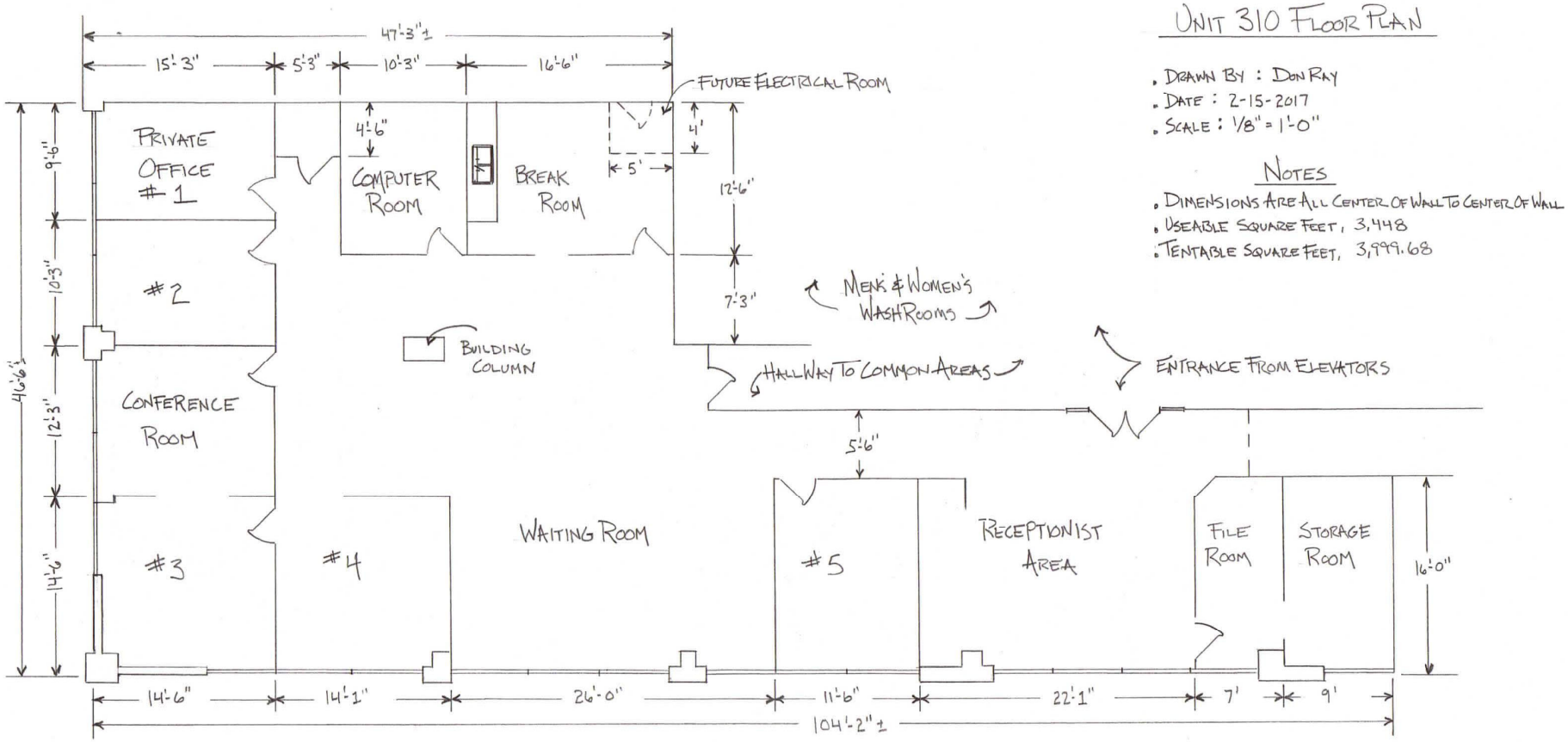
MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

AVAILABLE SUITE DETAILS

Suite 310



SUITE 310					
USEABLE SQ FEET	LEASABLE SQ FEET	TENANT PRO-RATA	NET RENT PSF	CAM PSF	TOTAL MONTHLY
3,448	3,999	11.57%	SUBJECT TO OFFER	$8.28	SUBJECT TO OFFER

MORKEN & ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

AVAILABLE SUITE DETAILS

Suite 310 - Continued

MORKEN & ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.