

AVAILABLE FOR LEASE
SINGLE TENANT BUILDING

5222 N MAIN STREET DOWNERS GROVE | ILLINOIS

DOWNTOWN DOWNERS GROVE

SITE DETAILS

- Unique Office Building in Downtown Downers Grove
- Loft Style with exposed beams
- Zoned DB - Downtown Business District
- Building size: 8,434 square feet
- Site size: 3,380 square feet or 0.078 acres
- Elevator
- Taxes: \$29,967,82 (2021 payable 2022)
- Total rehab 2002 with high end finishes
- Parking available in Village Parking Garage
- Triple net lease
- Walk to Metra Trail

RENTAL RATE

\$24/psf NNN

FOR MORE INFORMATION, PLEASE CONTACT:

PATRICK STANTON

630.269.2968 mobile

630.992.6800 ext. 305

pat@patrickcommercial.com



Patrick  **COMMERCIAL REAL ESTATE**

The information contained herein is subject to verification and no liability for omissions is assured. The price, data and other information are subject to change and listing may be withdrawn without notice.

INTERIOR PHOTOS



Entry & Reception Area



Stairway



Main floor Work area



Private Office



Kitchen & Lunchroom



Conference Room



Lower Level Work Area

DOWNTOWN DOWNERS GROVE

5222 S. MAIN STREET, DOWNERS GROVE, IL

FOR MORE INFORMATION, PLEASE CONTACT:

PATRICK STANTON

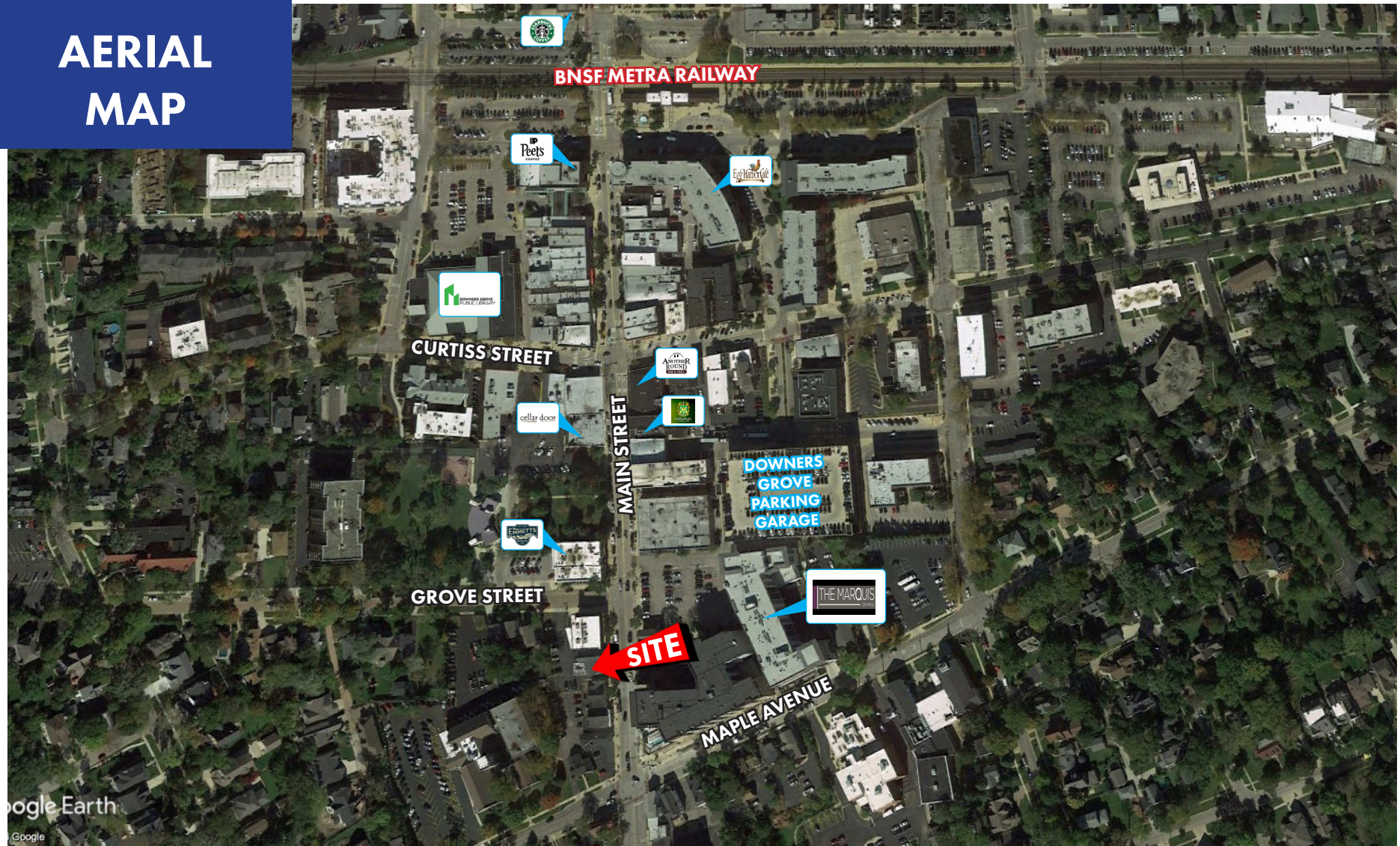
630.269.2968 mobile

630.992.6800 ext. 305

pat@patrickcommercial.com

Patrick
COMMERCIAL REAL ESTATE

AERIAL MAP



DOWNTOWN DOWNERS GROVE

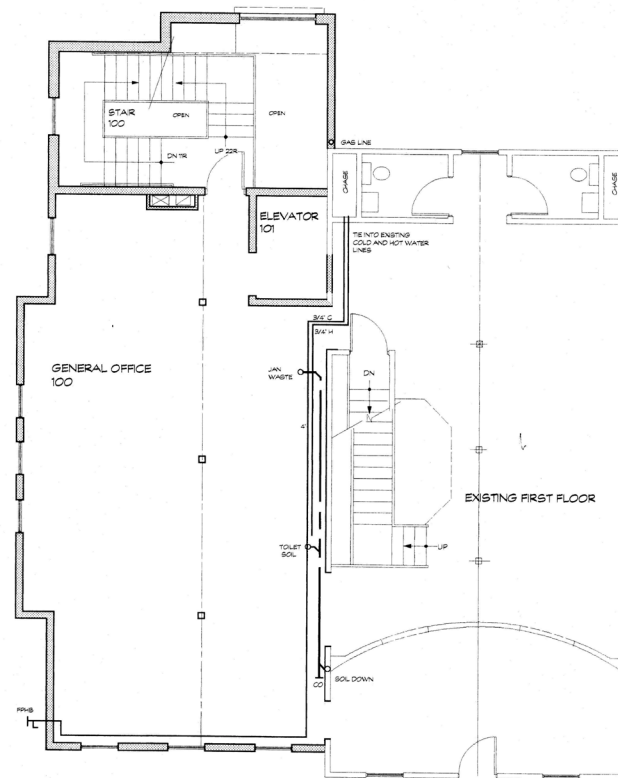
5222 S. MAIN STREET, DOWNERS GROVE, IL

FOR MORE INFORMATION, PLEASE CONTACT:

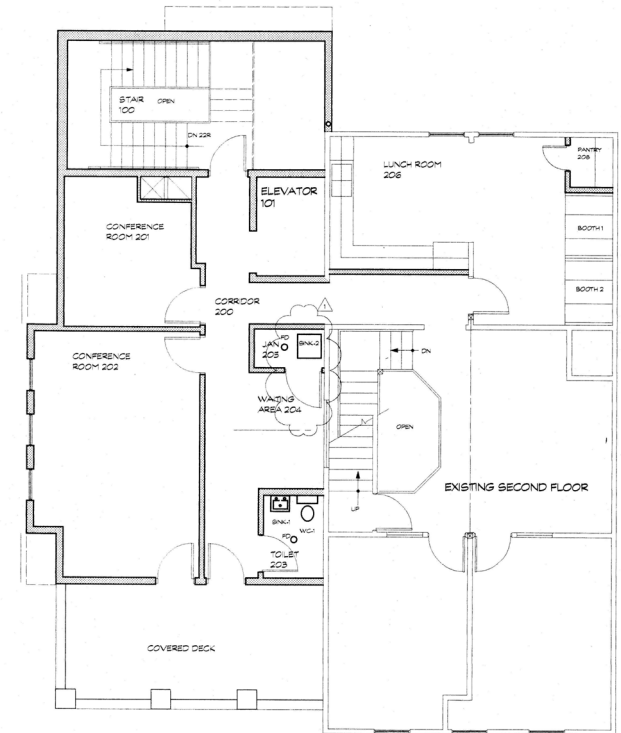
PATRICK STANTON
630.269.2968 mobile
630.992.6800 ext. 305
pat@patrickcommercial.com

Patrick  REAL ESTATE
COMMERCIAL

FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

DOWNTOWN DOWNERS GROVE

5222 S. MAIN STREET, DOWNERS GROVE, IL

FOR MORE INFORMATION, PLEASE CONTACT:

PATRICK STANTON

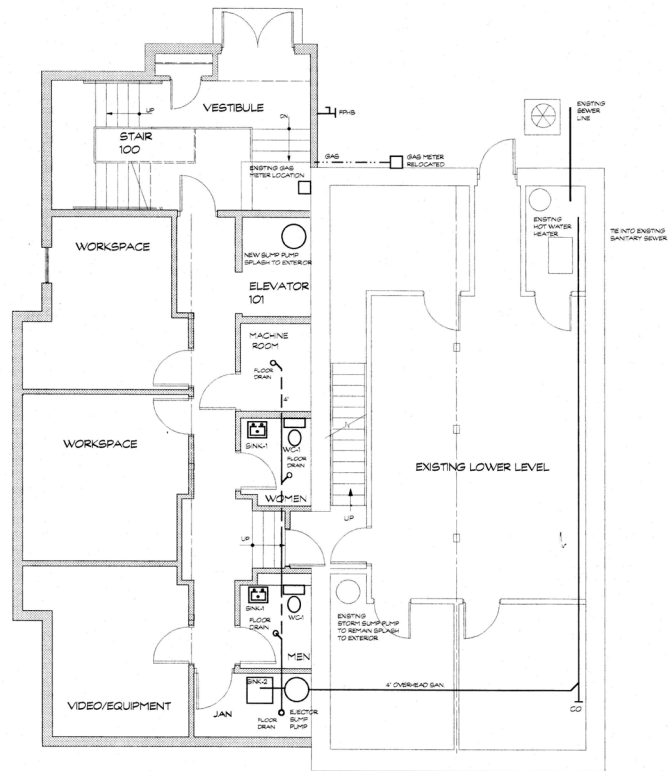
630.269.2968 mobile

630.992.6800 ext. 305

pat@patrickcommercial.com

Patrick
COMMERCIAL  REAL ESTATE

FLOOR PLANS



LOWER FLOOR PLAN

DOWNTOWN DOWNERS GROVE

5222 S. MAIN STREET, DOWNERS GROVE, IL

FOR MORE INFORMATION, PLEASE CONTACT:

PATRICK STANTON

630.269.2968 mobile

630.992.6800 ext. 305

pat@patrickcommercial.com