



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class C Office/Office/Residential**

Status: **Built 1948**

Stories: **1**

RBA: **850 SF**

Typical Floor: **850 SF**

Total Avail: **850 SF**

% Leased: **0%**

Landlord Rep: **Platinum Partners Realtors**

Developer: -

Management: -

Recorded Owner: **Akin Oiughemi T**

For Sale: **Not For Sale**

Expenses: **2013 Tax @ \$5.82/sf**

Parcel Number: **06-04-237-011**

Parking: **6 Surface Spaces are available; Ratio of 7.05/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	850	850	850	\$19.76/mg	Vacant	3 yrs	Direct
<i>Platinum Partners Realtors / Paul Baker (630) 435-3500</i> \$1,400 per month.							



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class B Office**

Status: **Built 1985**

Stories: **3**

RBA: **25,000 SF**

Typical Floor: **8,333 SF**

Total Avail: **7,200 SF**

% Leased: **71.2%**

Landlord Rep: **Chicagoland Commercial, Inc.**

Developer: **-**

Management: **Brennan & Clark, Ltd.**

Recorded Owner: **Brennan & Clark, Ltd.**

For Sale: **Not For Sale**

Expenses: **2013 Tax @ \$0.73/sf, 1993 Est Tax @ \$0.65/sf**

Parcel Number: **06-15-200-044**

Parking: **78 free Surface Spaces are available; Ratio of 3.12/1,000 SF**

Amenities: **Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,000	7,200	7,200	\$11.50-\$13.50/mg	Vacant	Negotiable	Direct
<i>Chicagoland Commercial, Inc. / Andrew Block (847) 246-9636</i>							
Window Lined Private Offices, Kitchen, Open Space							
P 1st / Suite 100	3,200	7,200	7,200	\$11.50-\$13.50/mg	Vacant	Negotiable	Direct
<i>Chicagoland Commercial, Inc. / Andrew Block (847) 246-9636</i>							
Window Lined Private Offices, Kitchen, Open Space							



Location: **AKA 260-264 E Kenilworth Ave
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Class B Office**

Status: **Built 1927, Renov Oct 2010**

Stories: **2**

RBA: **12,000 SF**

Typical Floor: **5,504 SF**

Total Avail: **5,421 SF**

% Leased: **60.3%**

Landlord Rep: **Commercial Advantage**

Developer: -

Management: -

Recorded Owner: **New Urban Communities Corp.**

For Sale: **This property has one 2,862 condo for sale.**

Expenses: **2013 Tax @ \$0.45/sf, 2004 Est Tax @ \$1.68/sf; 2004 Est Ops @ \$1.44/sf**

Parcel Number: **06-10-107-101**

Parking: **70 free Surface Spaces are available; Ratio of 5.83/1,000 SF**

Amenities: **Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 102	789	3,348	3,348	Yes	\$13.50/mg	Vacant	1-10 yrs	New
Sales Company(Condo): Commercial Advantage; Jessica Burke, (773) 444-0900 Commercial Advantage / Lori A. Tubbs (312) 446-7059 / Jessica Burke (773) 444-0900								
P 1st / Suite 103	669	3,348	3,348	No	\$13.50/mg	Vacant	1-10 yrs	New
Commercial Advantage / Lori A. Tubbs (312) 446-7059 / Jessica Burke (773) 444-0900								
P 1st / Suite 104	876	3,348	3,348	No	\$13.50/mg	Vacant	1-10 yrs	New
Commercial Advantage / Lori A. Tubbs (312) 446-7059 / Jessica Burke (773) 444-0900								
P 1st / Suite 105	1,014	3,348	3,348	No	\$13.50/mg	Vacant	1-10 yrs	New
Commercial Advantage / Lori A. Tubbs (312) 446-7059 / Jessica Burke (773) 444-0900								

Building Notes

5 retail spaces and 5 office spaces. Property consists of two buildings. One is a 2-story 14,462 sf the other is a 1-story 16,817 sf building.



Adjacent to Great Western Trail and Illinios Praire Path



Location: **Park Plaza**
SEC Park Blvd & Cornell
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Landlord Rep: **Key Investment & Management, Inc.**
 Developer: -
 Management: **Key Investment & Management, Inc.**
 Recorded Owner: **55 Park Plaza Corporation**

Building Type: **Class C Office**

Status: **Built 1971**
 Stories: **1**
 RBA: **9,000 SF**
 Typical Floor: **9,000 SF**
 Total Avail: **3,000 SF**
 % Leased: **66.7%**

For Sale: **Not For Sale**
 Expenses: **2009 Tax @ \$1.50/sf**
 Parcel Number: **06-10-119-001**
 Parking: **30 free Surface Spaces are available; Ratio of 2.11/1,000 SF**
 Amenities: **24 Hour Availability**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 59	1,000	1,000	1,000	\$13.50/mg	Vacant	1 yr	Direct
Key Investment & Management, Inc. / Jeanine Valdez (630) 932-5757 • Available NOW! · 2 months FREE on 2 year lease!! · 1st floor carpeted suite with 1 private office and 1 restroom · Private front and back entries for 24 hour, 7day access. · Individual HVAC and thermostat, tenant controlled · Located close to downtown Villa Park along the Prairie Path · Professionally managed by Key Investment & Management Inc.							
P 1st / Suite 61	1,000	1,000	1,000	\$13.50/mg	Vacant	1 yr	Direct
Key Investment & Management, Inc. / Jeanine Valdez (630) 932-5757							
P 1st / Suite 65	1,000	1,000	1,000	\$13.50/mg	Vacant	1 yr	Direct
Key Investment & Management, Inc. / Jeanine Valdez (630) 932-5757 • Available NOW! · 2 months FREE on 2 year lease!! · 1st floor carpeted suite with 1 private office and 1 restroom · Private front and back entries for 24 hour, 7day access. · Individual HVAC and thermostat, tenant controlled · Located close to downtown Villa Park along the Prairie Path · Professionally managed by Key Investment & Management Inc.							

Building Notes

* Tenant HVAC



* 24 hour access

* Ample parking



Location: **N/W/C**
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181

Building Type: **Class C Office**

Status: **Built 1960**

Stories: **2**

RBA: **5,000 SF**

Typical Floor: **2,500 SF**

Total Avail: **525 SF**

% Leased: **89.5%**

Landlord Rep: **Alan Reed**
 Developer: -
 Management: -
 Recorded Owner: **Reed Richard**

For Sale: **Not For Sale**

Expenses: **2008 Tax @ \$2.36/sf, 2011 Est Tax @ \$2.40/sf**

Parcel Number: **06-04-413-042**

Parking: **20 free Surface Spaces are available; Ratio of 4.00/1,000 SF**

Amenities: **Balcony, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 4B	525	525	525	\$18.29/mg	Vacant	1-2 yrs	Direct

Alan Reed / Alan Reed (630) 530-8304
 \$800/month includes heat, water, parking lot, and garbage.

Building Notes

On same parcel as 124 W Saint Charles Rd. The taxes from 2013 for both are \$11,000-\$12,000, estimated by the broker.



Location: **East/West Corridor Cluster**
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Building Type: **Class B Office**

Status: **Built 1956**

Stories: **1**

RBA: **7,000 SF**

Typical Floor: **7,000 SF**

Total Avail: **575 SF**

% Leased: **91.8%**

Landlord Rep: **Alan Reed**

Developer: -

Management: -

Recorded Owner: **Reed Richard**

For Sale: **Not For Sale**

Expenses: **2010 Tax @ \$1.79/sf**

Parcel Number: **06-04-413-042**

Parking: **8 free Surface Spaces are available; Ratio of 1.14/1,000 SF**

Amenities: **Air Conditioning**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 1	575	575	575	\$17.74/+elec	Vacant	1-2 yrs	Direct

Alan Reed / Alan Reed (630) 530-8304
 \$850/month rent Includes heat, water, parking lot, and garbage.

Building Notes

On same parcel as 122 W Saint Charles Rd. The taxes from 2013 for both are \$11,000-\$12,000, estimated by the broker.



Location: **East/West Corridor Cluster**
Eastern East/West Corr Submarket
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Building Type: **Class C Office/Office Live/Work Unit**

Status: **Built 1920**

Stories: **1**

RBA: **1,000 SF**

Typical Floor: **1,000 SF**

Total Avail: **1,000 SF**

% Leased: **0%**

Landlord Rep: **Norma Irwin**
 Developer: -
 Management: -
 Recorded Owner: **Hinz Theodore**

For Sale: **Not For Sale**
 Expenses: **2013 Tax @ \$3.95/sf**
 Parcel Number: **06-04-321-016**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,000	1,000	1,000	\$12.00+/util	Vacant	1-3 yrs	Direct

Norma Irwin / Norma Irwin (630) 530-1144

\$1,000 mo. Former 2 bedroom house. 2 small rooms can be used as offices. Larger room well suited for reception or conference room. Complete kitchen and bathroom, as well as porch.



Location: **AKA 335 W St Charles Rd
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Class B Office**

Status: **Built 1979**

Stories: **2**

RBA: **9,500 SF**

Typical Floor: **4,750 SF**

Total Avail: **3,600 SF**

% Leased: **100%**

Landlord Rep: **Hoganson George E**

Developer: -

Management: -

Recorded Owner: **Hoganson George E**

Sales Company: **Hoganson George E: Tom Hoganson (630) 988-5112**

For Sale: **For Sale at \$579,000 (\$60.95/SF) - Active**

Expenses: **2011 Tax @ \$1.89/sf, 2013 Est Tax @ \$1.50/sf; 2011 Ops @ \$1.52/sf, 2013 Est Ops @ \$0.63/sf**

Parcel Number: **06-09-200-024**

Parking: **Free Surface Spaces; Ratio of 4.42/1,000 SF**

Amenities: **24 Hour Availability, Air Conditioning, Property Manager on Site, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd <i>Hoganson George E / Tom Hoganson (630) 988-5112</i> Currently available. Please contact Tom Hoganson for more information.	1,000 - 1,200	1,200	1,200	\$8.00-\$10.00/mg	Negotiable	Negotiable	Direct
P 2nd <i>Hoganson George E / Tom Hoganson (630) 988-5112</i> Currently available. Please contact Tom Hoganson for more information.	1,000 - 1,200	1,200	1,200	\$8.00-\$10.00/mg	Negotiable	Negotiable	Direct
P 2nd <i>Hoganson George E / Tom Hoganson (630) 988-5112</i> Currently available. Please contact Tom Hoganson for more information.	1,000 - 1,200	1,200	1,200	\$8.00-\$10.00/mg	Negotiable	Negotiable	Direct



Location: **AKA 1033 E St Charles Rd
East/West Corridor Cluster
Eastern East/West Corr Submarket
DuPage County
Villa Park, IL 60181**

Building Type: **Class C Office**

Status: **Built 1925**

Stories: **1**

RBA: **1,920 SF**

Typical Floor: **1,920 SF**

Total Avail: **250 SF**

% Leased: **87.0%**

Landlord Rep: **G.M. Smith & Son Realtors**

Developer: -

Management: -

Recorded Owner: **Trust 13990**

For Sale: **Not For Sale**

Expenses: **2013 Tax @ \$3.53/sf; 2011 Ops @ \$1.41/sf, 2010 Est Ops @ \$1.41/sf**

Parcel Number: **06-09-102-028**

Parking: **1 Covered Spaces are available; 8 Surface Spaces are available; Ratio of 6.77/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3	250	250	250	\$21.60/fs	Vacant	Negotiable	Direct

G.M. Smith & Son Realtors / Cathie Smith (630) 834-2632

Building Notes

1,920 sq ft bldg currently used as 2 offices with separate entrances, shared rest room, small kitchenette w/ frig & microwave "as is" and conference room. Addtl office/apt w/LR, kit, bath in rear w/sep entrance and basement access. Basement and 1 car garage. New roof 10/2008



Location: **East/West Corridor Cluster**
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DuPage County
Villa Park, IL 60181

Building Type: **Class C Office**

Status: **Built 1920**

Stories: **2**

RBA: **5,000 SF**

Typical Floor: **3,000 SF**

Total Avail: **2,000 SF**

% Leased: **60.0%**

Landlord Rep: **Norma Irwin**
 Developer: **-**
 Management: **Norma Irwin**
 Recorded Owner: **Hinz Theodore**

For Sale: **Not For Sale**
 Expenses: **2013 Tax @ \$2.30/sf**
 Parcel Number: **06-04-321-017**
 Parking: **Ratio of 3.20/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,000	2,000	2,000	\$12.00/+util	Vacant	1-3 yrs	Direct
Norma Irwin / Norma Irwin (630) 530-1144							
Lease terms negotiable.							

Address	City	Property Type	Property Size	Space Avail	Rent/SF/Yr
408 N Ardmore Ave	Villa Park	Class C Office/Office/Residential	850 SF	850 SF	\$19.76
721 E Madison St	Villa Park	Class B Office	25,000 SF	7,200 SF	\$11.50-\$13.50
106 S Myrtle Ave	Villa Park	Class B Office	12,000 SF	5,421 SF	\$13.50
51-67 E Park Blvd	Villa Park	Class C Office	9,000 SF	3,000 SF	\$13.50
122 W Saint Charles Rd	Villa Park	Class C Office	5,000 SF	525 SF	\$18.29
124 W Saint Charles Rd	Villa Park	Class B Office	7,000 SF	575 SF	\$17.74
530 W Saint Charles Rd	Villa Park	Class C Office/Office Live/Work Unit	1,000 SF	1,000 SF	\$12.00
335 St Charles Rd W	Villa Park	Class B Office	9,500 SF	3,600 SF	\$8.00-\$10.00
1033 St Charles Rd W	Villa Park	Class C Office	1,920 SF	250 SF	\$21.60
524 W St. Charles Rd	Villa Park	Class C Office	5,000 SF	2,000 SF	\$12.00