



132 N YORK ELMHURST

OFFICE BUILDING FOR LEASE

WEST CHICAGO SUBURBS

SPACE DETAILS

SPACE SIZE

- Suite 3L & M: 5,320 square feet

RENTAL RATE

- Upon request

HIGHLIGHTS

- Move-in ready office space for lease in the gorgeous west Chicago suburb of Elmhurst!
- Space includes approximately 1,200 SF outside patio at no charge (included in the rental rate for the main space)
- Elevator building to second floor
- Signage available
- New modern buildout with high-end finishes

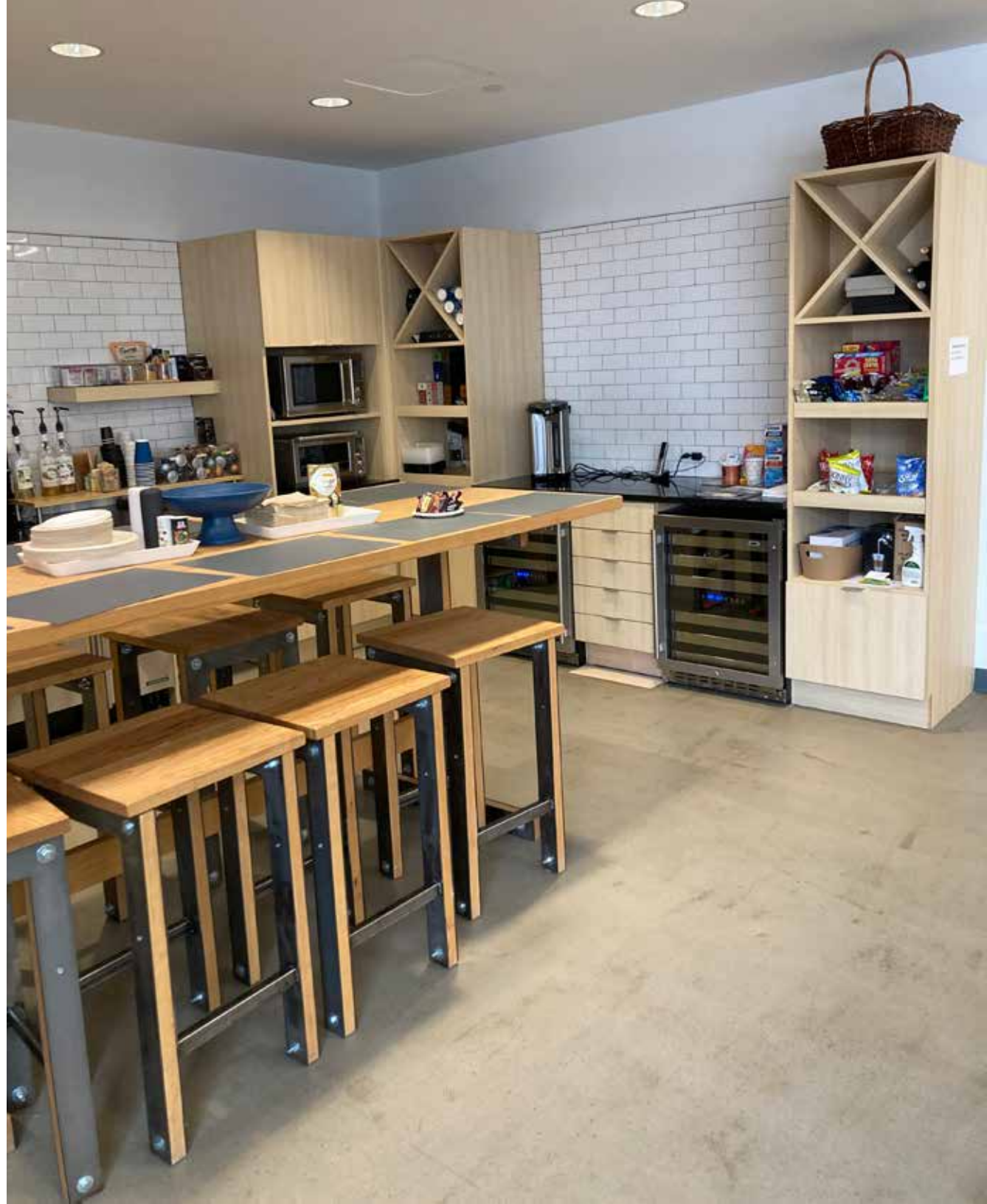
AREA HIGHLIGHTS

- Building is situated in a prime Elmhurst CBD location!
- One block to Metra UP-W Elmhurst station
- Within walking distance to all town amenities including post office, movie theater, public library, Wilder Park & Conservatory plus the abundance of retail, restaurants, bars and cafes the downtown area has to offer
- Popular nearby restaurant/bar tenants include Modern Plate, Kan Ya, Tannins Wine Bar, Victory Meat & Seafood, Ella's Italian Pub, Armand's Pizzeria, Sweet Circle, Bonita Bowls, 151 Kitchen, Brewpoint Coffee, Courageous, 100 South Chop House & Grill, Sushi Nest, Gia Mia, Stray Hen Cafe, Maharaj Indian Grill
- Nearby national tenants include Starbucks, Walgreens, FedEx, Chipotle, Egg Harbor Cafe, Dairy Queen, Buffalo Wild Wings, Chase Bank, Ace Hardware, Lou Malnati's, Citibank, 7-Eleven, Fifth Third Bank, Jewel-Osco,

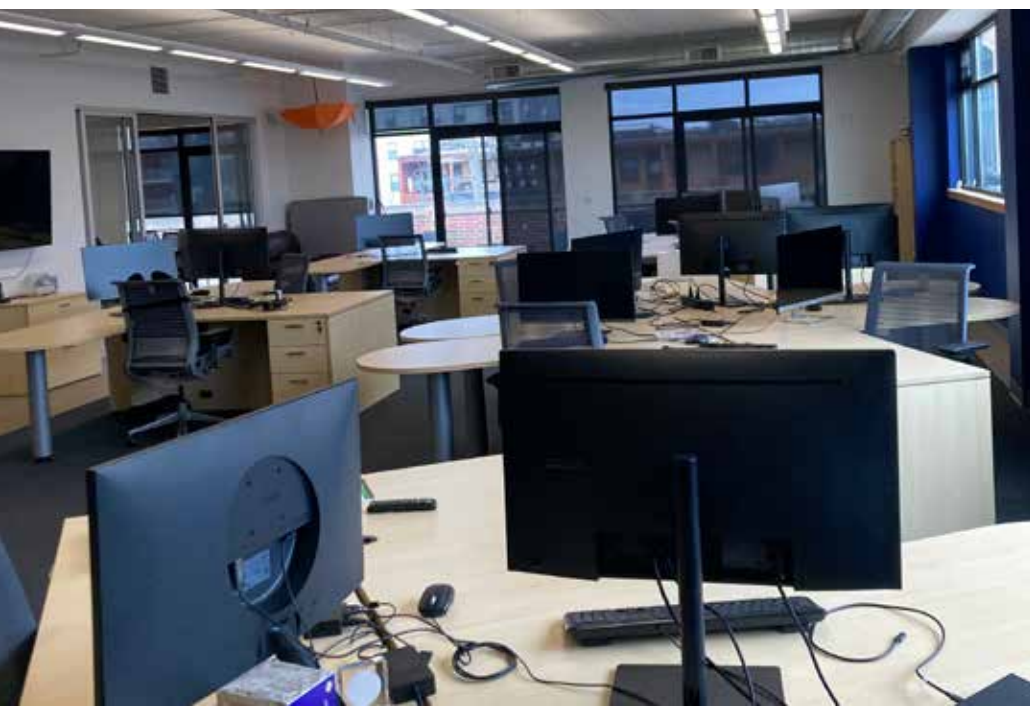
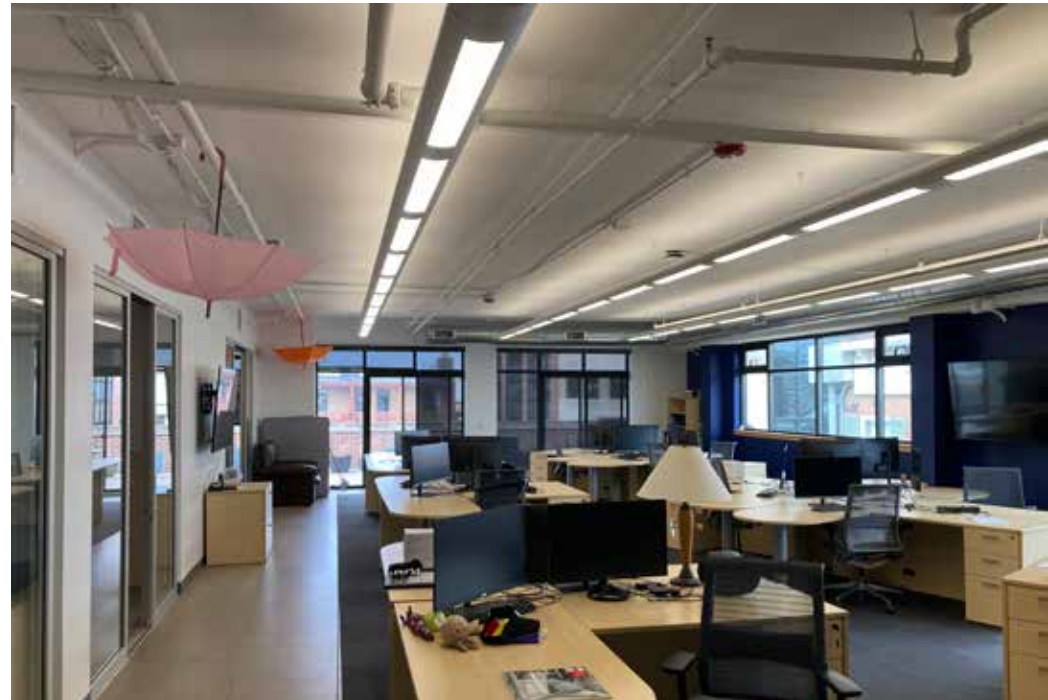
DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	6,546	41,504
MEDIAN HH INCOME	\$134,628	\$90,656
TOTAL POPULATION	18,464	119,112
DAYTIME EMPLOYEES	7,289	59,329

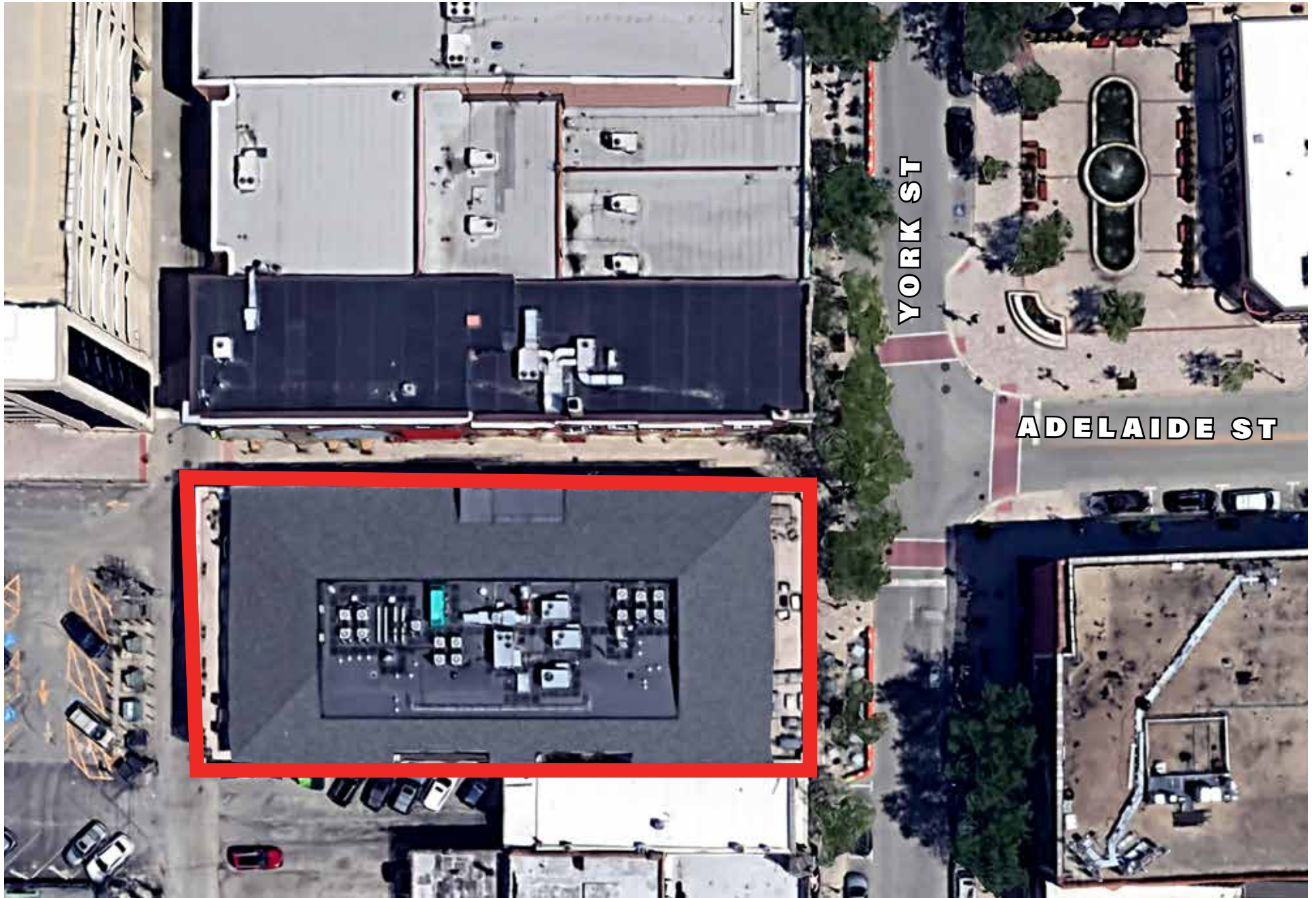
*No representation or warranty is made to the accuracy herein.
All broker opinions are subject to market conditions.*



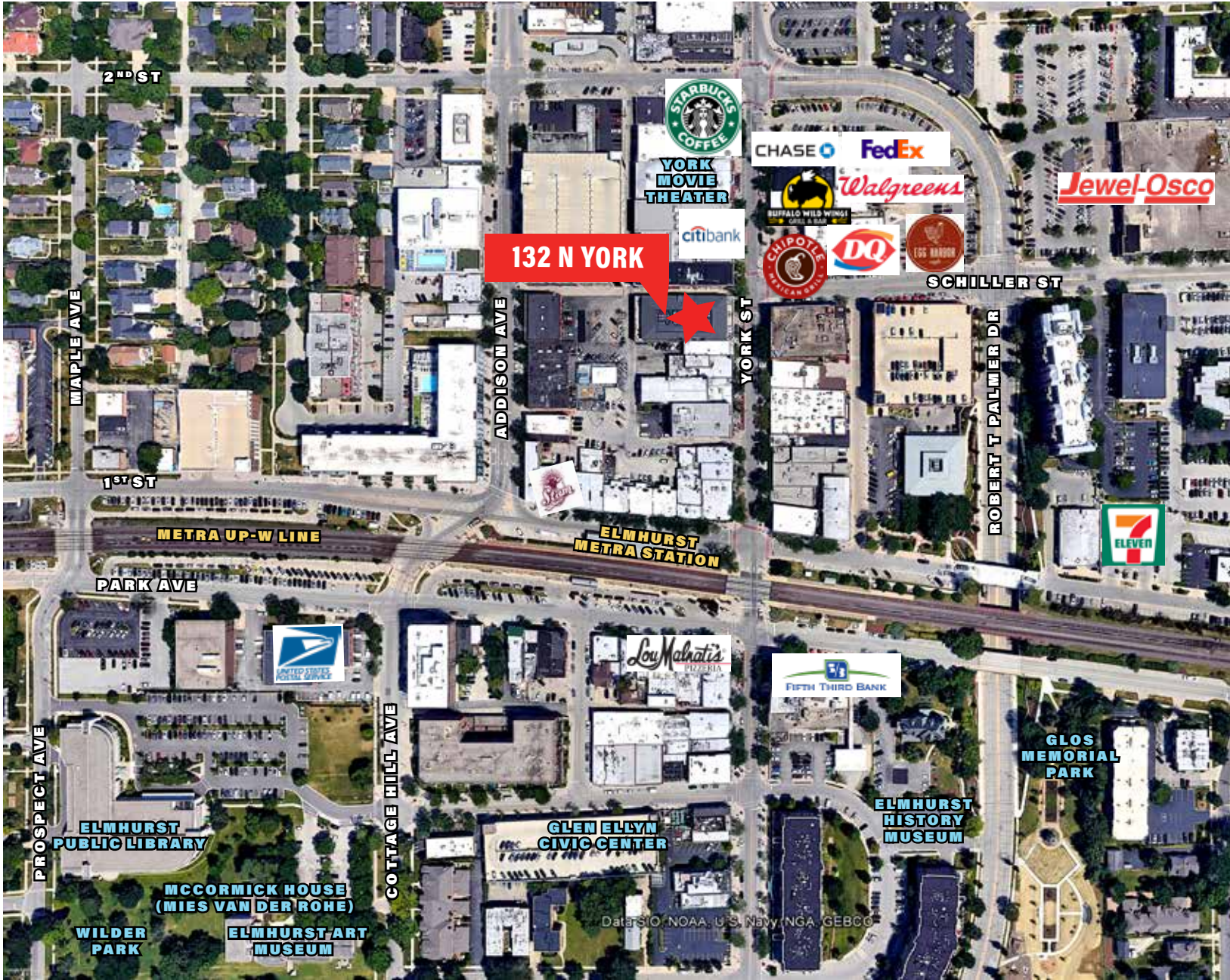
SPACE PHOTOS



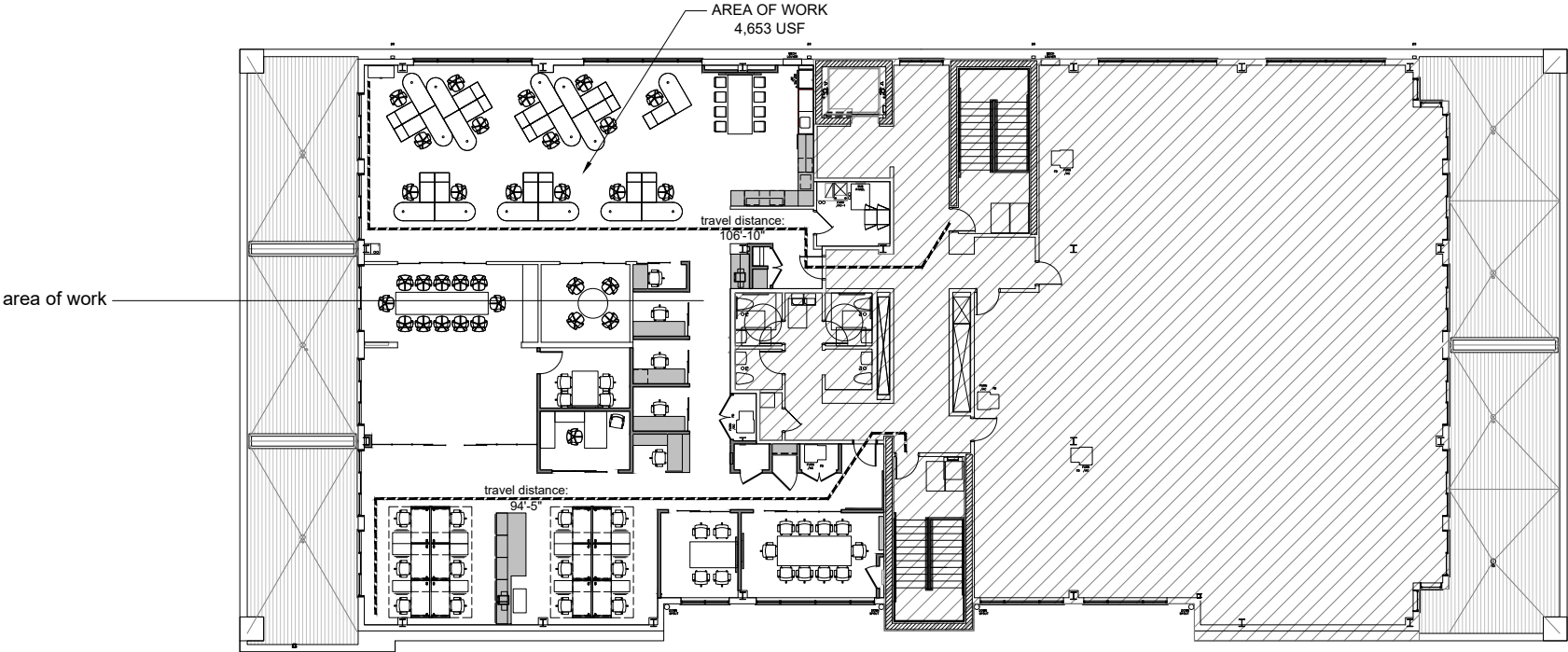
AERIAL PHOTO



AREA MAP



SPACE PLAN



3RD FLOOR KEY PLAN

1/8" = 1'-0"

OCCUPANCY = BUSINESS USE GROUP B (100 SQFT. PER PERSON)

SUITE
OCCUPANT LOAD = $\frac{4,652 \text{ SQFT.}}{100 \text{ SQFT PER PERSON}} = 46 \text{ PEOPLE}$

CITY OF ELMHURST MUNICIPAL CODE:
ICC INTERNATIONAL BUILDING CODE, 2012 EDITION W/AMENDMENTS
STATE OF ILLINOIS PLUMBING CODE, 2014 EDITION W/AMENDMENTS
ICC INTERNATIONAL MECHANICAL CODE, 2012 EDITION W/AMENDMENTS
NFPA NATIONAL ELECTRICAL CODE, 2014 EDITION W/AMENDMENTS
ICC INTERNATIONAL FUEL GAS CODE, 2012 EDITION W/AMENDMENTS
ICC INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION W/AMENDMENTS
ICC INTERNATIONAL FIRE CODE, 2012 EDITION W/AMENDMENTS
NFPA 101, LIFE SAFETY CODE, CURRENT EDITION W/AMENDMENTS
ICC/ANSI A11.1 - 2009 AMERICAN NATIONAL STANDARD ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2012 DEPARTMENT OF JUSTICE STANDARDS FOR ACCESSIBLE DESIGN

PARTIAL INTERIOR RENOVATION OF THE 3RD FLOOR



SITE PLAN

NOT TO SCALE



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