



# 550 PENNSYLVANIA, GLEN ELLYN

THREE OFFICE SPACES FOR LEASE

WEST CHICAGO SUBURBS



# SPACE DETAILS

## SPACE AVAILABLE

- ▶ Suite 200: 1,200 square feet
- ▶ Suite 201: 1,100 square feet
- ▶ Suite 202: 900 square feet
- Total: 3,200 square feet**

## RENTAL RATE

- ▶ Suite 200: \$22.00 psf/year modified gross
- ▶ Suite 201: \$26.00 psf/year modified gross
- ▶ Suite 202: \$24.00 psf/year modified gross

## HIGHLIGHTS

- ▶ Three second floor, walk-up office spaces for lease in gorgeous west Chicago suburb of Glen Ellyn!
- ▶ Spaces boast new finishes and fantastic windows with great lines
- ▶ Spaces are fully built-out with 2-3 private offices plus open space
- ▶ Parking available
- ▶ Building is situated in prime Glen Ellyn CBD location, right in the midst of all the retail/restaurants and just one block from the Glen Ellyn Metra UP-W line, post office, and Glen Art Movie Theater
- ▶ Nearby tenants include Dunkin' Donuts, Starbucks, Einstein Bros. Bagels, Fire + Wine, Maize + Mash, A Toda Madre, Common Good Cocktail House, Main Street Pub, Tutto Bene, Thipi Thai, Chocolaterie Stam

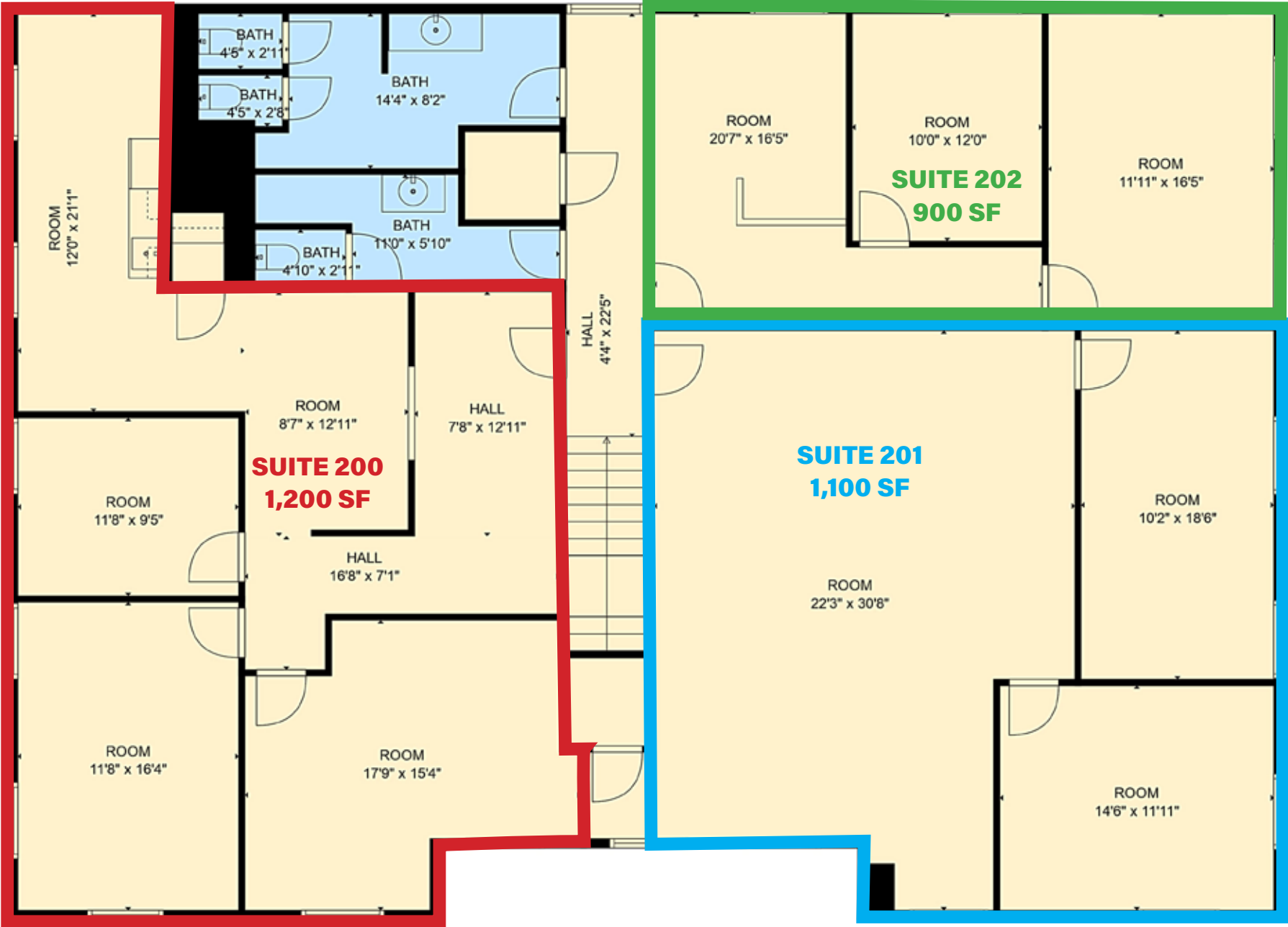
## DEMOGRAPHICS

	1 MI	3 MI
<b>TOTAL HOUSEHOLDS</b>	5,532	44,819
<b>MEDIAN HH INCOME</b>	\$146,114	\$100,638
<b>TOTAL POPULATION</b>	15,265	120,703
<b>DAYTIME EMPLOYEES</b>	5,117	54,821

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



# FLOOR PLAN







550 PENNSYLVANIA  
**GLEN ELLYN**  
ILLINOIS 60137

EXCLUSIVE AGENT  
**STEVE HORVATH**  
630.430.4300  
Steve@creadvising.com



**CRE ADVISING**  
ANY PROPERTY ON EARTH  
[www.creadvising.com](http://www.creadvising.com) | 312.448.6401  
CHICAGO | GLEN ELLYN | NASHVILLE