



# FOR LEASE

Retail/Office Condo  
Downtown Clarendon Hills, Illinois

235 Burlington Avenue, Clarendon Hills Illinois



- Located on Burlington Avenue, two (2) blocks west of Prospect Ave. (railroad crossing) in downtown Clarendon Hills
- 660 square foot unit with street level access and rear entrance
- Contains one (1) private office, reception area, kitchen area and bathroom
- Large windows with wood blinds in private offices
- Includes one reserved (owned) parking space
- Hardwood floors and 10' ceilings throughout
- Recessed can and fluorescent lighting



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

**The Butler Group** | 243 Burlington Ave, Clarendon Hills, IL 60514 | Phone 630.321.9500 | Fax 630.321.9501 | Email [bbutler@thebutlergroup.net](mailto:bbutler@thebutlergroup.net)

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### Retail/Office Condo Downtown Clarendon Hills, Illinois

<b>Location</b>	235 Burlington Avenue, Clarendon Hills, Illinois. The unit is located on Burlington Avenue one block west of Prospect Avenue in the Burling Court Condominium building
<b>Unit Size</b>	660 square feet
<b>Unit Description</b>	The available unit is located on the ground floor of the white three-story Burling Court Condominium building. The building contains twenty four (24) residential units on the second and third floors and four (4) commercial units on the ground floor.
<b>Space Description</b>	The subject property is a ground-floor office condominium that contains a small reception area, a private office with French doors, a private bathroom and a kitchen area with sink. The unit has hardwood floors throughout and is in excellent condition.
<b>Parking</b>	There is street-level parking in front of the unit on Burlington Avenue
<b>Signage</b>	Door signage is available (at tenant's cost) using the building standard black and gold lettering.
<b>Asking Rental Rate</b>	\$1450.00 per month plus utilities
<b>Possession Available</b>	September 15, 2019
<b>Comment</b>	This space is ideal for an individual looking for a small office suite with a street identity and the convenience of first-floor access.

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