



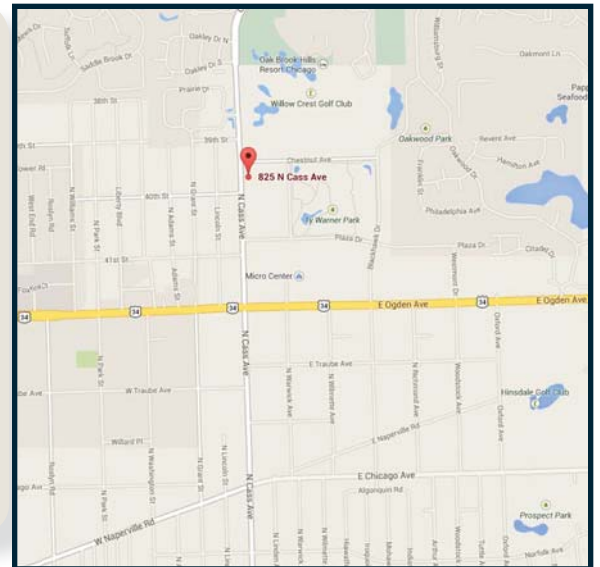
OFFICE SPACE FOR LEASE

Oakmont Business Center
Westmont, Illinois

825 North Cass Avenue, Westmont, Illinois



- 3-building, single-story complex with exterior suite entrances
- Located 1/2 mile north of Ogden Ave. on the east side of Cass Ave.
- 10 minutes from OakBrook Mall and its fine dining and lodging
- Available spaces from 1,062 square feet and up.
- Completely remodeled units with excellent tenant finishes
- Great parking ratio of 4 spaces per 1000 square feet
- individually controlled HVAC
- Adjacent to Ty Warner Park



The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

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OFFICE SPACE FOR LEASE

Oakmont Business Center 825 North Cass Avenue, Westmont, Illinois

Location	Oakmont Business Center is located on the east side of Cass Avenue 1/2 mile north of Ogden Avenue, in Westmont, IL.
Building Description	Oakmont Business Center is comprised of (3) single-story, all brick office buildings that total of 59,751 square feet.
Space Description	All units at Oakmont Business Center have tenant-controlled HVAC, in-suite bathroom, and a kitchen bar with sink and cabinets. Available spaces can be remodeled to tenant's specific space requirements with a three-year minimum lease term. Remodeled spaces will include building-standard finishes, which may include new bathroom flooring and fixtures, new carpet, lighting, and ceiling grid, plus solid-core hardwood doors with new hardware throughout.
Parking	Four spaces per 1,000 square feet of building area.
HVAC	Tenant-controlled individual units
Utilities	Tenant is responsible for gas and electricity which are separately metered and billed directly to tenant.
Asking Rental Rate	\$14.00 per square foot modified gross
Comment	Oakmont Business Center is the best single-story office value in the OakBrook/Westmont office market. Located just 10 minutes from the OakBrook Mall and all of the fine dining available along 22nd Street in OakBrook. The complex is a short walk to Hilton Oak Brook Hills Golf Resort and Conferenc Center. It also adjoins the Westmont Park District's award-winning Ty Warner Park.

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Oakmont Business Center Available Units



<u>Unit Number</u>	<u>Square Footage</u>	
315	1,536	(Two entrances, double doors with access ramp)
313	1,736	(Two entrances, double doors with access ramp)

Floor plans of all space available upon request.

