

YORKBROOK BUSINESS PARK

A Safe and Sustainable
Office Environment

EISENHOWER

LANE

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PROFESSIONALLY MANAGED BY:



PROFESSIONALLY LEASED BY:



PARK HIGHLIGHTS

YORKBROOK BUSINESS PARK

- Single story office/flex suites
- Private suite entrance with no common areas
- Business park setting, ideally located.
- Immediate access to I-88, I-355 and Butterfield Road retail and restaurants
- Recently renovated vacancies. Move-in ready condition
- Institutionally owned and managed with onsite manager and engineer
- HVAC maintenance and repairs included in rental rate



SPACE AVAILABILITY:

SUITE	TOTAL SF	WAREHOUSE SF	CAR PARKING	LOADING	MODIFIED GROSS ASKING RATE
401	6,463	1,509	20	1 DID	\$7,275/mo
414	4,004	1,436	13	1 DID	\$4,595/mo
419	9,594	To-Suite	29	N/A	\$10,795/mo
432	1,233	294	4	N/A	\$1,450/mo
438	3,268	576	11	1 DID	\$3,750/mo
440	6,293	1,244	21	1 DID	\$7,095/mo
445	1,922	276	6	1 DID	\$2,250/mo
448	3,521	1,481	12	1 DID	\$3,961/mo
449	5,338	1,781	18	2 DID	\$6,025/mo

BROKER INCENTIVE

Airpods for a qualified building showing and RFP. Tenant must be disclosed.



AREA AMENITIES



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