

# FOR SALE

## TWO HIGH-QUALITY OFFICE AND INDUSTRIAL PROPERTIES:

# SOLD



**Location:** The property is ideally located on the south side of Branding Lane (one block south of Butterfield Road / Route 56 and approximately 400 feet east of Finley Road). The building fronts Branding Lane with 475 feet of frontage. The property enjoys an excellent proximity to I-88 / East-West Tollway (via a full interchange within one mile) and to I-355 / North-South Tollway (via a full interchange within a half mile) and is surrounded by nearly a million square feet of thriving retail and service businesses. The location focuses tenant interest on companies demanding easy access to excellent highway transportation links.

### Branding Business Center

1441 Branding Lane, Downers Grove, Illinois

LOT SIZE: 131,575 sq. ft.  
(3.02 acres)

CONSTRUCTION: Face brick over concrete block and steel frame

AGE: Completed in 1985

ZONING: B-3 (General Services and Highway Business District)

PIN: 06-30-409-026

SPRINKLERS: Fully sprinklered  
HVAC: Individual roof-mounted, gas-fired, forced-air systems  
ROOF: Flat, build-up composition over metal roof deck  
REAL ESTATE TAXES:  
(1999): \$63,437.96  
(favorable DuPage taxes)

**Property Description:** Branding Business Center is an attractive single-story multi-tenant Class B office/service building containing approximately 47,890 square feet. The net rentable square footage is 47,576 which is comprised of approximately 80% office and 20% warehouse and is currently divided into eight tenant spaces. The building is anchored by Advocate Health Care, a strong credit tenant, occupying 45% of the total building. The common areas of this well-located building includes a loading dock with one drive-in and two truck-bed level doors. Additionally, two tenant spaces have private-access drive-in doors. These ample loading docks and overhead doors make the building a prime attraction to sales organizations and service centers. There is blacktop-paved, illuminated parking for 145 vehicles on site.



**Location:** Our excellent location is 400 feet west of the southwest corner of 22nd and Main Streets in Lombard, Illinois. The major thoroughfares serving the property include Route 53 to the west, Roosevelt Road to the north and Butterfield Road to the south. The building is one-half mile east of I-355, the North / South Tollway, which is accessible via full interchanges at Butterfield and Roosevelt Roads. The East / West Tollway is less than one mile to the south. Building location allows outstanding access to both O'Hare and Midway Airports.

### Lombard Corporate Center

55W. 22nd Street, Lombard, Illinois

LOT SIZE: 112,200 sq. ft.  
(2.58 acres)

CONSTRUCTION: Brick face over concrete

AGE: Approximately 22 years old

ZONING: PD (Planned Development District)

PIN: 06-30-208-003

ELEVATOR: One passenger elevator  
HVAC: Gas-fired, forced-air unit and condenser with supplemental electrical base board heat  
ROOF: Flat roof with composition cover  
REAL ESTATE TAXES:  
(1999): \$57,519.00  
(favorable DuPage taxes)

**Property Description:** Lombard Corporate Center is a three-story 50,911 square foot masonry and concrete building. In 1998/1999 an entire building renovation was undertaken as follows: new ADA entrance ramp, new electrical service, new carpet and wall treatment in common areas, completely refurbished washrooms, new key card access security system, new glass vestibule at north entrance, state-of-the-art fire and life safety computer system with controlled smoke and heat detectors and annunciators, new common furnished conference center and vending area for tenants, new building logo and signage. The building is serviced by one 2,500 pound Schindler Elevator as well as two convenient stair halls and entranceways. Extensive new landscaping was completed in 1998. Improvements include 300 feet of interlocking retaining brick, numerous trees and perennial plantings. There are approximately 249 parking spaces on the site or 4.9 spaces per 1,000 square foot of rentable space.

# SOLD

For additional information, including income, expenses, site plans and rent rolls, please call for a Confidentiality Agreement.



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**Paul G. Demik**

*Principal*

(847) 797-8900, Ext. 17

[www.dkrealty.com](http://www.dkrealty.com)

*e-mail: [pgd@allways.net](mailto:pgd@allways.net)*

