

NOW LEASING

Downtown Downers Grove Professional Office Above Ballydoyles

Features:

"Downtown charm, Uptown professionalism"

- 3,600 sf (Divisible to 1600 sf and 2000 sf)
- Rents starting at \$14.50 psf
- Key Fob Security Suite Entrance
- Elevator
- Parking Garage adjacent to building
- Walking distance to the Metra train station
- Across the street from the new Fishel Park Bandshell.



**5157 Main Street
Downers Grove, IL 60515**

Property Description:

Prominent second story space will offer professionals a high quality presence in the community. The building is located in the heart of downtown Downers Grove. Walking distance to Metra train, ample garage parking, and an elevator. Space boasts kitchenette, a conference room, 6 private office spaces as well as open space for cubicles ...or large worktables, drafting tables, conference or seminar space.....light and airy.

Perfect for design studio, call center, home health offices, offsite departments from large enterprise, architect's space, corporate headquarters for businesses that largely operate in the field, general office.

Target Tenants:

- Hospital affiliated companies
- Other Healthcare Providers
- Local Downers Grove businesses
- Marketing or Call Center Services
- Attorneys, Title Companies, Financial
- Architects

<u>Demographics:</u>	1 mile radius	3 mile radius	5 mile radius
Population	13,645	103,359	260,851
Avg. Household Income	97,918	98,389	\$107,304



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