

±2,000 SF  
OFFICE SPACE  
FOR LEASE

Well-  
Maintained

Solar Panels  
on Roof

Direct Access  
to I-355

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 40 S. ADDISON ROAD

Unit 2, Addison, IL 60101

[Property Website](#)

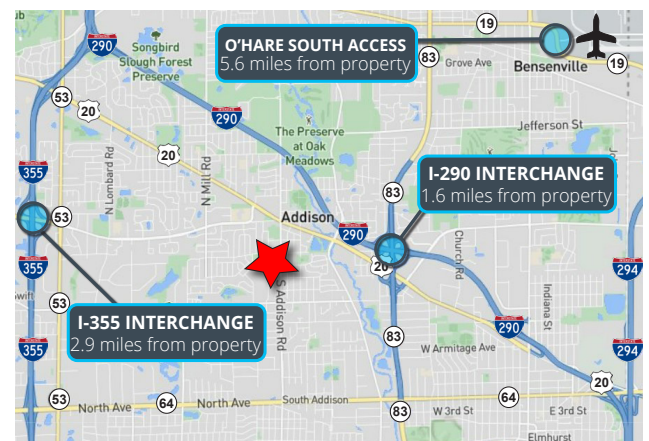


## SPECIFICATIONS

- Building Size: ±36,952 SF
- Land Area: ±2.07 AC
- Available Office: ±2,000 SF
- Parking: ±7 Cars
- Year Built: 1998
- Construction: Tilt-up
- RE Taxes: \$2.25 PSF (2024)
- **Lease Rate: Subject to Offer**

## HIGHLIGHTS

- Under new ownership
- Well-maintained facility
- Solar panels on roof
- Direct access to I-355 and other major expressways
- Low DuPage County taxes



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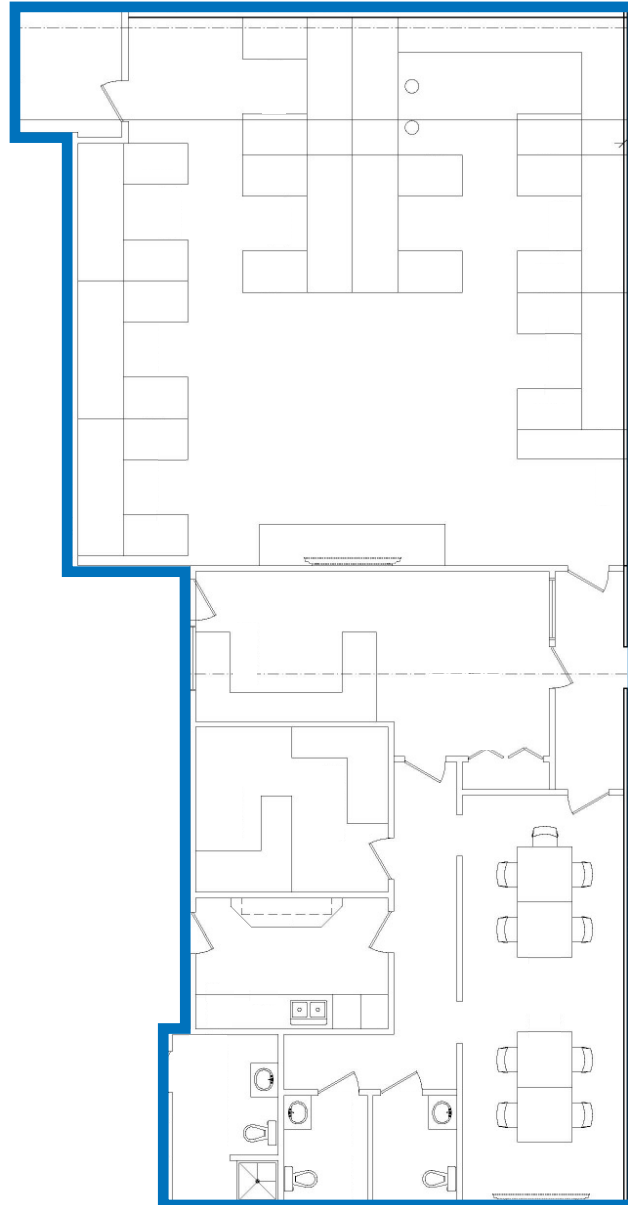
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## FLOOR PLAN



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