

OWNER/INVESTOR SUITE

**2,200 SF FOR SALE
1,000 SF FOR LEASE**

**340 W. Butterfield Rd. #LLA
Elmhurst, IL**

\$220,000

- Furniture is available for use
- On-site management for building
- Convenient parking
- All utilities included for leasing
- Fitness center with 24-hour access
- Conference rooms available
- Additional income available with leased suites - \$1,350/month

- 67,205 SF 4-story professional atrium building
- Public transportation
- Minutes to Oak Brook shopping
- 20 minutes to downtown Chicago
- 15 minutes to O'Hare Airport
- 20 minutes to Midway Airport
- Exceptional access to all major expressways

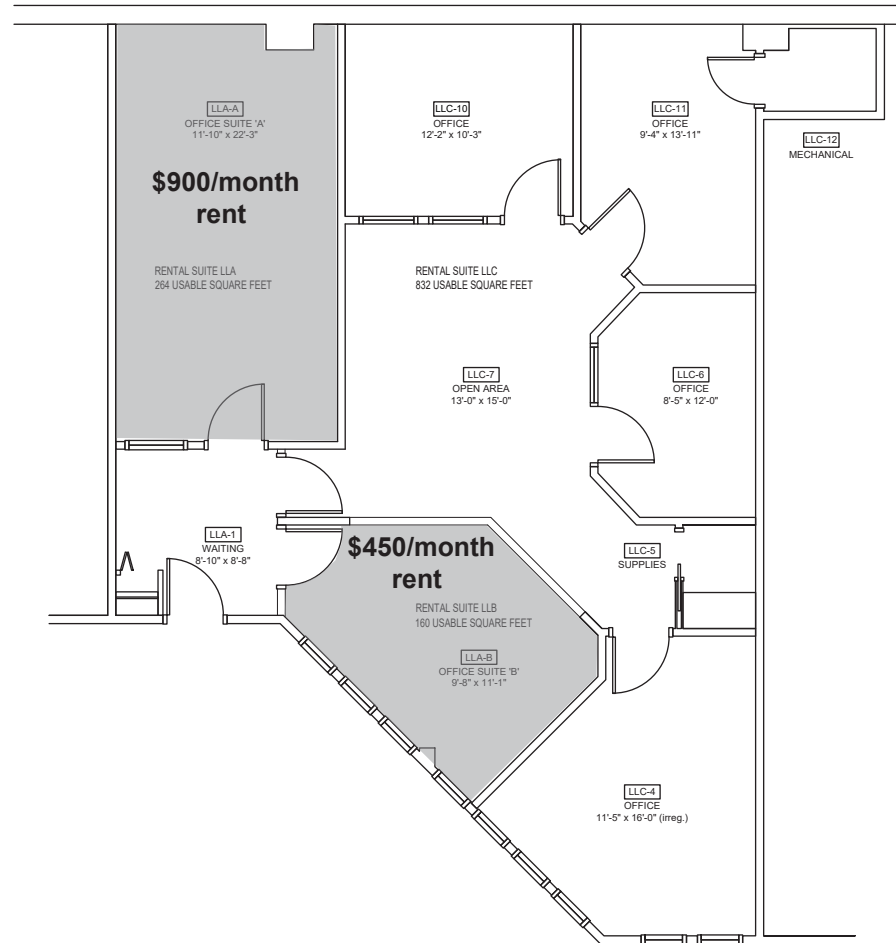
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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LEASED

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Butterfield Office Suites



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