

Situated in the heart of the I-88 Corridor

- 15.37 Acre
- Two 1.5 Megawatt Diesel Generators Providing Full Building Backup Power
- Upgraded Mechanicals
- Upgraded Lighting
- Over 630 Car Parking
- Indoor Executive Parking
- Daycare Facility
- Fitness Center with Lockers, Showers and Equipment
- Daycare
- Full Service Cafeteria and Dining Area
- Beautiful 3-story Atrium
- Outdoor Terrace Overlooking the Pond
- 20,000 sf Data Center
- Dual Electric Building Feeds of 1200 Amps Split Outside of Property From a Single Utility Feed
- 54,522 sf Ground Floor
- 49,670 sf First Floor
- 49,385 sf Second Floor
- 52,056 Third Floor

For LEASE \$9psf nnn Class A Corporate Headquarters Facility

205,633 SF (divisible to 53,562 sf)



2400 Cabot Drive, Lisle, Illinois 60532



4747 W. Peterson Ave. #200
Chicago, IL 60646
www.imperialrealtyco.com

Area Demographics: Growing population of 231,910 from 89,426 households in 5-mile radius and 898,600 population with 325,914 households in 10-mile radius; \$132,489 average household income in 5-mile radius and \$125,418 in 10-mile radius; over 63% of the 5-mile population has an Associate Degree or higher level of education; DuPage County is the second-most populous county in Illinois (second to adjacent Cook County with 5.2 million) and is ranked as the healthiest county in Illinois.

Please call to arrange a private viewing: Bob Huber, VP, 773-736-6652 bhuber@imperialrealtyco.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

Low DuPage County Property



For SALE subject to offer Class A Corporate Headquarters Facility

Best Economic Lease Rates in the Market

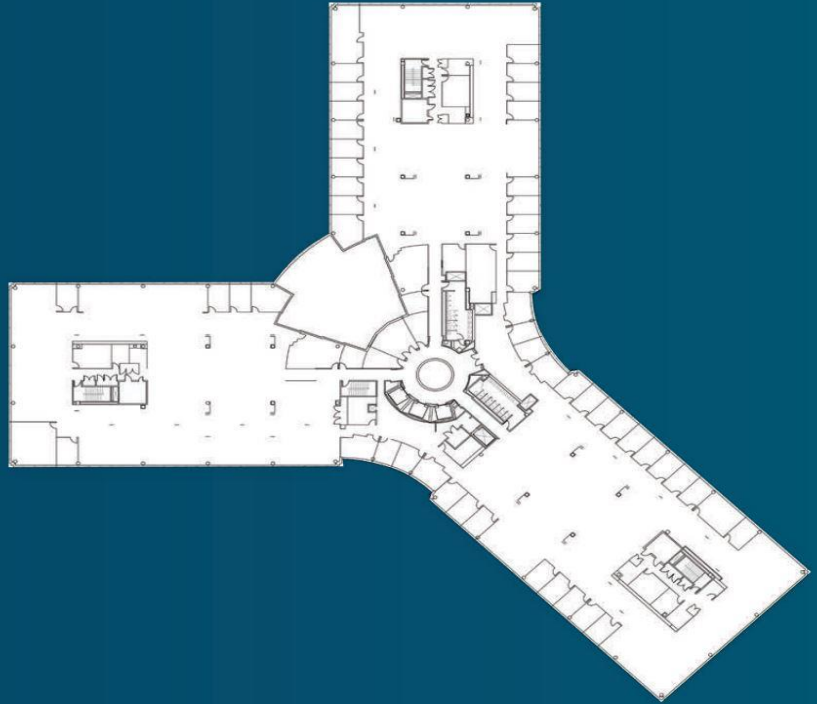
TYPICAL FLOORPLAN

GROUND FLOOR
54,522 SF

FIRST FLOOR
49,670 SF

SECOND FLOOR
49,385 SF

THIRD FLOOR
52,056 SF



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Additional Details: Convenient access to major thoroughfares (both I-355 and I-88), 30-minute drive to O'Hare International Airport, 7-minute drive to Lisle Station commuter train, over 150,000 vehicles per day on adjacent I-88 interstate highway, exterior is a beautiful polished granite, nearby numerous hotels and restaurants, situated in one of Chicagoland's most desirable suburban corporate campuses, parking can be expanded, beautiful 3-story atrium, in its current state the property can be multi-tenanted or leased/purchased as a corporate headquarters.

Please call to arrange a private viewing: Theron May, VP, 773-736-6461 tmay@imperialrealtyco.com

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