2001 YORK

Settle For Nothing Less.

THE GOLD STANDARD!

2001 York Road | Oak Brook, IL

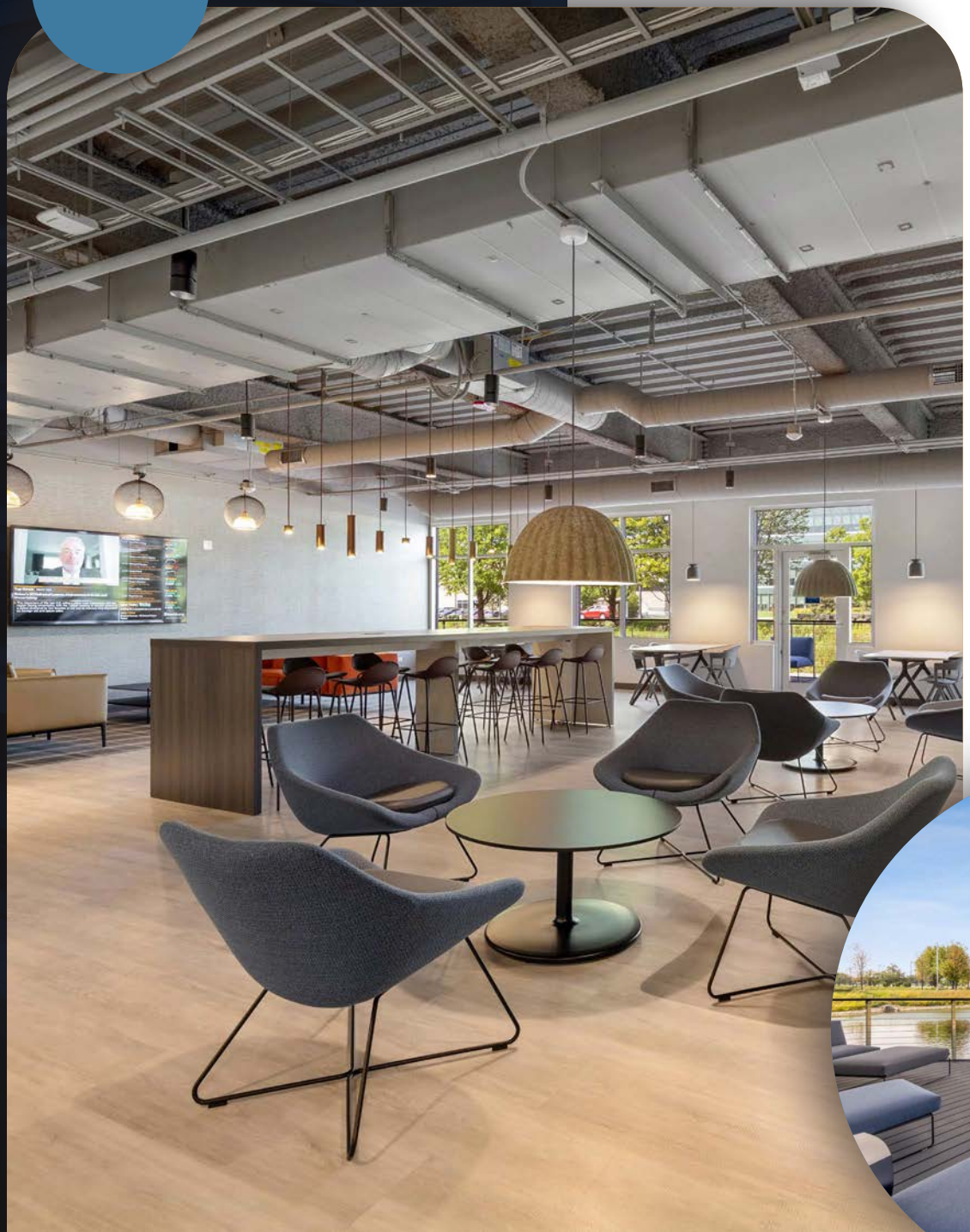


123,966 SF

Large Block Available
For Lease

AshleyCapital

Colliers



WHERE EVERY DAY FEELS LIKE A REWARD

2001 York Road is a Class A building that exemplifies excellence in every detail. Its top-tier amenities—including a fully equipped fitness center, café, conferencing, and training facilities, and inviting outdoor space—are complemented by a prime location with easy access from both the city and suburbs. The modern office space and vibrant professional community further elevate 2001 York Road as a prestigious business destination.





Training Rooms

Cafe

Fitness Center

Tenant Lounge

Outdoor Deck

EVERY ELEMENT SHINES

The brightest ideas rarely happen in the boardroom. They come on the treadmill, over lunch, or while relaxing by the water. A great lifestyle inspires great work—and you'll find both at 2001 York Road. Take a break in our tenant lounge or recharge on the outdoor deck with a refreshing change of scenery. And when it's time to share your ideas, we offer the perfect meeting space—whether you're presenting to a group of 6 or an audience of 200.







Grab and Go



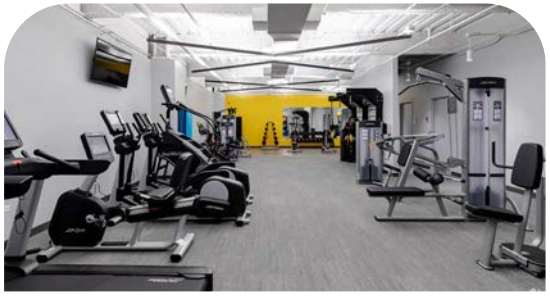
Break Room



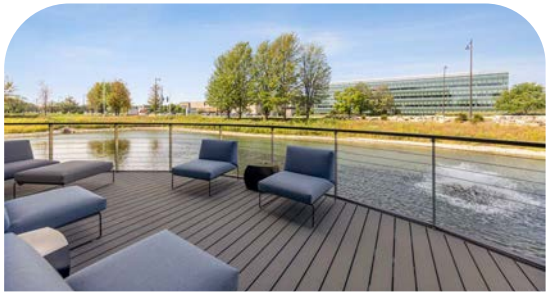
Tenant Lounge



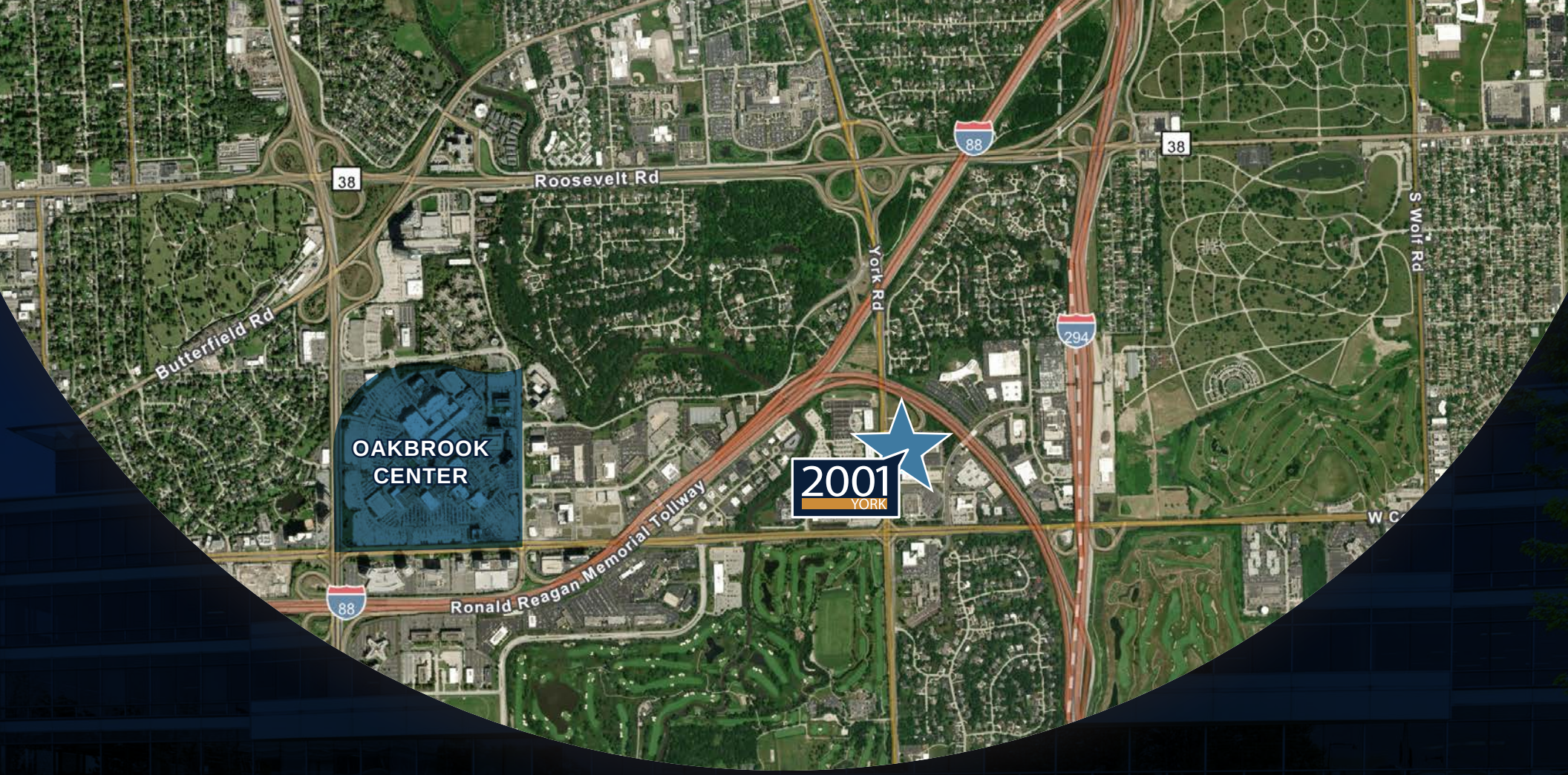
Training Rooms



Fitness Center



Outdoor Deck



NAVIGATE TO GREATNESS

Whether your team includes city dwellers or suburbanites, getting to 2001 York Road is easy. Located just off I-88 and I-294, the property offers 430-covered and 424 surface parking spaces—so you'll never be stuck searching for a spot. Prefer public transit? Pace bus service stops right at the front door, and a Metra station is just minutes away. And once you arrive, you may not want to leave. With a prime location near top restaurants, hotels, retail, and just minutes from Oakbrook Center Regional Mall, everything you need is close at hand.



17 Minutes to O'Hare Airport

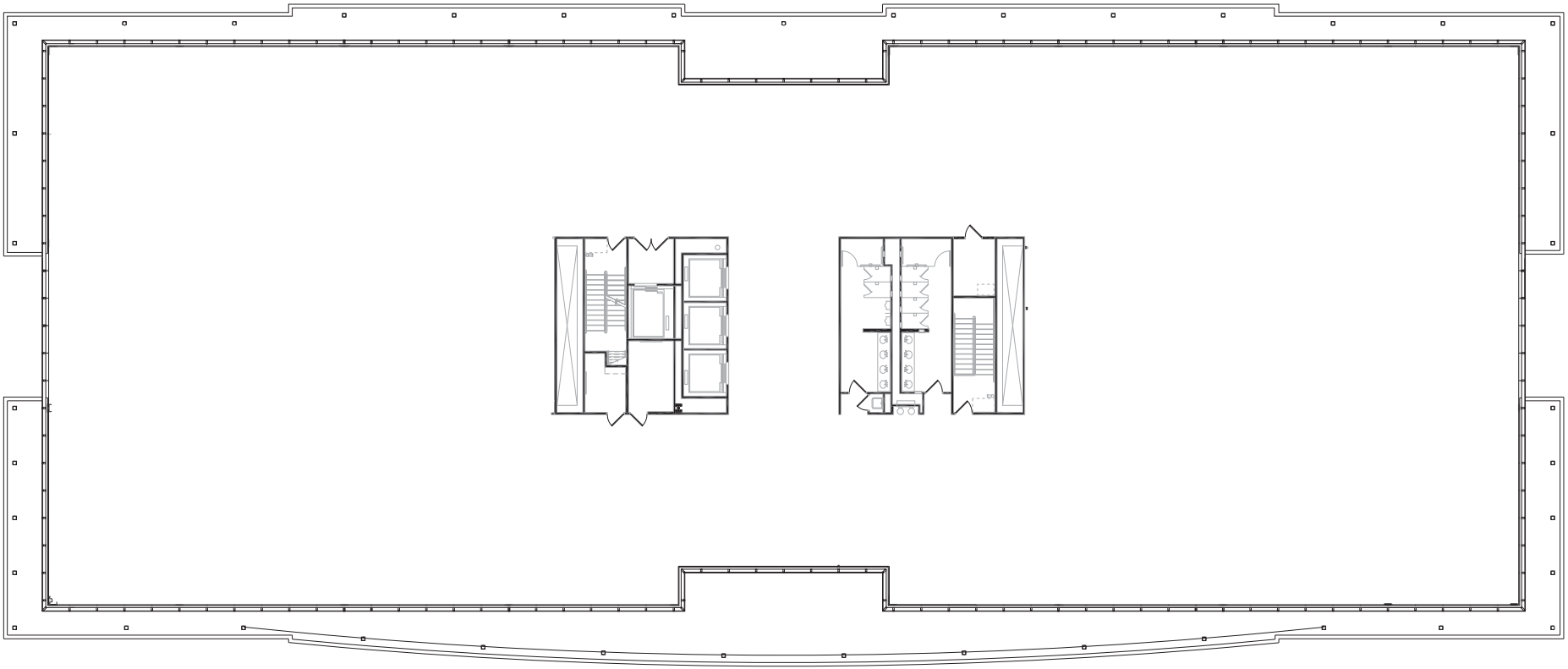
12 Minutes to Metra Train Station - Clarendon Hills

28 Minutes to Downtown Chicago

5TH FLOOR
30,022 SF

For Lease

2001 York Road // Oak Brook // Illinois



CONTACT US

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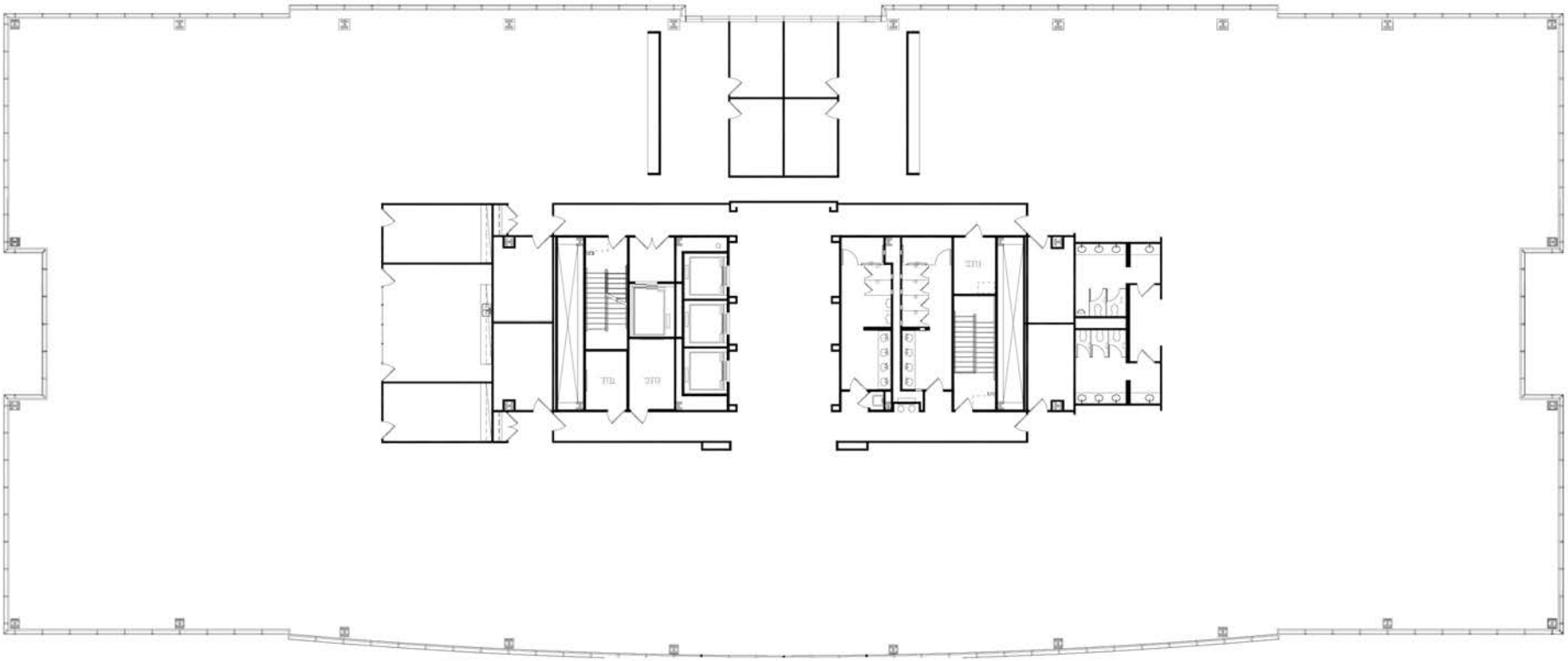
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4TH FLOOR
35,988 SF

For Lease

2001 York Road // Oak Brook // Illinois



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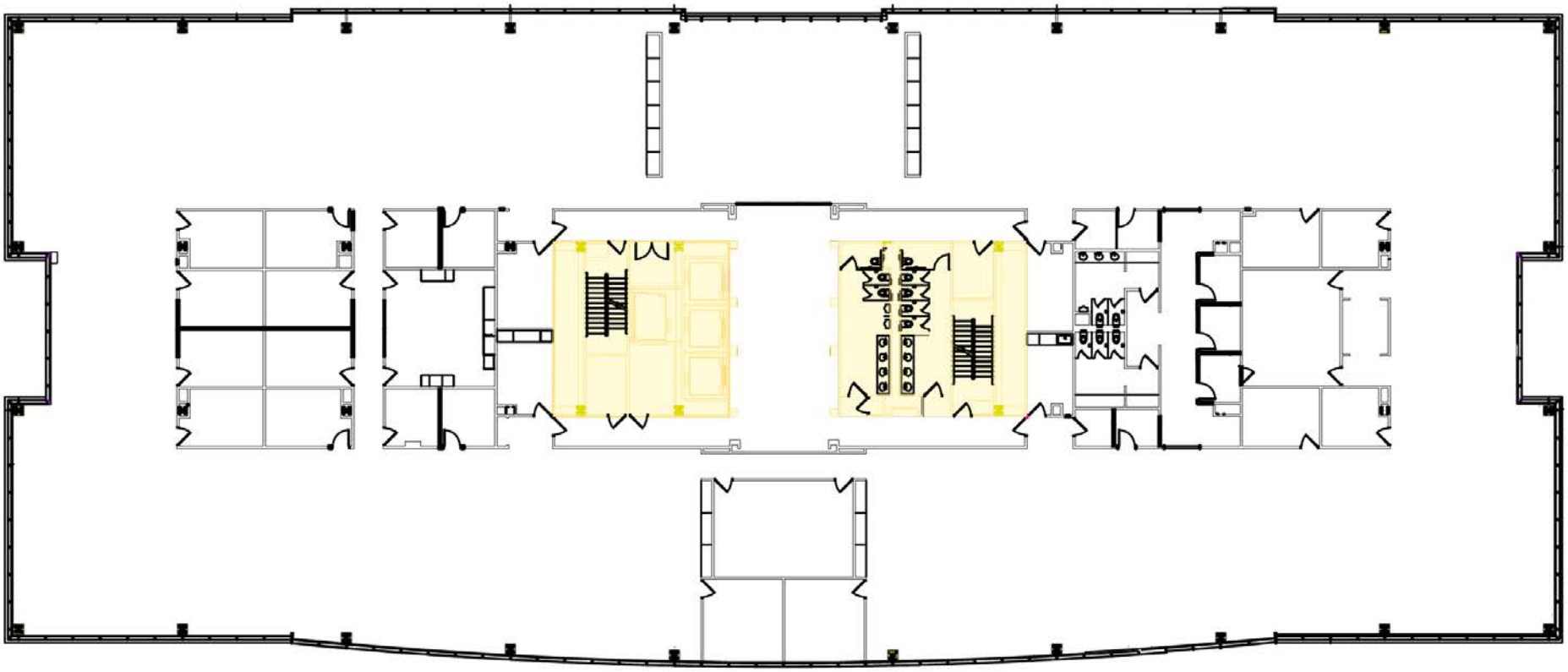
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3RD FLOOR
35,988 SF (DIVISIBLE)

For Lease

2001 York Road // Oak Brook // Illinois



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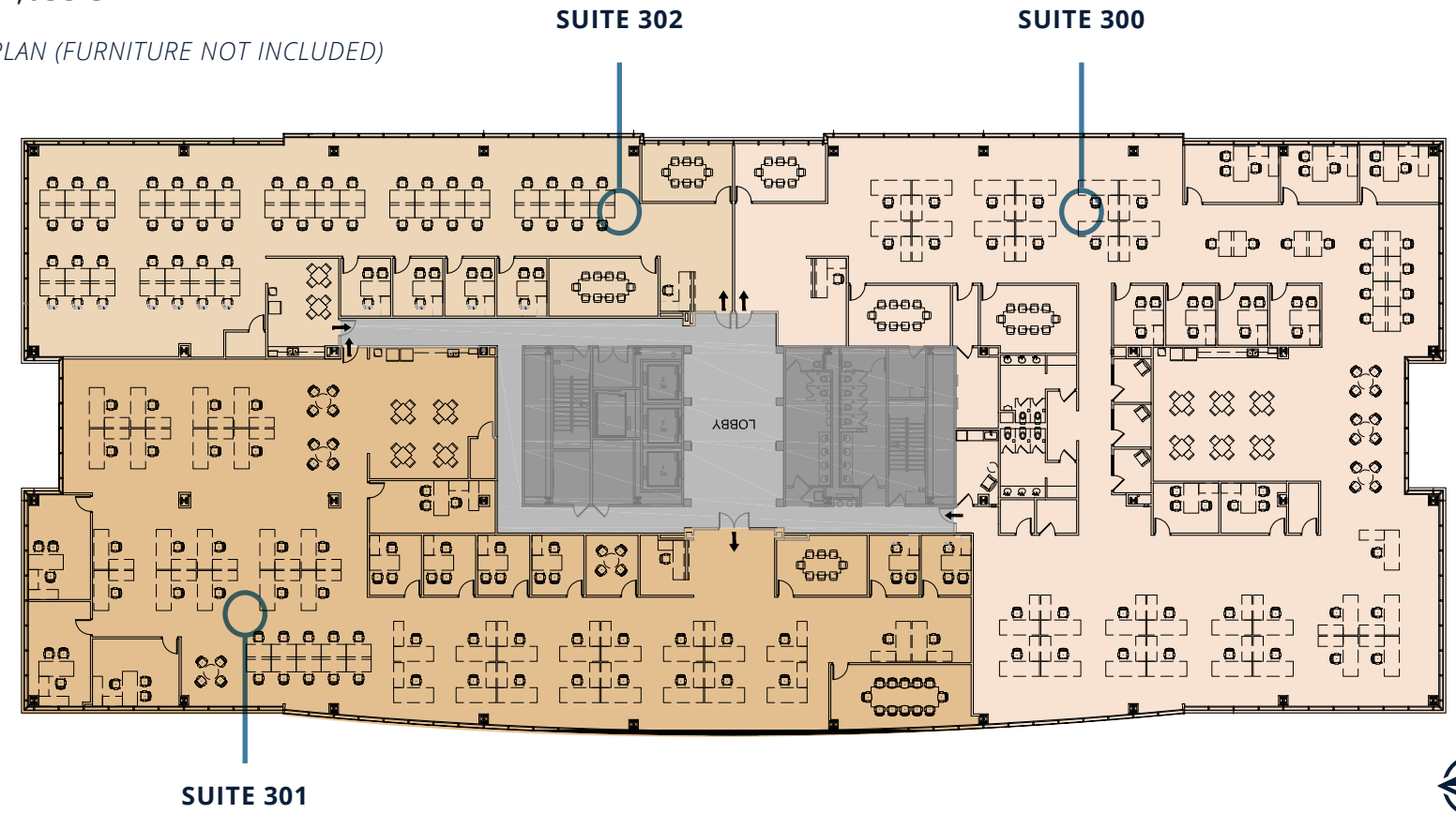
3RD FLOOR DEMISING PLAN
35,988 SF CONTIGUOUS

For Lease

2001 York Road // Oak Brook // Illinois

SUITE 300 | 15,870 SF
SUITE 301 | 13,095 SF
SUITE 302 | 7,033 SF

**CONCEPTUAL PLAN (FURNITURE NOT INCLUDED)*



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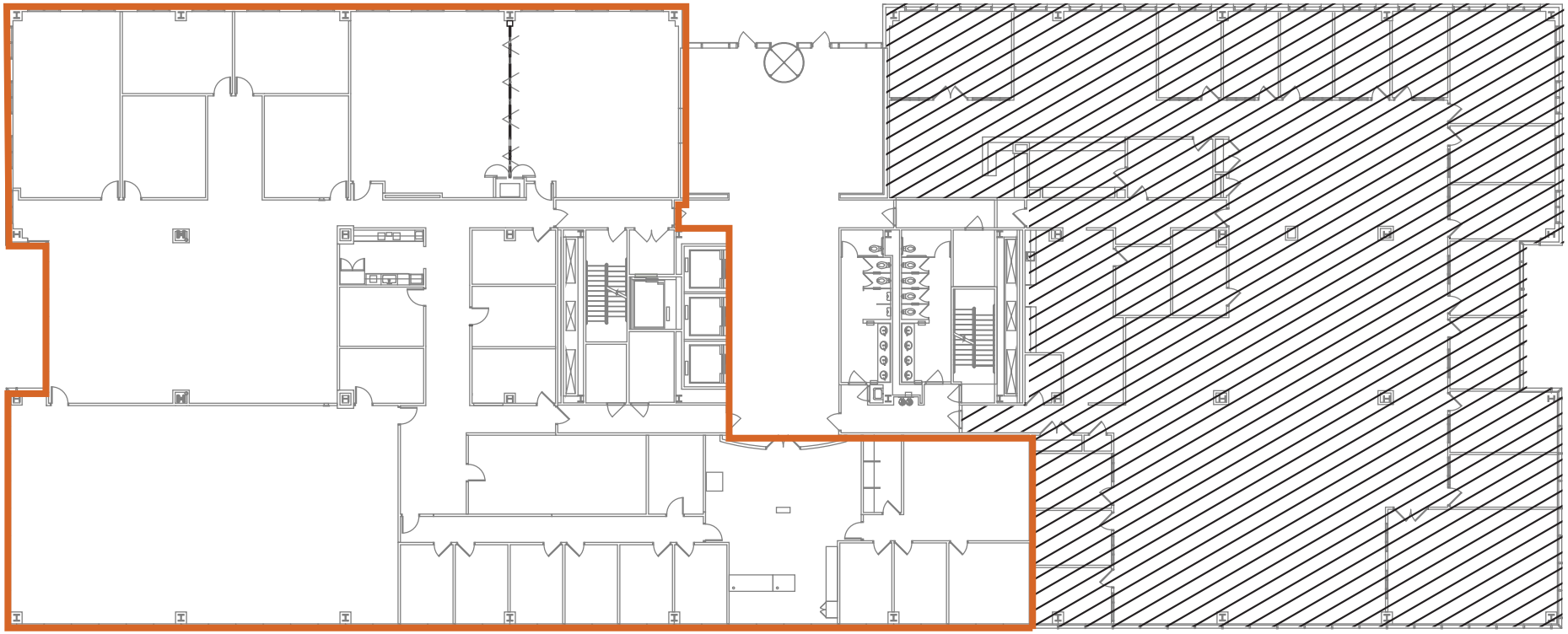
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1ST FLOOR
17,815 SF

For Lease

2001 York Road // Oak Brook // Illinois



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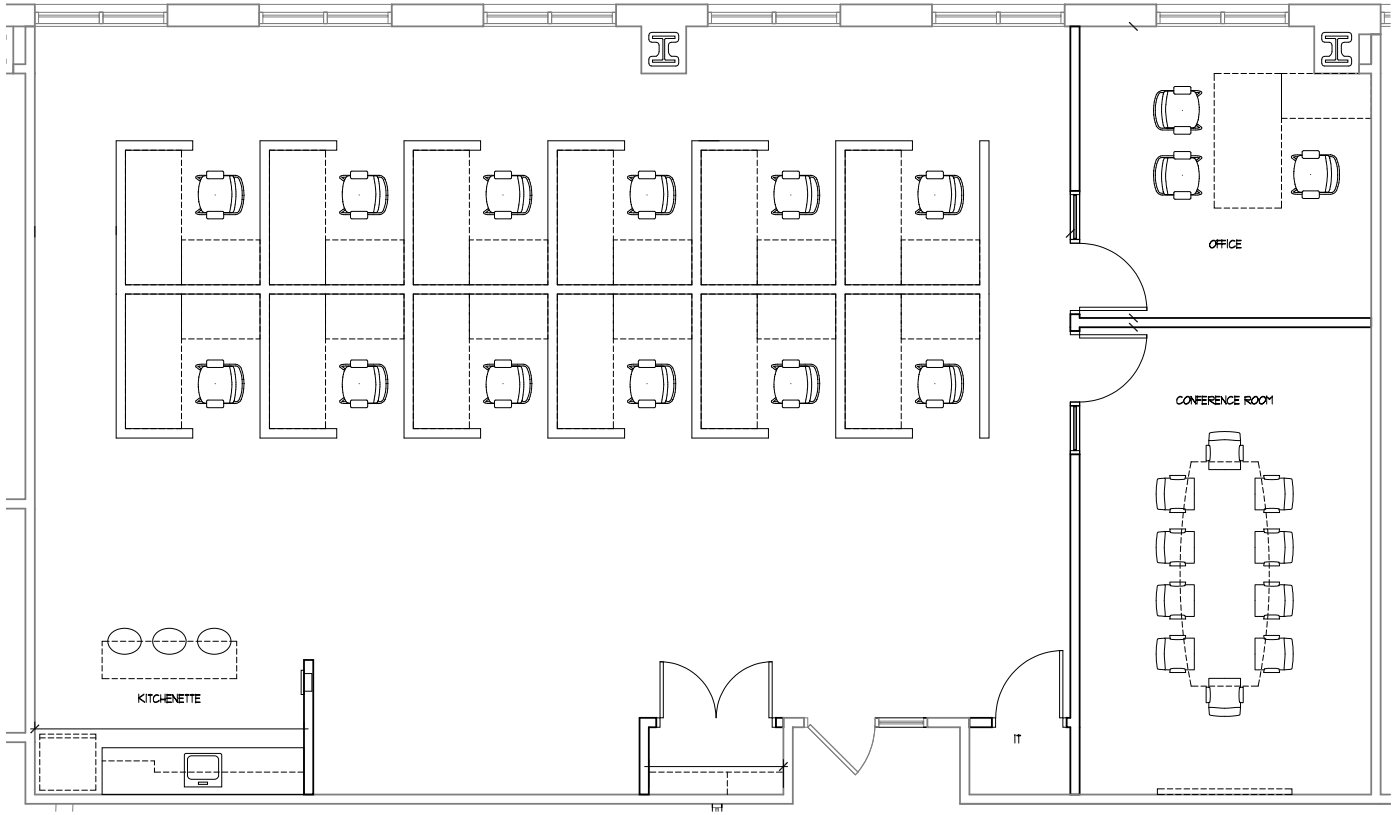
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LOWER LEVEL CONCOURSE
C50: 2,459 SF (AVAILABLE 1Q 2027)

For Lease
2001 York Road // Oak Brook // Illinois

**CONCEPTUAL PLAN (FURNITURE NOT INCLUDED)*



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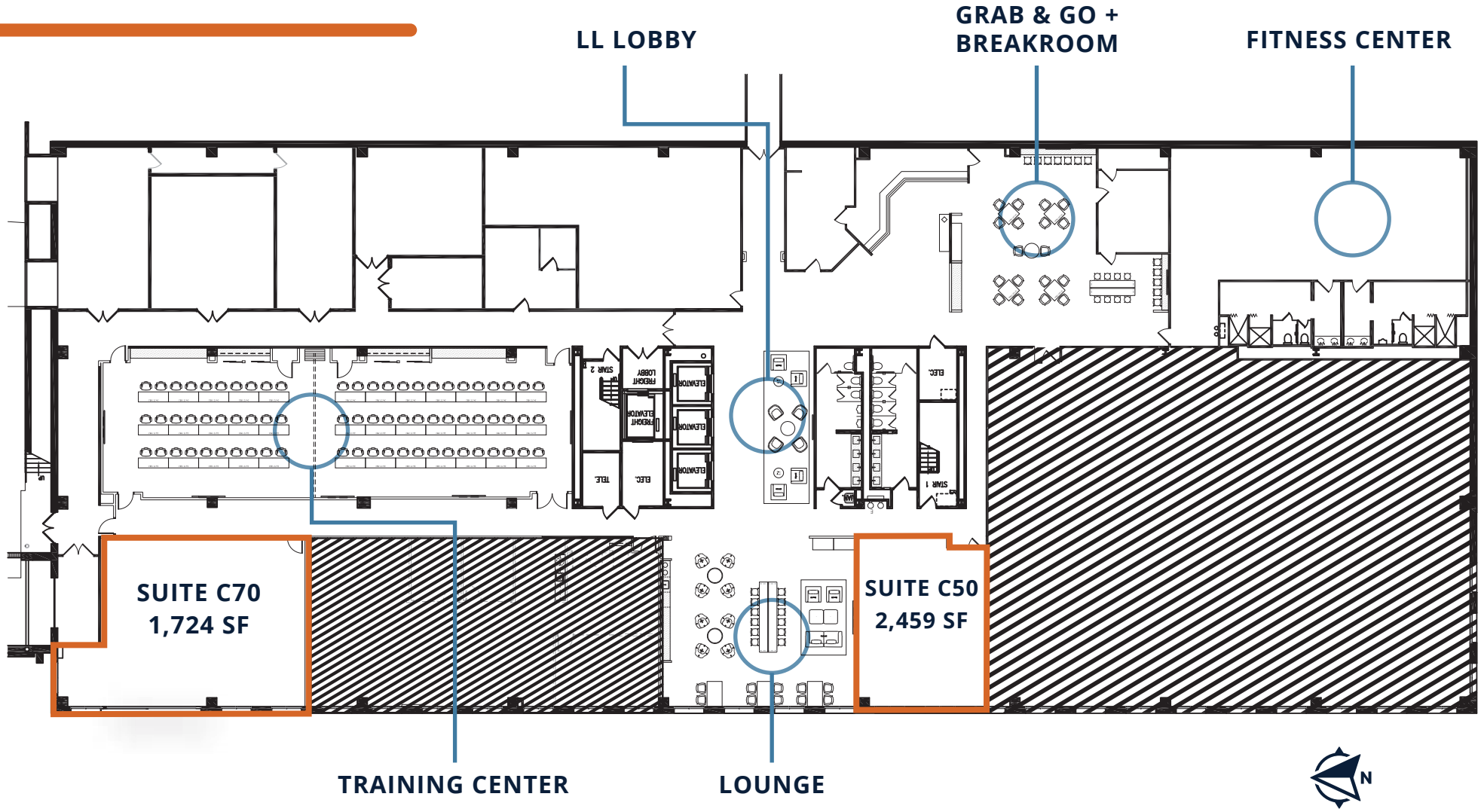
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LOWER LEVEL CONCOURSE

For Lease

2001 York Road // Oak Brook // Illinois



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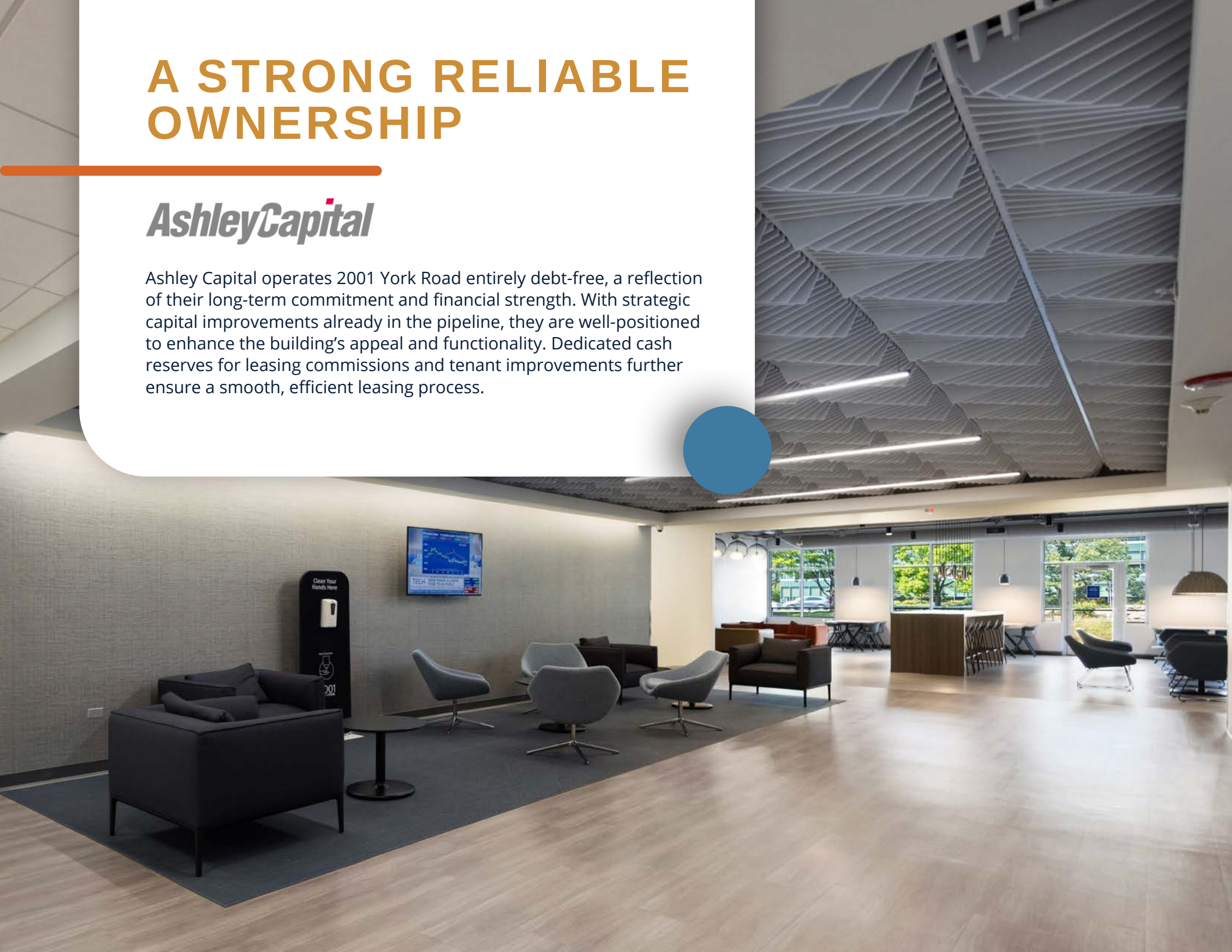
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A STRONG RELIABLE OWNERSHIP

AshleyCapital

Ashley Capital operates 2001 York Road entirely debt-free, a reflection of their long-term commitment and financial strength. With strategic capital improvements already in the pipeline, they are well-positioned to enhance the building's appeal and functionality. Dedicated cash reserves for leasing commissions and tenant improvements further ensure a smooth, efficient leasing process.



BUILDING INFORMATION

Building Size	183,428 SF
Plates	Extremely efficient 30,000+ SF floor plates
Asking Rate	$22.00/SF Net
Operating Expenses	$11.31/SF (2026)
Real Estate Taxes	$1.40/SF (2026)
Parking	4.00 per 1,000 SF parking
Elevators	3 passenger elevators & 1 freight
Fiber	AT&T Fiber, AT&T & Comcast cable
Signage	• Monument Signage opportunity • Building Signage opportunity
Floor Plans	Excellent existing conditions with open floor plans
Location	• Excellent proximity to I-88 & I-294 • Exceptional hotels, restaurants, and shopping just minutes away at Oakbrook Center Regional Mall and in the surrounding area
Amenities	• Newly renovated on-site fitness center with state-of-the-art equipment and updated locker rooms with showers • Multiple new conference and training rooms- able to accomdate up to 200 people • New tenant lounge • Brand new outdoor deck with seating • Newly remodeled upper and lower level lobbies • Grab and Go Café with breakroom • EV Charging Stations • On-site professional property management



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AshleyCapital



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