



Each office independently owned and operated

KAMMES COMMERCIAL

1417 N Main St
kammescommercial.com
Wheaton, IL 60187

FOR LEASE

OFFICE BUILDING

450 EAST ROOSEVELT RD

WEST CHICAGO, IL 60185



PRESENTED BY:

MICHAEL KAMMES

Senior Associate
630.793.0432
IL #475.193954

LANCE KAMMES

Broker, CCIM
630.868.6300

450 EAST ROOSEVELT RD

WEST CHICAGO, IL 60185



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 450 East Roosevelt Rd, West Chicago, IL, 60185. This exceptional property boasts a spacious open layout, abundant natural light, and high ceilings, creating an inviting and dynamic space for businesses to thrive.

PROPERTY HIGHLIGHTS

- Spacious open layout with abundant natural light
- High ceilings for an airy and bright atmosphere
- Excellent visibility for attracting customers and clients
- Strategically positioned for maximum accessibility

OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (NNN)
Number of Units:	4
Available SF:	1,707 - 6,053 RSF
Building Size:	21,808 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	135	644	2,134
Total Population	648	2,787	8,239
Average HH Income	\$117,283	\$106,206	\$109,214



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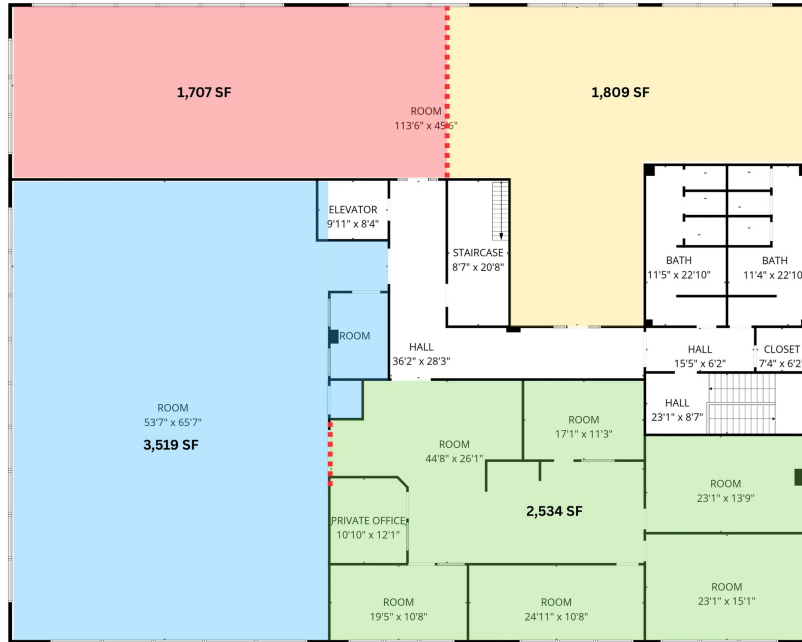
WEST CHICAGO, IL 60185

- Suite A
- Suite B
- Suite C
- Suite D



450 Roosevelt Rd, West Chicago IL

Potential Walls



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,707 - 6,053 SF	Lease Rate:	\$9 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (RSF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	3,519 - 6,053 SF	NNN	\$9.00 SF/yr	Units A+B can be combined up to 6,053 SF
Suite B	Available	2,534 - 6,053 SF	NNN	\$9.00 SF/yr	-
Suite C	Available	1,707 - 3,516 SF	NNN	Subject to Offer	Units C+D can be combined up to 3,516 SF
Suite D	Available	1,809 - 3,516 SF	NNN	Subject to Offer	-



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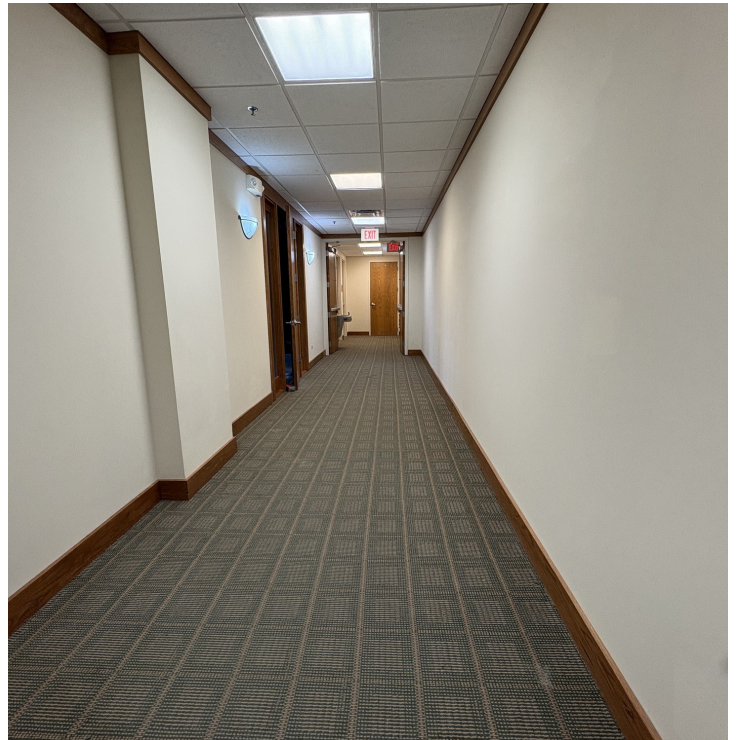
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ADDITIONAL PHOTOS

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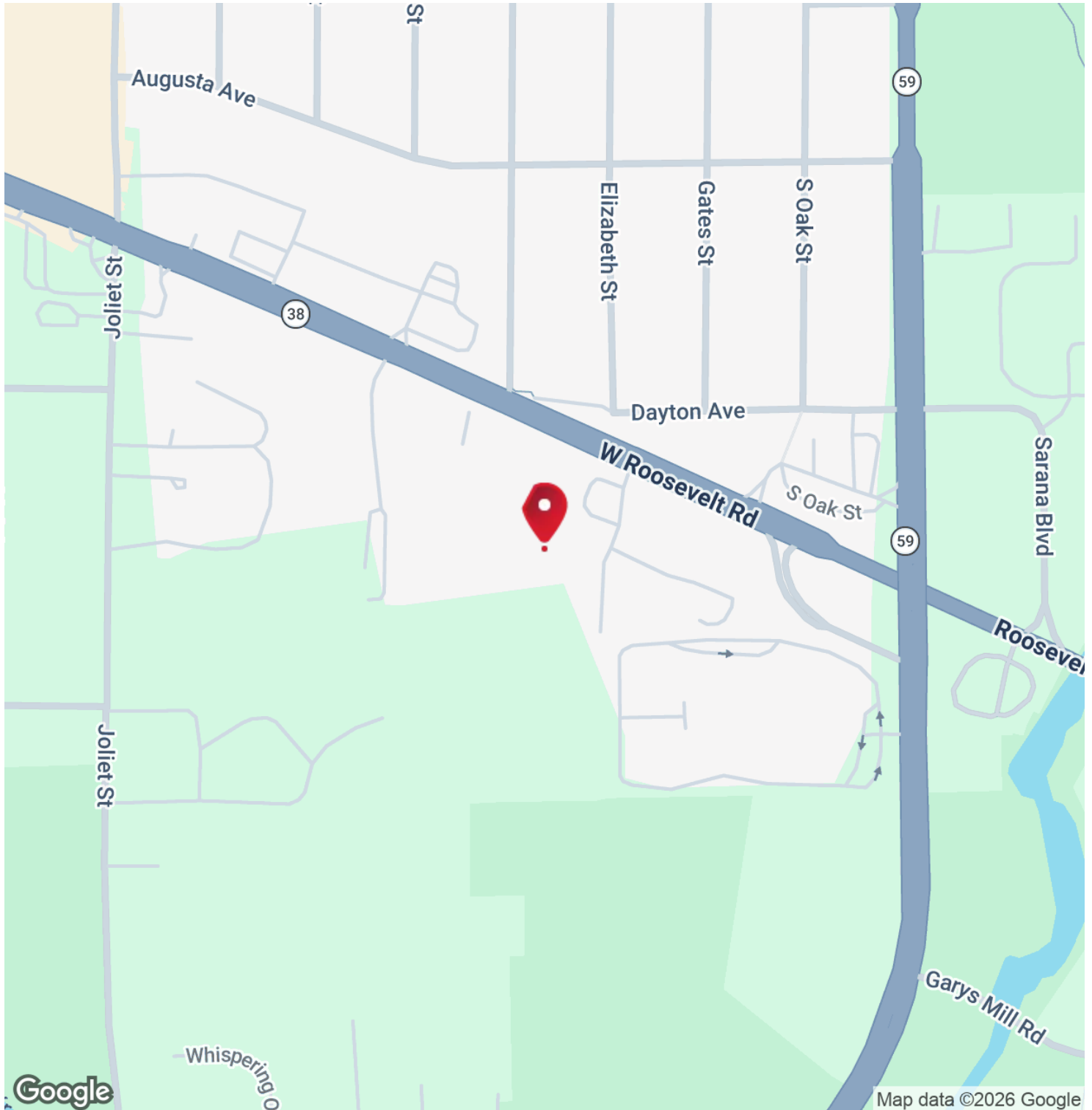
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LOCATION MAP

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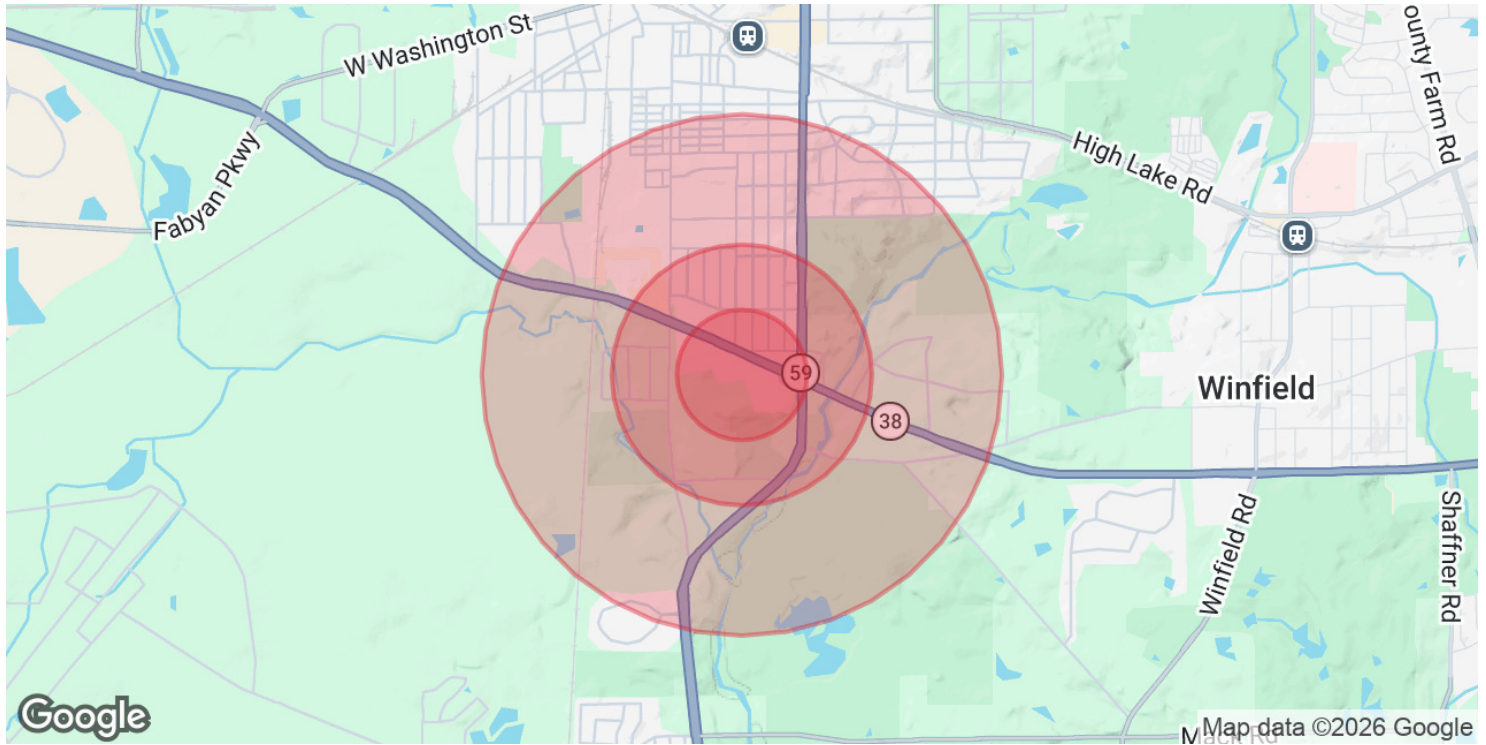
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	648	2,787	8,239
Average Age	28.9	29.2	32.9
Average Age (Male)	31.9	30.2	33.8
Average Age (Female)	26.5	27.9	32.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	135	644	2,134
# of Persons per HH	4.8	4.3	3.9
Average HH Income	\$117,283	\$106,206	\$109,214
Average House Value	\$244,059	\$248,149	\$263,881

2023 American Community Survey (ACS)



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