



Each office independently owned and operated

KAMMES COMMERCIAL

1417 N Main St
kammescommercial.com
Wheaton, IL 60187

FOR LEASE

OFFICE BUILDING

480 WEST ROOSEVELT ROAD UNIT 202

WEST CHICAGO, IL 60185



PRESENTED BY:

MICHAEL KAMMES

Senior Associate
630.793.0432
IL #475.193954

LANCE KAMMES

Broker, CCIM
630.868.6300

480 W ROOSEVELT RD, UNIT 202

WEST CHICAGO, IL 60185



PROPERTY DESCRIPTION

This exceptional office opportunity at 480 West Roosevelt Road UNIT 202 delivers a professional presence with thoughtfully designed interiors and adaptable floor layouts. The building welcomes tenants with a well-appointed lobby, abundant natural light, and efficient core services tailored to modern operations. Easy access to major thoroughfares ensures a seamless commute while the property's durable construction and contemporary finishes provide an ideal setting for companies seeking stability and prestige. Dedicated parking, flexible tenant improvement potential, and attentive on-site management round out a compelling package for investors looking to capture reliable occupancy in a well-maintained asset.

PROPERTY HIGHLIGHTS

- Prominent address with strong curb appeal
- Abundant daylight throughout workspaces
- Well-appointed lobby and common areas
- Dedicated parking supporting staff and visitors

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	1
Rentable Square Footage:	2,500 SF
Building Size:	21,808 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	169	686	2,133
Total Population	780	2,923	8,220
Average HH Income	\$111,219	\$104,678	\$109,946



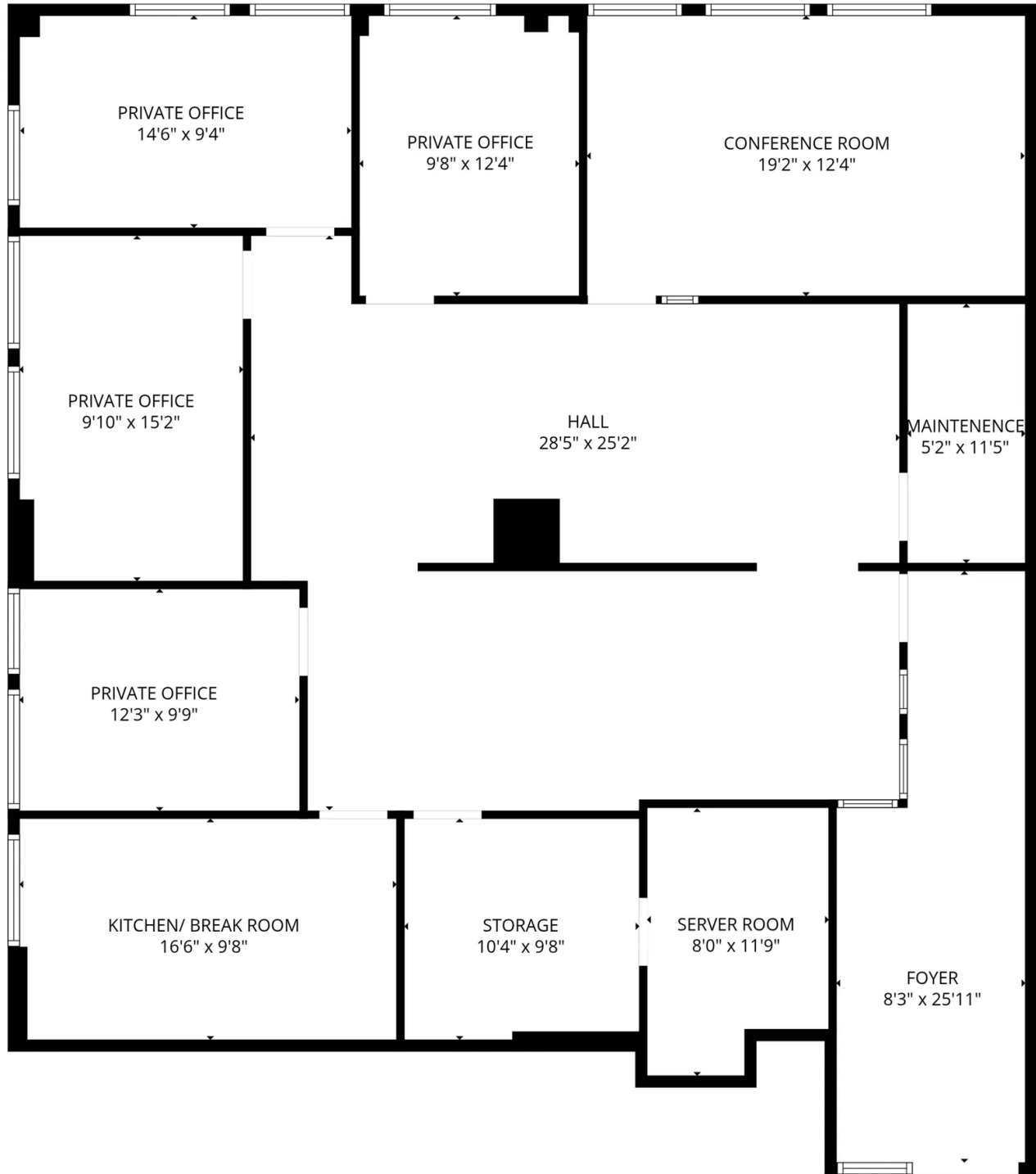
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ADDITIONAL PHOTOS

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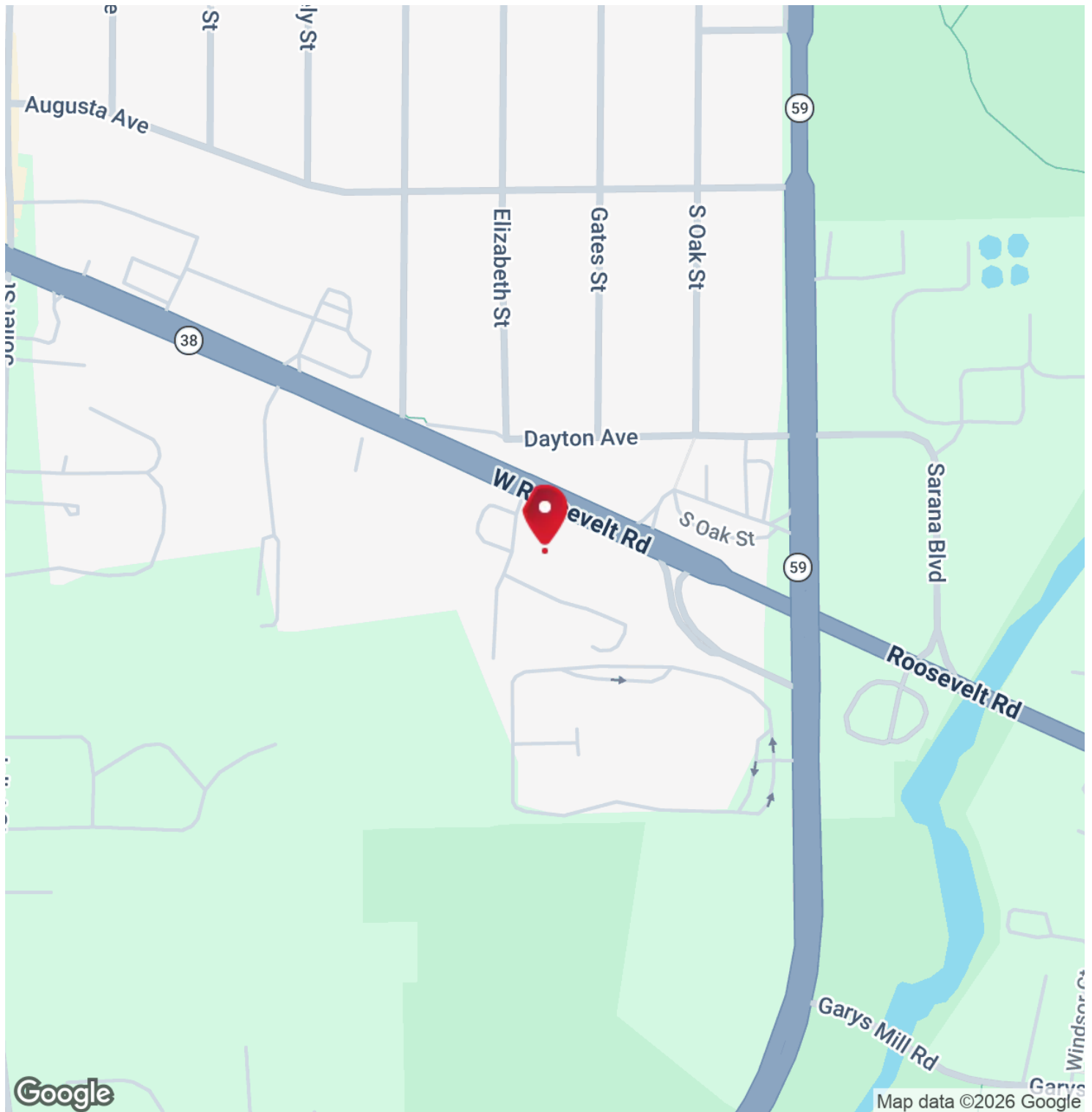
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LOCATION MAP

480 W ROOSEVELT RD, UNIT 202

WEST CHICAGO, IL 60185



Google

Map data ©2026 Google



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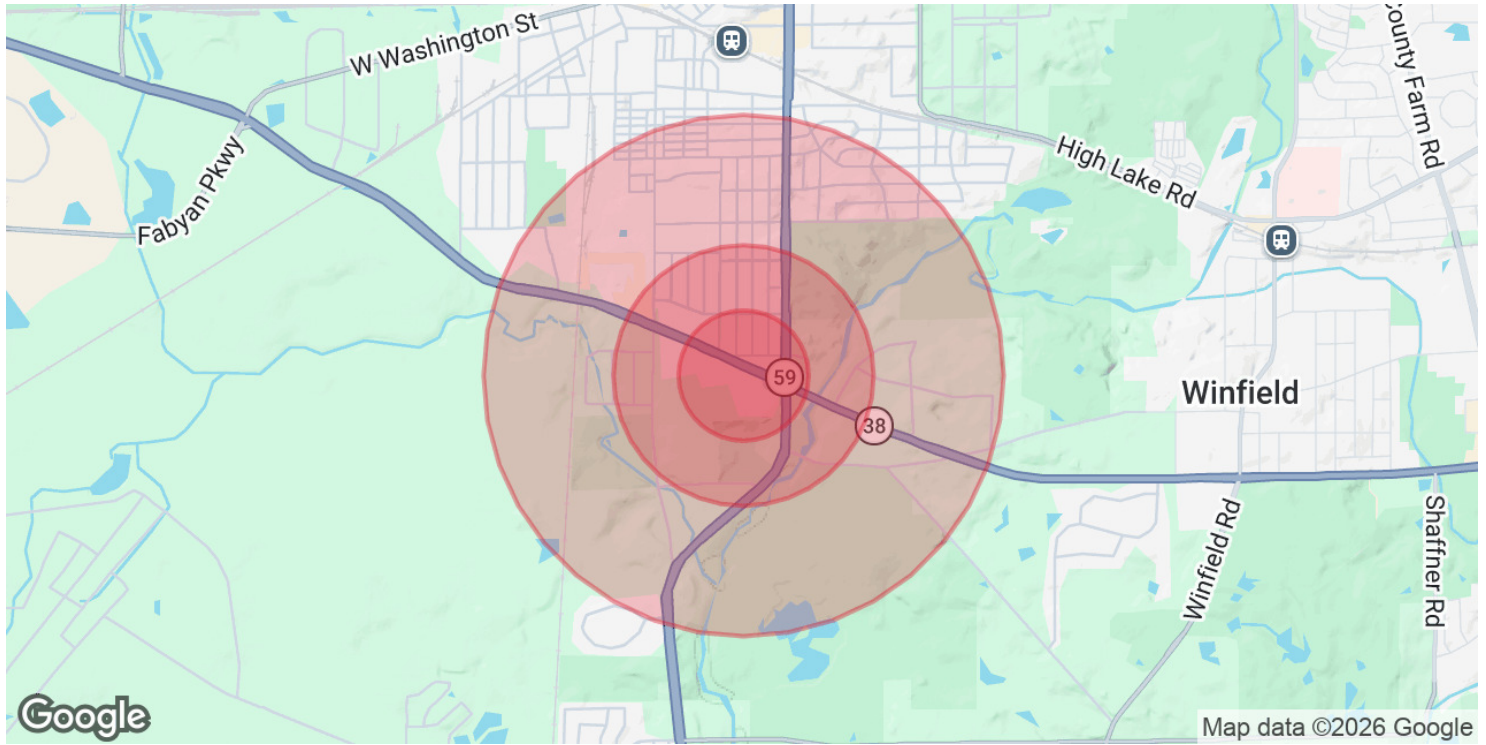
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	780	2,923	8,220
Average Age	28.8	29.3	33.1
Average Age (Male)	30.9	30.0	33.9
Average Age (Female)	26.7	28.0	32.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	169	686	2,133
# of Persons per HH	4.6	4.3	3.9
Average HH Income	\$111,219	\$104,678	\$109,946
Average House Value	\$243,877	\$250,488	\$266,568

2023 American Community Survey (ACS)



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