

AVAILABLE FOR SALE  
4970 VARSITY DRIVE  
LISLE, IL 60532



**One Building. Endless Potential. Office, Medical, Lab, Education, and Beyond.**

**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	24,000 SF
<b>SITE:</b>	1.6 AC
<b>YEAR BUILT:</b>	2000
<b>CEILING HEIGHT:</b>	10'
<b>PARKING:</b>	±122 parking spaces
<b>SPRINKLER:</b>	Fully sprinklered
<b>RE TAXES:</b>	\$81,702.42 / \$3.40 PSF (2025 payable 2026)
<b>SALE PRICE:</b>	\$4,000,000

**SCAN QR CODE FOR  
INTERACTIVE 3D VIRTUAL VIEW**



**Tony Russo**  
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### HIGHLIGHTS & FEATURES

- Whole building well maintained and consistently upgraded
- Ideal for office, medical, laboratory, educational users; HQ or multi-tenant
- High end interior and exterior
- Key Fob entry system throughout
- Motion detected LED lighting throughout
- Zoned heating and cooling on each floor
- 5 minutes from the Lisle Metra Station



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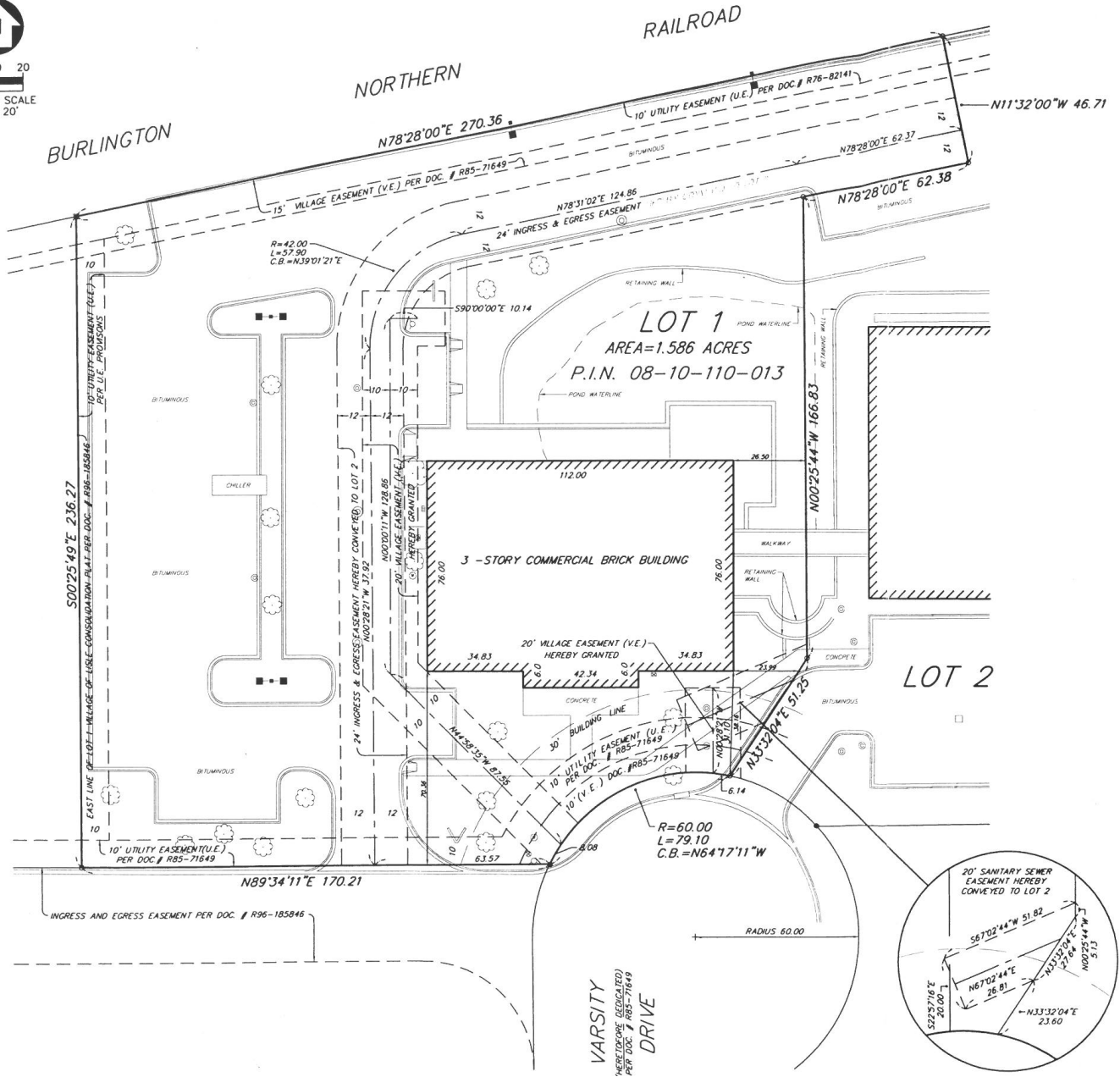
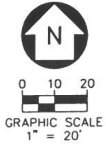


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**PLAT OF SURVEY + LOT LINES**

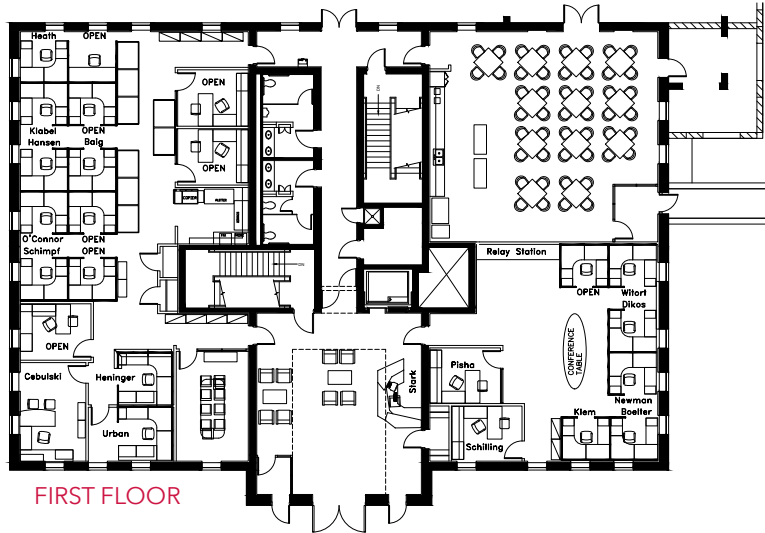


[CLICK HERE TO VIEW PROPOSED PROPERTY LINE](#)

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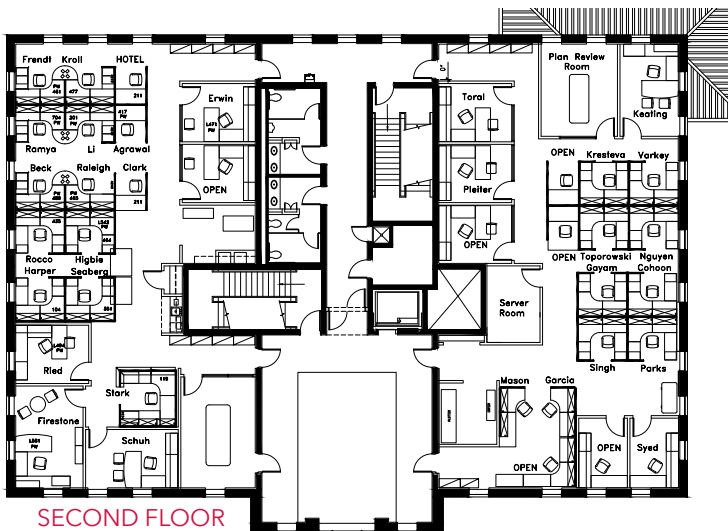
**FLOOR PLANS**



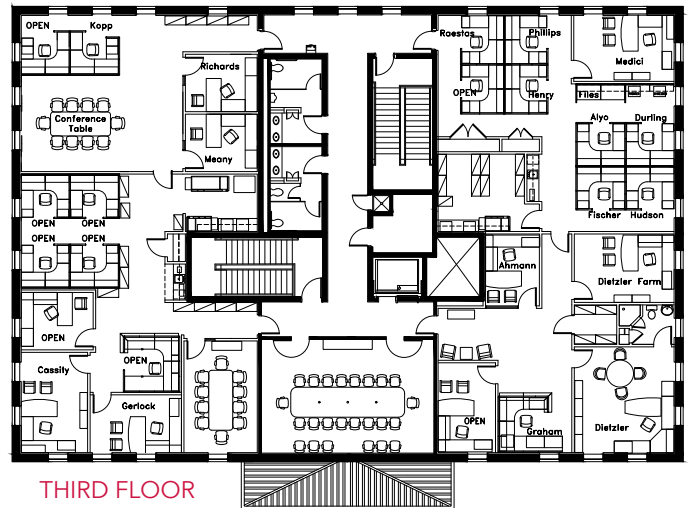
FIRST FLOOR

**CAPITAL IMPROVEMENTS**

- Chiller AC replaced in 2014
- New boiler
- Well maintained and upgraded elevator by Schindler
- Parking lot resurfaced and striped 2021
- 50-year remaining warranty on tile roof



SECOND FLOOR



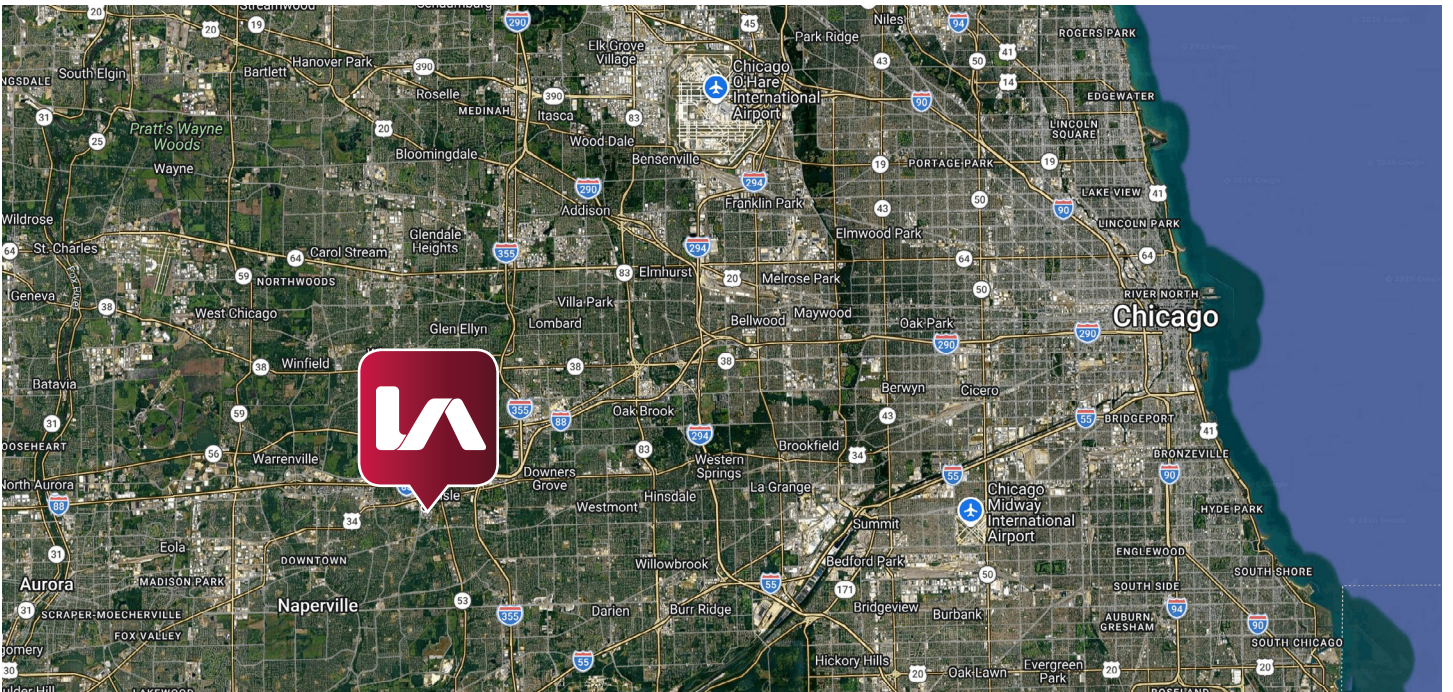
THIRD FLOOR

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