

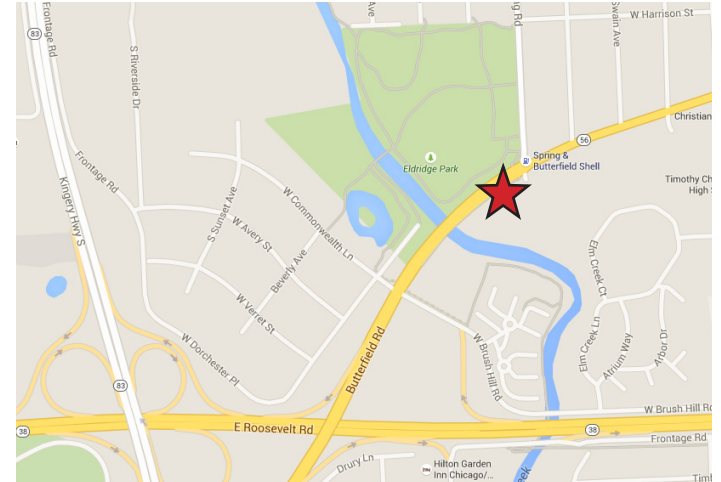


Butterfield Office Suites

USER/INVESTOR FOR SALE

**Office Suite
3,218 SF
\$525,000**

**340 W. Butterfield Rd. #4D
Elmhurst, IL**



- Recently renovated suite
- Furniture available
- 2 Conference rooms available (one in lower level)
- On-site management for building
- Convenient parking
- 24-hour fitness center
- 24/7 access
- 1,418 SF leased to national tenant
- 1,800 SF available June 1, 2025

- 67,205 SF 4-story professional atrium building
- Public transportation
- Minutes to Oak Brook shopping
- 20 minutes to downtown Chicago
- 15 minutes to O'Hare Airport
- 20 minutes to Midway Airport
- Exceptional access to all major expressways

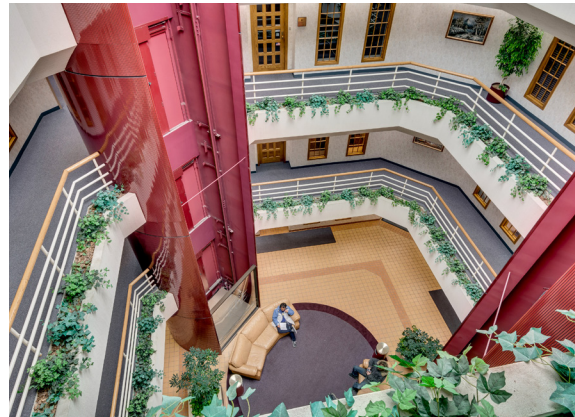
Joyce M. Slone, SIOR, CCIM
708.302.3570

340 W. Butterfield Road, Suite 4B
Elmhurst, Illinois 60126

joyce@slonecommercial.com
www.slonecommercial.com

340 W. Butterfield Rd. #4D, Elmhurst, IL

*Butterfield
Office Suites*



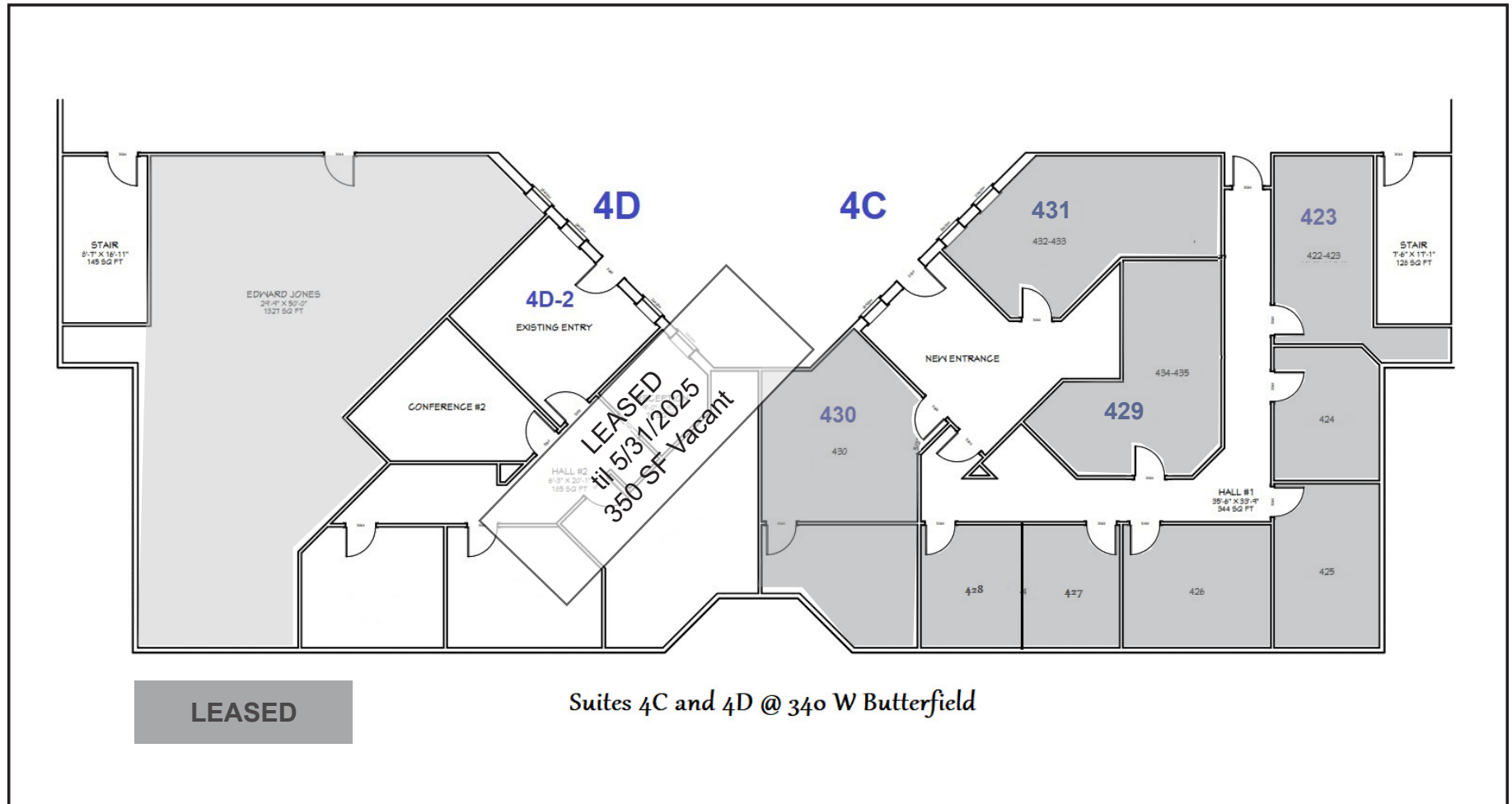
Joyce M. Slone, SIOR, CCIM
708.302.3570

340 W. Butterfield Road, Suite 4B
Elmhurst, Illinois 60126

joyce@slonecommercial.com
www.slonecommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

340 W. Butterfield Rd. #4C-D, Elmhurst, IL



Joyce M. Slone, SIOR, CCIM
708.302.3570

340 W. Butterfield Road, Suite 4B
Elmhurst, Illinois 60126

joyce@slonecommercial.com
www.slonecommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



EXECUTIVE SUMMARY

Address:	Condo Suite 4D 340 W. Butterfield Road Elmhurst, IL 60126
Description:	2 unit condo suite for user/investor
Rentable Area:	3,218 RSF (per owner) 3,927 RSF (per assessor)
NOI:	\$48,195
Offering Price:	\$525,000
Year Built:	Building 1985 - Suite remodeled 2019-2022
Pin Number(s):	06-14-319-017
Zoning:	C-1
County:	DuPage
Parking:	Ample
Construction:	Masonry
Roof:	Approximately 7 years old
Amenities:	<ul style="list-style-type: none">• On-site management• 24/7 access• 24-hour fitness center included in price• Large conference room available (association owned)

Joyce M. Slone, SIOR, CCIM
708.302.3570

340 W. Butterfield Road, Suite 4B
Elmhurst, Illinois 60126

joyce@slonecommercial.com
www.slonecommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



INCOME AND OPERATING SUMMARY (beginning 3/1/2024)

INCOME:

Rents:		\$30,204.00
- National Tenant		\$33,600.00
Construction		<u>\$2,000</u>
Vacant Projected		\$70,804.00

EXPENSES: (Projected)

Association Fees		\$12,000.00
Insurance (estimate)		\$500.00
Preventive HVAC/Maintenance		\$500.00
Utilities		
Water		Included
Refuse Removal		Included
Electrical		\$5,609.00
Real Estate Taxes		<u>\$4,000.00</u>
TOTAL EXPENSES:		\$22,609.00

NET INCOME: \$48,195.00

Unit #	Size	Business Type	Time in Space	End of Lease	Monthly Rent Rolls*
4E	1,420 SF	Confidential - national tenant	5 years	2/29/29*	\$2,517.00
4D1	1,450 SF	Construction Company	1 year	5/31/25	\$2,800.00
4D2	350 SF	Vacant	-	-	-

1% annual rent increase. Tenant has an option to renew for 5 years with 4 months' notice. Rent to be fair market value.

CAM stop = 44% of any increase for taxes, CAM + Insurance since 2019.

Joyce M. Slone, SIOR, CCIM
708.302.3570

340 W. Butterfield Road, Suite 4B
Elmhurst, Illinois 60126

joyce@slonecommercial.com
www.slonecommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.