

AVAILABLE FOR LEASE

53 E. Park Blvd.
Villa Park, IL 60181

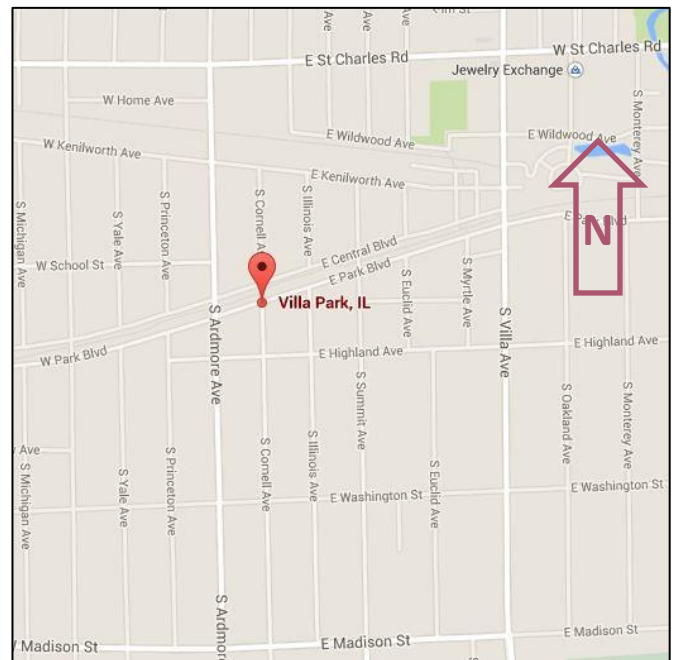


1,000 SF

OFFICE SPACE

\$12.00 PSF
Modified Gross

- Available immediately
- Remodeled unit with beautiful faux hardwood floors | 5 private offices, kitchen and reception/waiting area
- Private front and back entries for 24/7 access.
- Individual HVAC and thermostat, tenant controlled
- Located close to downtown Villa Park along the Prairie Path
- Professionally managed by Key Investment & Management Inc.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess
Office: 630.932.5757 EXT: 208
khess@key-investment.com

Se Habla Español

Real Estate

Brokerage

Leasing

Management

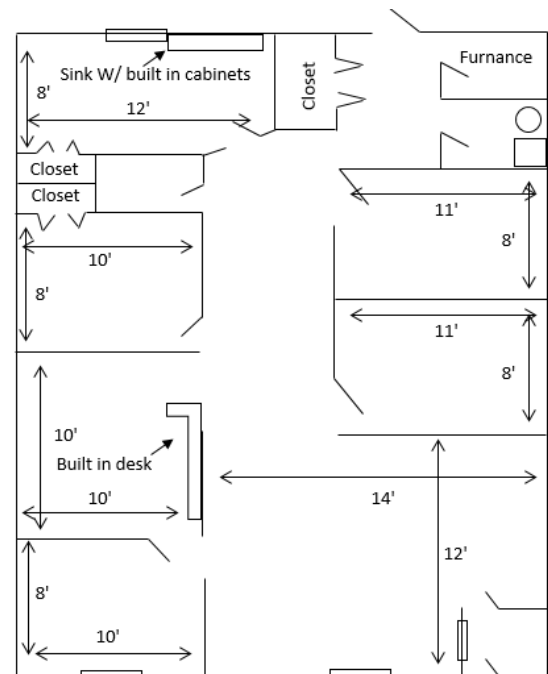
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PROPERTY SPECIFICATIONS	
Building Size:	9,000 SF
Available Space:	1,000 SF
Year Built:	1971
Zoning:	MX-T
Parking:	30 with 2 ADA spaces
Ceiling Height:	8 FT
Power:	100 Single Phase 120/208
Washrooms:	1
Sprinklered:	No
Utilities:	Gas, Electric, Water & Sewer
Real Estate Taxes:	Tax Stop \$2.53 PSF
CAM:	Included
Possession:	10/1/18
Lease Term:	Minimum 1 year
Lease Rate:	\$12.00 PSF \$1,000/MO



All dimensions are approximate



4/25/2019

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