

Suite 180  
3500 Lacey Road, Downers Grove, IL  
60515

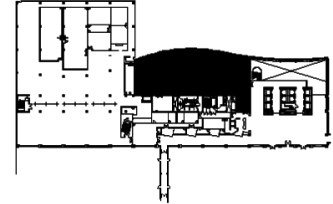
## DETAILS

**Square Feet:** 10,019 S.F.  
**Net Rent:** \$19.50/S.F.  
**OP. Expense:** \$9.21/S.F.  
**Tax:** \$2.17/S.F.  
**Gross Rent:** \$30.88/S.F.

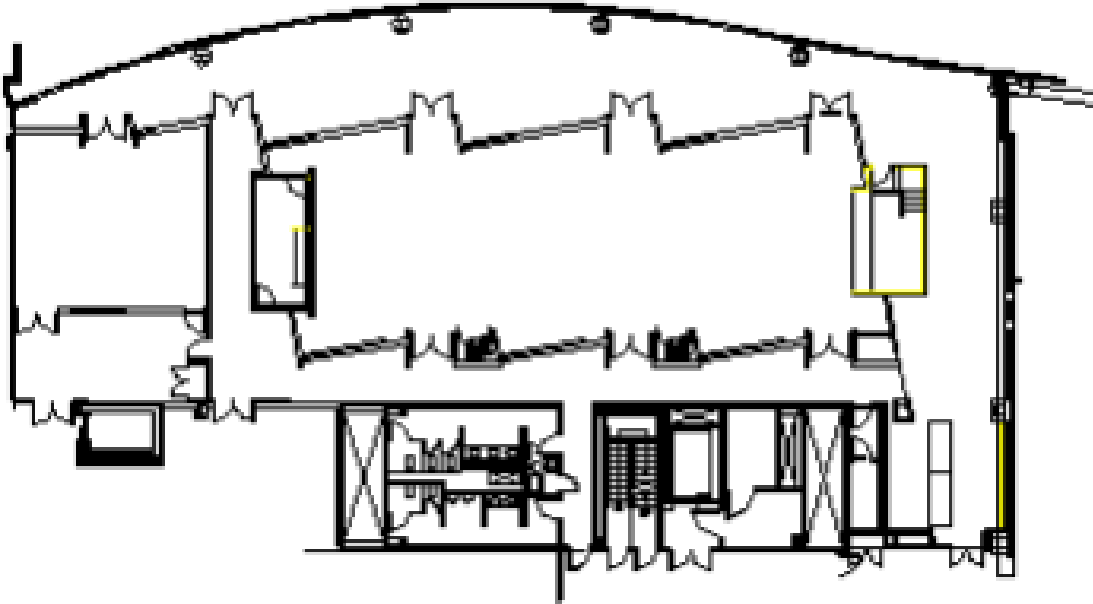
## SUITE FEATURES

- Beautifully appointed conference space with high end finishes
- 230 person capacity
- 24 foot ceiling height
- Two folding partition walls to create 3 breakout rooms
- Prep kitchen lab with exhaust hood, make-up air, sinks, and utilities
- Extensive audio/visual capabilities with projection and drop down screens
- Adjacent washrooms
- Lobby exposure
- Ample pre-convening space
- Freight elevator access

## FIRST FLOOR PLAN



## SPACE PLAN



## HAMILTON PARTNERS - Sponsoring Broker

### David Andrews

✉ [da@hpre.com](mailto:da@hpre.com)

C 6303270566

### Philip Sheridan

✉ [phil\\_sheridan@hpre.com](mailto:phil_sheridan@hpre.com)

P 6307195567

C 6303032108