

**2001 Butterfield Road**

*Suite 194*

*2001 Butterfield Road, Downers Grove, IL  
60515*

**HAMILTON**  
www.hamiltonpartners.com **PARTNERS**



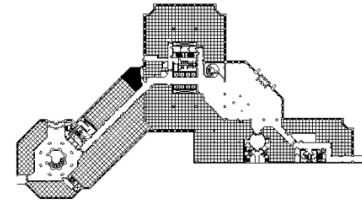
## DETAILS

**Square Feet:** 838 S.F.  
**Net Rent:** \$19.75/S.F.  
**OP. Expense:** \$9.17/S.F.  
**Tax:** \$2.77/S.F.  
**Gross Rent:** \$31.69/S.F.

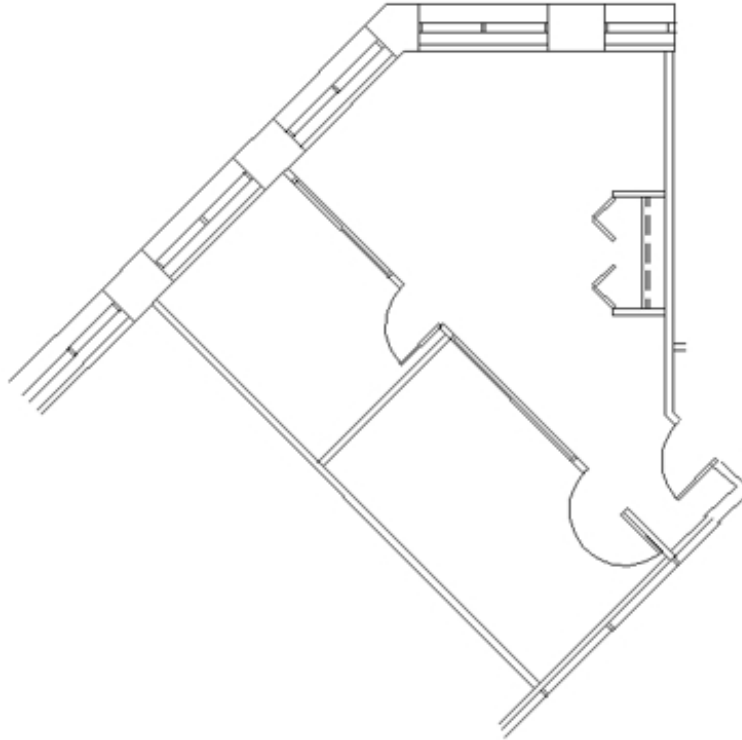
## SUITE FEATURES

- Incredible first floor opportunity
- Strong identity near building elevator lobby
- 11 ft ceiling height!
- Two private offices with glass walls
- Open area with room for 2-3 cubes
- Floor to ceiling windows!
- New spec finishes!
- Furniture can be available

## 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

**Paul O'Connor**

☐ [poconnor@hamiltonpartners.com](mailto:poconnor@hamiltonpartners.com)

P 630-250-4876

F 630-251-8521