

Arm-Chair Office Condos Totaling 8,602 SF in Lisle

1500 Eisenhower, Units 200 & 600 | Lisle, IL

\$ 1,595,000

Investment Highlights

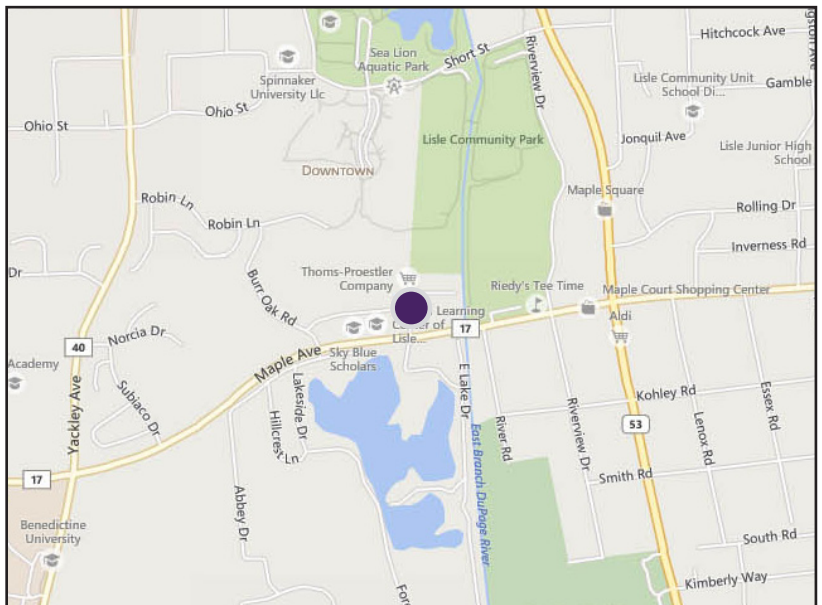
- Two office condos totaling 8,602 SF
 - #200: 5,061 SF, leased thru 2016
 - #600: 3,541 SF, leased thru 2020
- Arm-chair investment with solid income
- Part of Commerce Place Condominium, a Class B office complex built in 2004
- Each unit has a separate entrance
- Ample parking for employees/customers
- Est. 2015 Rents: \$109,376
- Cap Rate: 6.9%
- Ideal opportunity for 1031 exchange
- Zoning: I-1
- Taxes (2013): \$34,582

Also available individually

Property Highlights

Just off Maple Ave., two office condominiums, totaling 8,602 square feet are available for sale. Each unit is triple net leased to long-term tenants and features an individual entrance. Unit 200 is 5,061 square feet corner space, leased through May 2016 to a mortgage broker. Unit 600 is leased through Jan. 2020 to an engineering firm.

Lisle is a substantial office market within the East/West Corridor of Chicago. Since 2011, the area has seen a dramatic drop in availability and improving market fundamentals as the economy continues to improve.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained from sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

Chet Evans

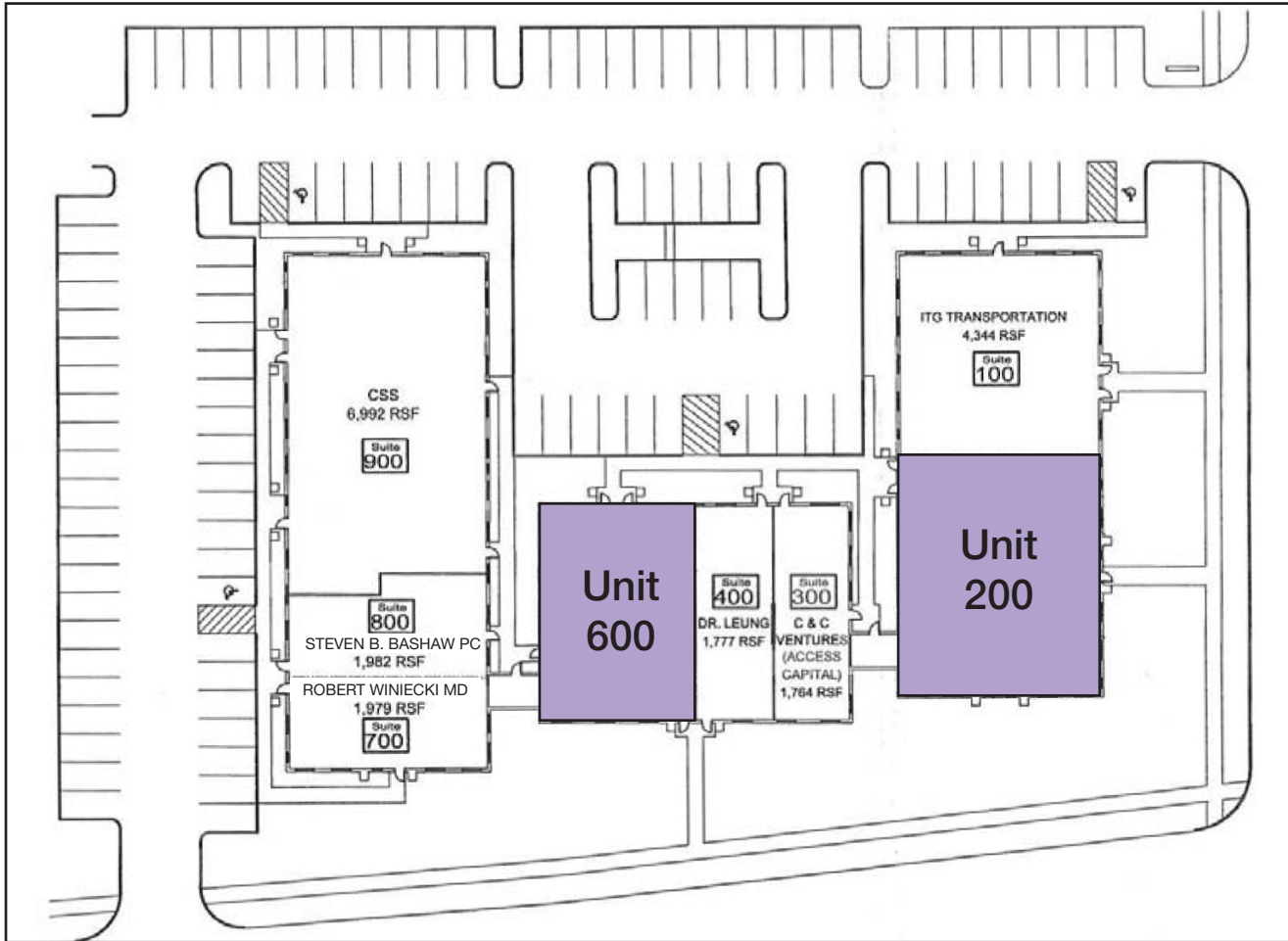
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Site Plan



Rent Roll

Unit	Tenant	Monthly Rent	Annual Rent	SF	Rent/SF	Lease Type	Lease Exp.	Comments
200	First Century Mortgage	\$5,369	\$64,431	5,061	\$12.73	NNN	May-16	3% annual rent escalation
600	Spirax Sarco Inc.	\$3,757	\$45,080	3,541	\$12.73	NNN	Jan-20	3% annual rent escalation
Total/Average		\$9,126	\$109,510	8,602	\$12.73			

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Unit 200 Photos



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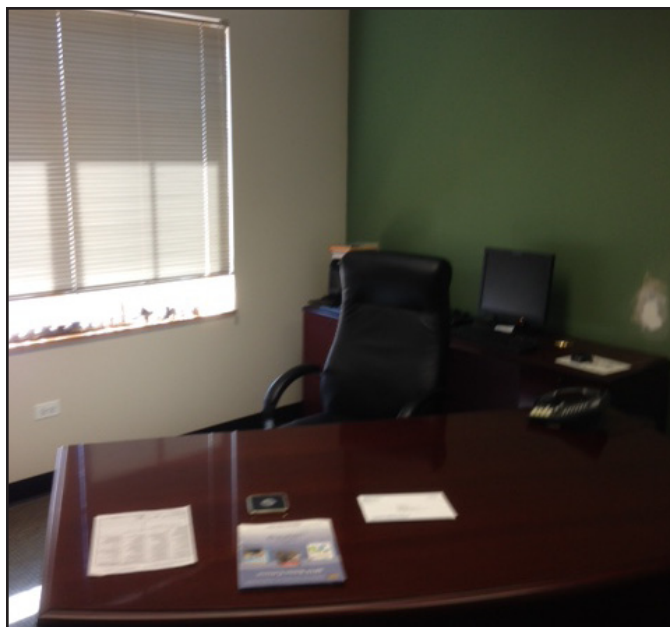
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Unit 600 Photos



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