

18 Burlington St., La Grange, IL

Price Upon Request



Property Overview

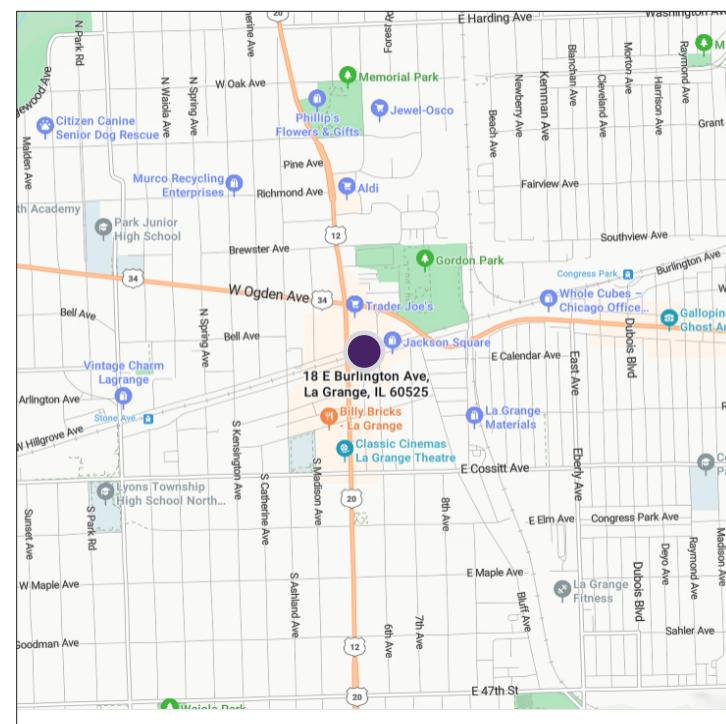
Available for lease is a 6,370 SF full-floor office space in the heart of downtown La Grange, directly across from the La Grange Metra station. This second-floor suite offers a complete floorplate designed for functionality and privacy, featuring seven private offices, a dedicated server room, and private restrooms. Its strategic placement in a highly walkable corridor with strong traffic and consistent commuter flow makes it an ideal opportunity for professional service firms, tech users, or organizations seeking a prominent suburban office presence.

Positioned within La Grange's vibrant downtown district and surrounded by an array of amenities—including Peak Running, Club Pilates, CorePower Yoga, Trader Joe's, Classic Cinema La Grange, and Loyola Medicine—the property benefits from exceptional visibility, ample street parking, and daily exposure to 22,300 vehicles. This rare transit-oriented office offering combines convenience, accessibility, and a thriving village environment, making it a compelling choice for users seeking turnkey space in one of the western suburbs' most dynamic commercial hubs.

Demographics	1 Mile	3 Mile	5 Mile
Population	63,115	305,061	1,604,651
Households	22,888	111,038	563,120
Median Income	\$110,161	\$85,596	\$69,771

Property Highlights

- 6,370 SF office space
 - 2nd floor entire floor space consists of 7 private offices, dedicated server room and private bathrooms
- Directly across from La Grange Metra stop in heart of downtown La Grange
- Ample street parking
- Nearby attractions: Peak Running, Club Pilates, Core Power Yoga, Trader Joe's, Classic Cinema La Grange and Loyola Medicine
- Traffic count: 22,300 vehicles daily
- Zoning: C-1CR
- Taxes (2024): \$88,932.37 (under protest)



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