

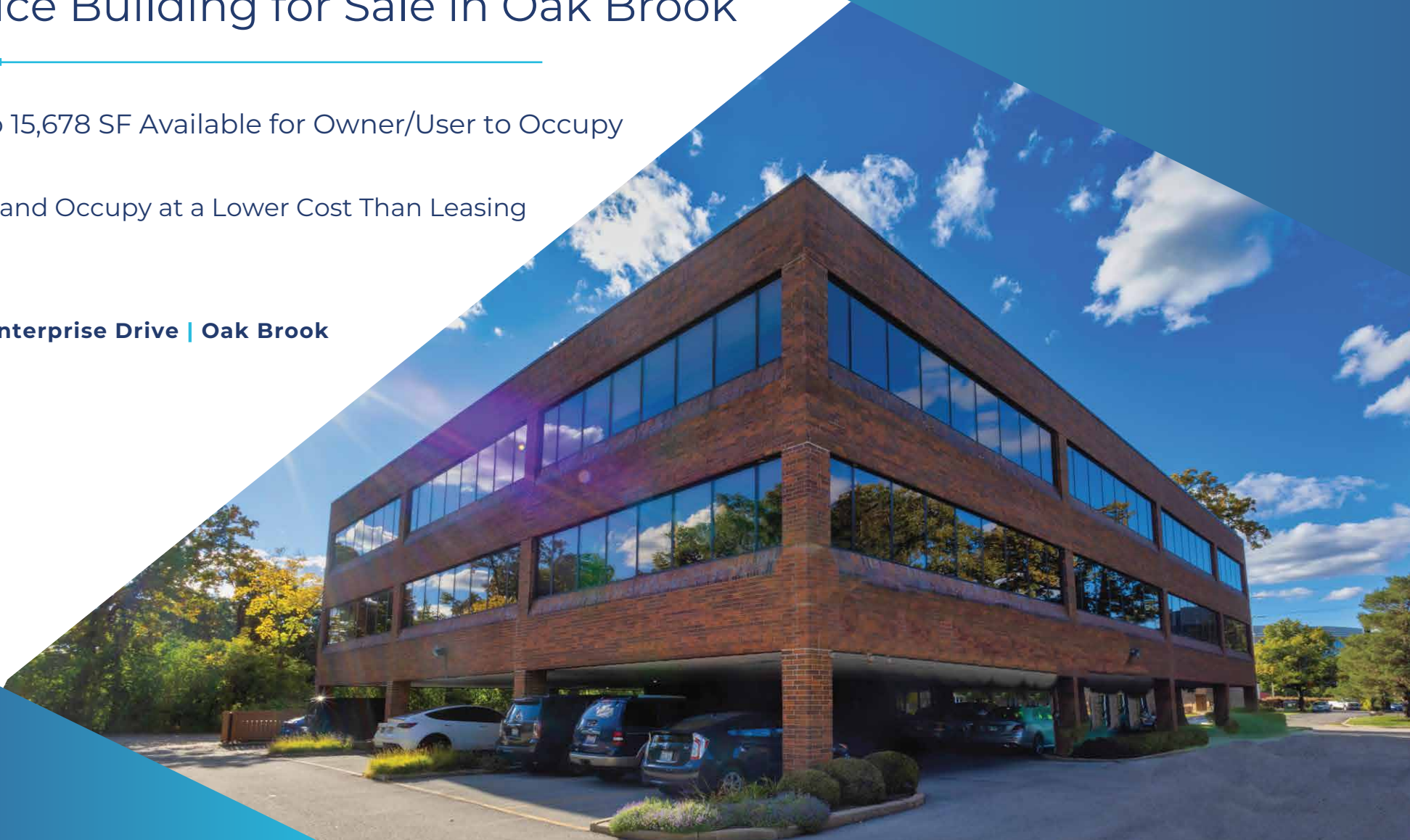
# Office Building for Sale in Oak Brook

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Up to 15,678 SF Available for Owner/User to Occupy

Own and Occupy at a Lower Cost Than Leasing

**619 Enterprise Drive | Oak Brook**



## EXECUTIVE SUMMARY

Versa Real Estate Services, as exclusive listing agent, is offering for sale an opportunity to acquire the fee simple interest at 619 Enterprise Drive Oak Brook, Illinois. The property is located on Enterprise Drive, one of the few areas in Oak Brook allowing for a purchaser to own and acquire a building under 25,000 SF. 619 Enterprise is a multi-tenant 24,231 SF office building built in 1983 featuring covered parking and is situated on 0.55 acres. This is a rare opportunity for an owner/occupant to utilize up to 15,678 SF in the building while collecting cash flow from the other tenants. The entire 12,295 SF is available on the first floor of the property. There is also an additional 3,383 SF on the second floor available to occupy or lease out.

Based on the asking price with a 20% down payment, market lending assumptions and income/expense assumptions, an owner/user could occupy the entire first floor at a significant lower cost than leasing a space in the area with an effective cost of ownership under \$12.00 PSF MG on an annual basis.

Market Lending Assumptions: Assume 20% down payment at 6.75% interest rate for 25 years.

## PROPERTY SUMMARY

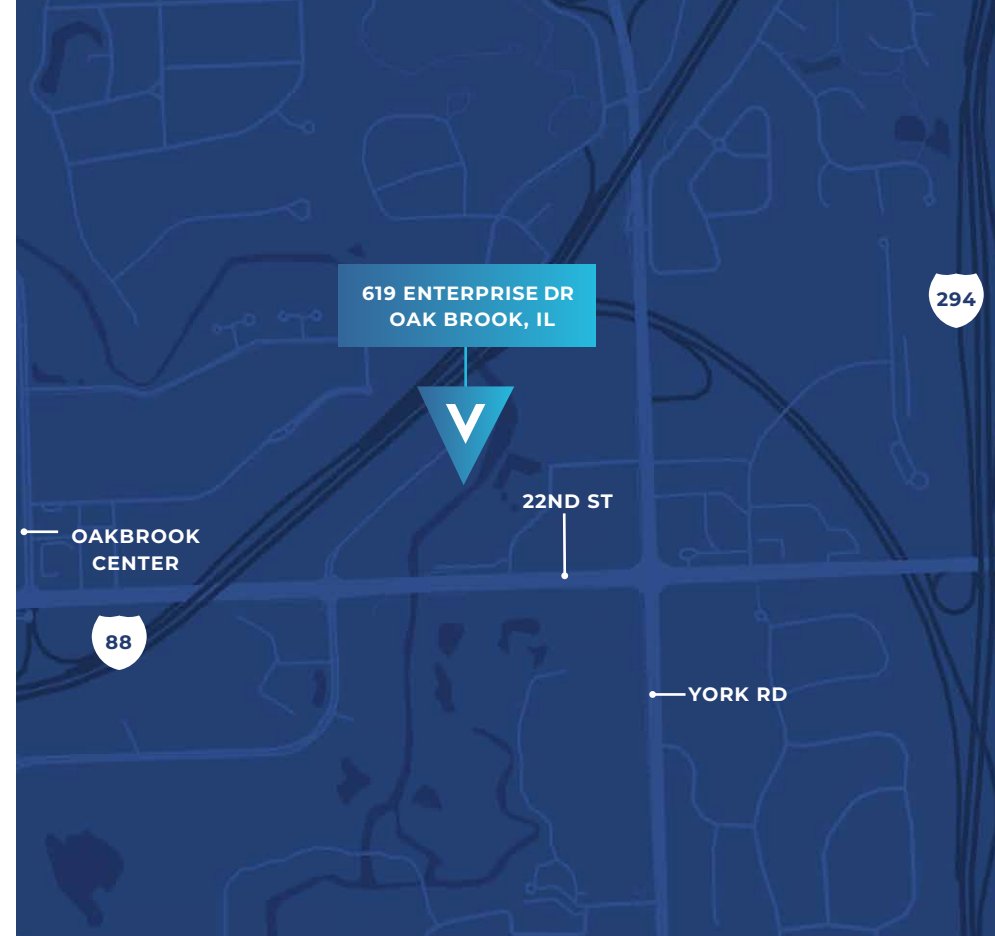
Asking Price	\$2,300,000 (+/- \$95 PSF)
Available Space to Occupy	15,678 SF (12,295 SF 1st Floor / 3,383 SF 2nd Floor)
Proforma Income	\$229,734 Annually
<small>(Assumes 3,383 SF 2nd Floor Suite Suite Leased at \$19.00 PSF MG)</small>	
Proforma 2023 Expenses	\$133,751 (\$5.52 PSF)
Year Built	1983
Building SF	24,231
Parking Ratio	4.25 /1,000 SF
Zoning	ORA-1
PIN	06-24-306-005

## BUILDING HIGHLIGHTS

- 4.24 Parking Ratio
- Covered Parking
- Elevator Identity

## AREA AMENITIES

- Block from Oakbrook Center
- Easy Access to I-88, I-294 and I-290
- Numerous restaurants nearby
- Low Dupage County Taxes



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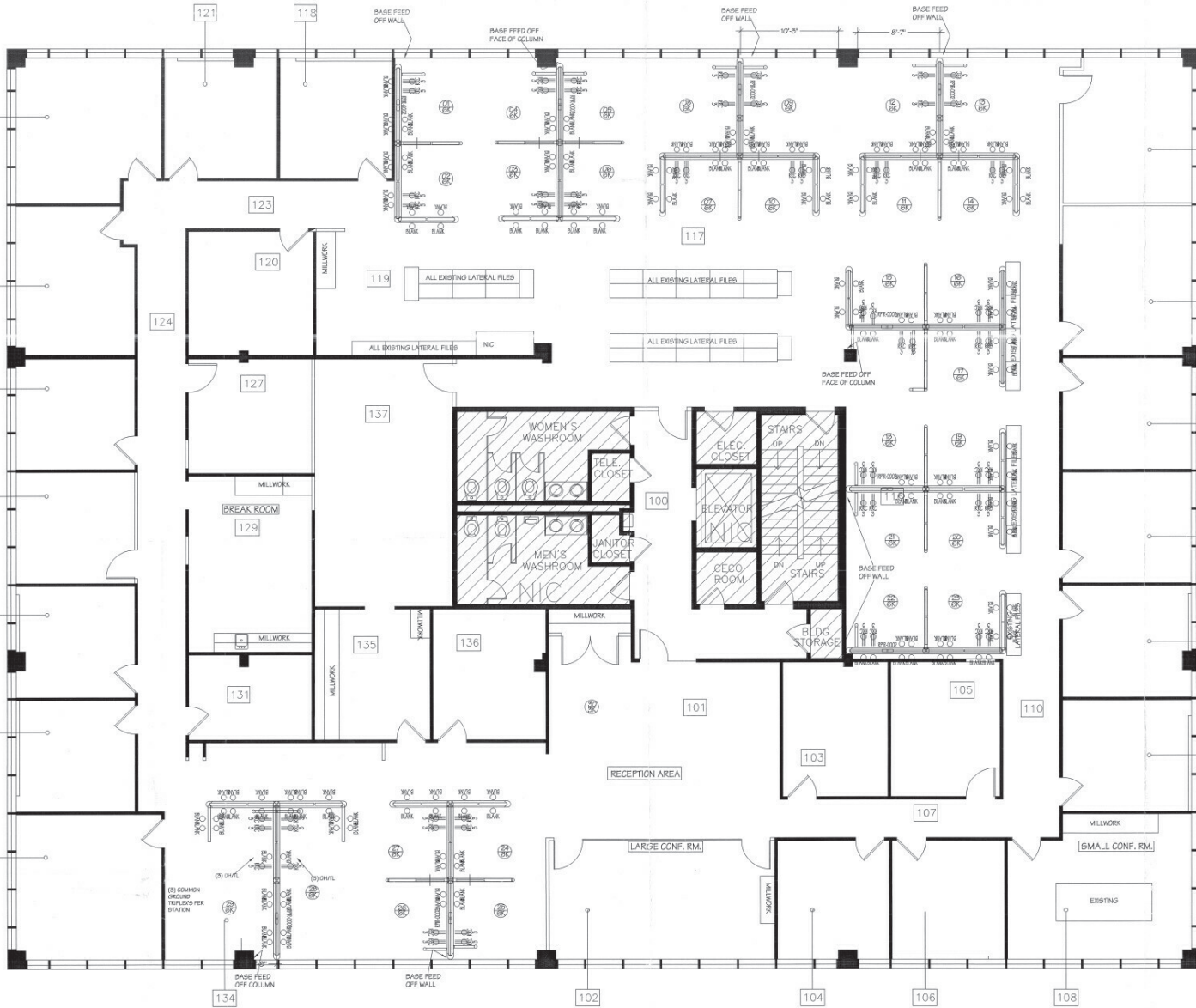
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# SUITE 100 | 12,295 SF

619 ENTERPRISE DRIVE \ OAK BROOK, IL



## SPACE NOTES

- 18 Perimeter Private Offices
- Conference Rooms
- Kitchen
- Elevator Identity
- Divisible to 1,772 SF
- Building and Monument Signage Opportunities



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# Photos

