

OFFICE FOR LEASE

**192 N. York Street
Elmhurst, IL**

\$23.00 psf*

***Rent includes utilities, CAM & taxes**

- 1,566 SF Available
- 10,000 SF Building
- Signage on building available
- C-4 Central Business District
- 2.53 / 1,000 SF parking on site
- Masonry building
- Ideal for retail, office, medical
- 15,400 cars / daily on York St

- Walking distance to Metra
- Heart of Downtown Elmhurst location
- Close to 600 space public parking garage
- Close to new 190 unit apartment complex, restaurants, Starbucks, Chipotle, Buffalo Wild Wings, Lou Malnati's, Chase Bank, Fleet Feet Sports, Egg Harbor

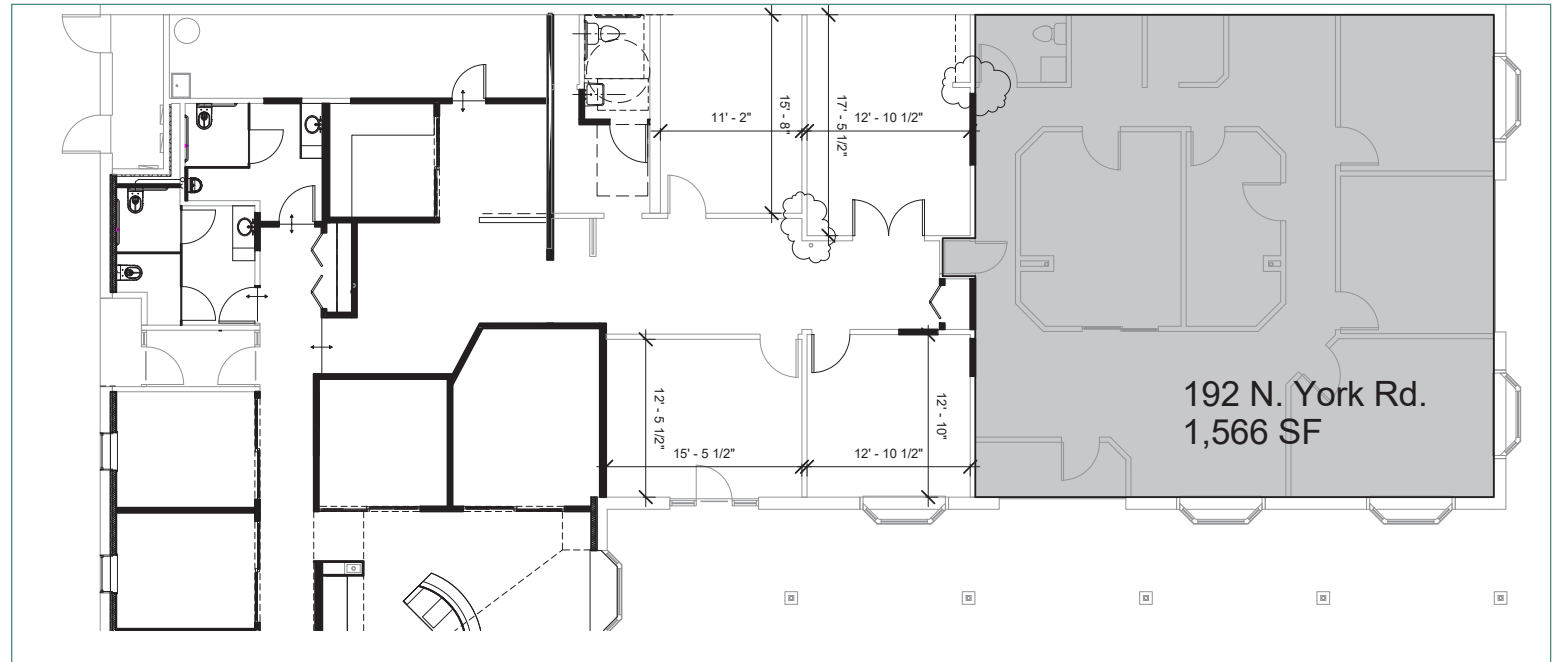
Joyce M. Slone, SIOR, CCIM
708.302.3570

340 W. Butterfield Road, Suite 4B
Elmhurst, Illinois 60126

joyce@slonecommercial.com
www.slonecommercial.com

192 N. York Street - Elmhurst, IL

Proposed Space Plan



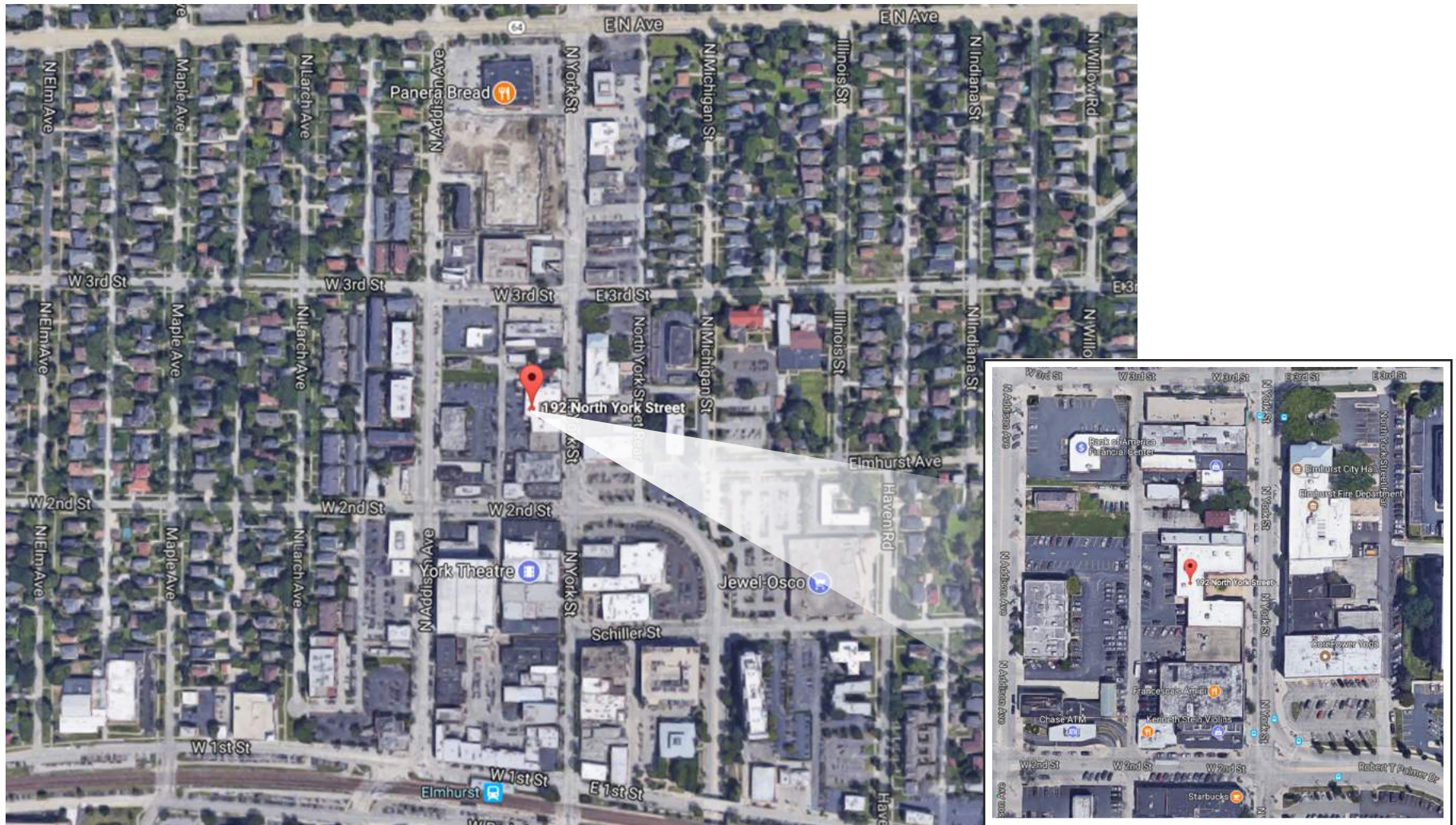
Joyce M. Slone, SIOR, CCIM
708.302.3570

340 W. Butterfield Road, Suite 4B
Elmhurst, Illinois 60126

joyce@slonecommercial.com
www.slonecommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

192 N. York Street - Elmhurst, IL



Joyce M. Slone, SIOR, CCIM
708.302.3570

340 W. Butterfield Road, Suite 4B
Elmhurst, Illinois 60126

joyce@slonecommercial.com
www.slonecommercial.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.