



Centerwest
Business Park

5,280 TO 15,022 SF OFFICE / FLEX SPACE AVAILABLE

2055 W Army Trail Road

ADDISON | ILLINOIS



Office / Flex Space For Lease

For more information

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Property Features

- Single-story office / flex building
- 116,582 SF building on 8.25 acres
- 5,280 to 15,022 SF available
- 4.4 / 1,000 SF parking ratio (517 spaces)
- Shared truck dock(s) and drive-in-door access
- Building signage available
- High visibility on both I-355 & Army Trail Road with traffic counts of 127,716 vehicles per day on I-355 and 58,700 on Army Trail Road

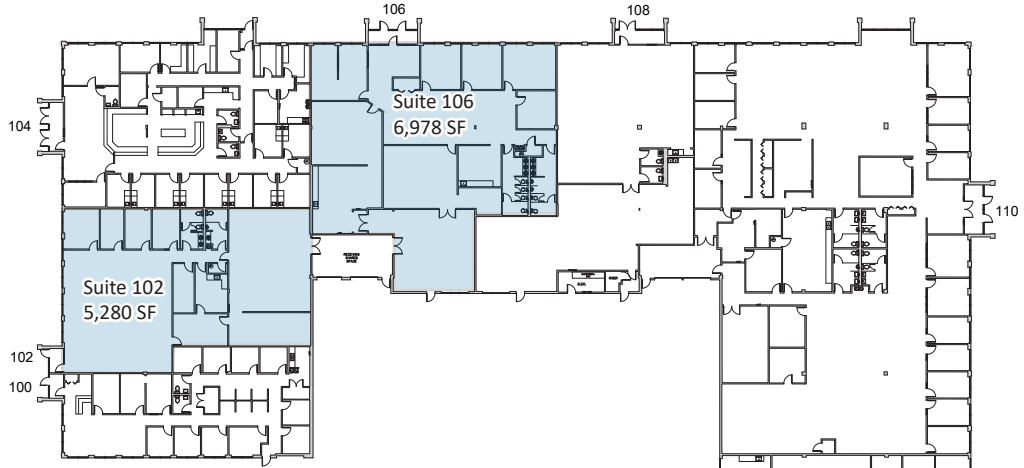
Area Amenities

- Conveniently located at the 4-way interchange of I-355 and Army Trail Road
- Nearby fitness center, hotels, restaurants & golf resort
- Pace Bus stop directly adjacent to building



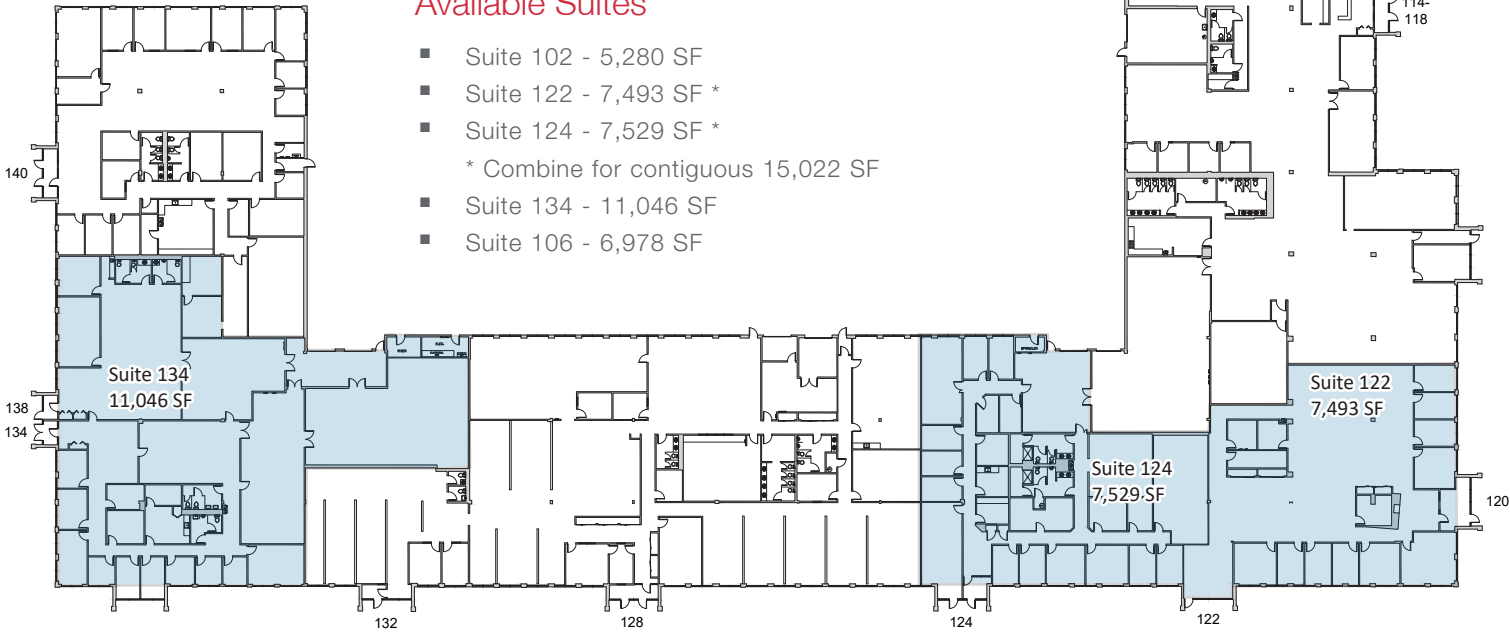
Additional Features

- Ceiling Heights: 9' clear height in office and 12' clear in warehouse
- Low DuPage County Taxes
- Professional landscaping
- Expansive window lines
- Less than 1/4 mile drive to I-355



Available Suites

- Suite 102 - 5,280 SF
- Suite 122 - 7,493 SF *
- Suite 124 - 7,529 SF *
- * Combine for contiguous 15,022 SF
- Suite 134 - 11,046 SF
- Suite 106 - 6,978 SF



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