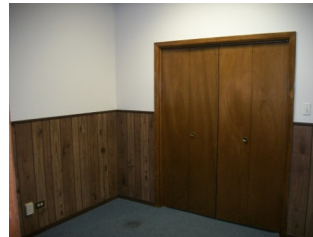


PRICE  
REDUCED

## Office Space For Lease

**ROBERT E. FRANK**  
REAL ESTATE &  
847-356-LAND  
RobertEFrankRealEstate.com

**4248 Belle Aire Lane, Downers Grove, IL 60515**



**Robert E. Frank, GRI  
Owner / Broker**

**P.O. Box 1111  
Lake Villa, IL 60046**

**Phone: 847-356-LAND x11  
Fax: 847-356-3311  
Cell: 847-508-LAND**

**E-mail:  
RobertEFrankRealEstate@gmail.com  
Landman5263@aol.com**

**We're on  
the Web!**

### Features:

- 2,850 Square Feet
- 11,400 Total Bldg. Square Ft.
- Central Air
- Ogden Avenue Corridor
- 19-30 Parking Spaces
- Conference Room
- Kitchen/Break Room
- Attractively Finished
- Individual Workspaces
- Motivated Landlord

**Office Lease: \$9.00 PSF Gross**

Large office space in multi tenant building. Tall glass entry leads to 2,850 square foot executive office space. Large reception area, large main office with many windows. Two tiled bathrooms. Kitchen/break room. Tenant pays gas and electric. \$9.00 per square foot gross for multi year lease. Landlord carpet allowance. Available immediately. *Agent Owned*

*Property Directions: Ogden west  
of Main to Belle Aire, N to 4248*

[www.RobertEFrankRealEstate.com](http://www.RobertEFrankRealEstate.com)

All Information is not Guaranteed



**Office/Tech**

Status: **ACTV**      MLS #: **07681607**      List Price:  
 Area: **515**      List Date: **11/22/2010**      Orig List Price:  
 List Dt Rec: **11/22/2010**      Sold Price:  
 Address: **4248 BELLE AIRE LN , Downers Grove, Illinois 60515-1900**  
 Directions: **OGDEN WEST OF MAIN TO BELLEAIRE NORTH TO 4248**  
 Sold by:      Lease SF/Y: **\$9**  
 Closed:      Contract:      Rented Price:  
 Off Mkt:      Points:      Mthly. Rnt. Price: **\$2,138**  
 CTGF:      List. Mkt Time: **86**  
 County: **DuPage**      Township: **Downers Grove**      Subdivision:  
 Coordinates: **S:4 W:20**      PIN #:      Multiple PINs:  
 Year Built: **1976**      Blt Before 78: **Yes**  
 Subtype: **Office**      # Stories: **1**  
 Zoning Type: **Commercial**      # Units: **3**      Min Rent. SF: **2850**  
 Actual Zoning: **GB**      # Tenants: **1**      Max Rent. SF: **11400**

Lot Dimensions:      Approx Total Bldg SF:      Estimated Cam/Sf: **0**  
 Acreage: **0.24**      Gross Rentable Area:      Est Tax per SF/Y: **0**  
 Land Sq Ft:      Net Rentable Area:      Lease Type: **Modified Gross**

Remarks: **Large office space in multi tenant building. Tall glass entry leads to 2,850 square foot executive office space. Large reception area, large main office with many windows. Two tiled bathrooms. Kitchen/break room. Tenant pays gas and electric. \$9.00 per square foot gross for multi year lease. Landlord carpet allowance. Available immediately.**

Approximate Age: **26-35 Years**      Misc. Outside: **Enclosed Stairs**  
 Type Ownership: **Sole Proprietor**      # Parking Spaces: **0**  
 Frontage Acc: **City Street**      Indoor Parking:  
 Docks/Delivery: **None**      Outdoor Parking: **19-30 Spaces**  
 # Drive in Doors: **4**      Misc. Inside: **Atrium, Inside Corridor/s, Multi-Tenant, Private Restroom/s, Storage Inside**  
 # Trailer Docks: **0**      Floor Finish: **Carpet**  
 Geographic Locale: **East/West Corridor, Far West**      Extra Storage Space Available: **Yes**  
 Location: **Mixed Use Area**      Water Drainage: **Drainage Ways**  
 Construction: **Brick**      Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**  
 Building Exterior: **Brick**      HERS Index Score:  
 Foundation: **Concrete**      Green Disc:  
 Roof Structure: **Flat**      Green Rating Source:  
 Roof Coverings:      Green Feats:  
 Air Conditioning: **Central Air**      Known Encumbrances:  
 Heat/Ventilation: **Central Bldg Heat, Central Heat/Indiv Controls, Electric, Forced Air, Gas**      Backup Info:  
 Electrical Svcs: **Separate Meters**      Tenant Pays: **Electric, Janitorial, Scavenger, Tax Stops, Water/Sewer**  
 Fire Protection: **Alarm Monitored, Alarm On Site, Fire Extinguisher/s**      Possession: **Negotiable**  
 Current Use: **Commercial**      Sale Terms:  
 Potential Use: **Commercial, Office and Research**      Investment:  
 Client Needs: **Lease or Rent**      Users:  
 Client Will:

**Financial Information**

Gross Rental Income/Month:      Real Estate Taxes:  
 Total Income/Month:      Tax Year:  
 Total Income/Annual:      Total Annual Expenses:  
 Annual Net Operating Income:      Expense Year:  
 Net Operating Income Year:      Expense Source:  
 Cap Rate:      Loss Factor:

**Agent Remarks:**

Internet Listing: **All**      Remarks on Internet?: **Yes**      Agent Owned/Interest: **Yes**  
 VOW AVM: **Yes**      VOW Comments/Reviews: **Yes**      Lock Box:  
 Listing Type: **Exclusive Right to Lease**      Address on Internet: **Yes**      Special Comp Info: **None**  
 Coop Comp: **1/2 FIRST MONTH'S RENT - \$100 (on Gross SP)**      Other Compensation: **NONE**      Call for Rent Roll Info:  
 Information: **Show-Lock Box**      Expiration Date: **05/22/2011**  
 Broker: **Robert E. Frank Real Estate (2412)**      Ph #: **(847) 356-5263**      Team:  
 List Agent: **Robert Frank (11927)**      Ph #: **(847) 356-5263**  
 Email: **Landman5263@ameritech.net; Landman5263@aol.com**      Agent Alt Ph #: **(847) 508-5263**      Agent Addn'l Info:  
 Co-lister:      Ph #:

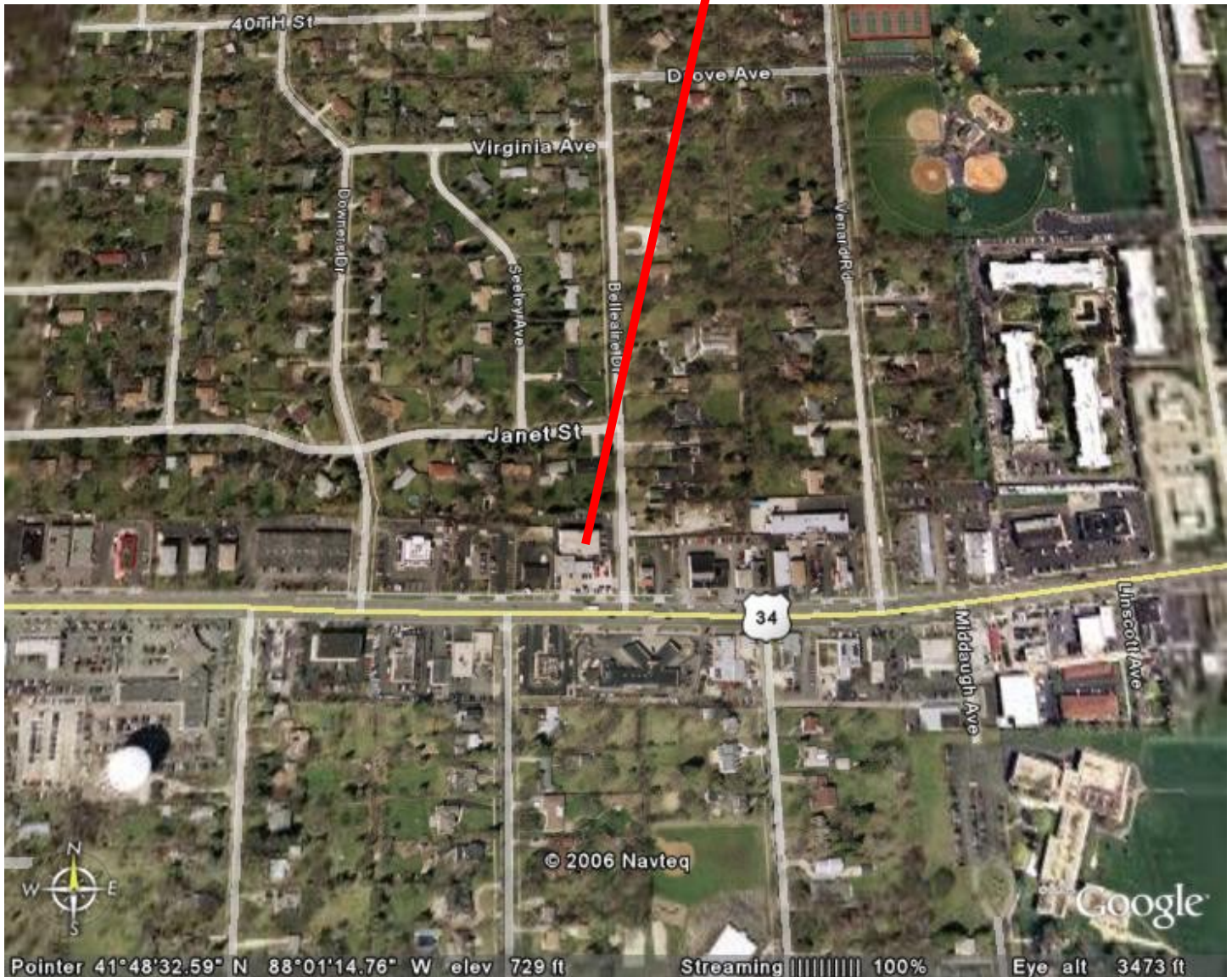
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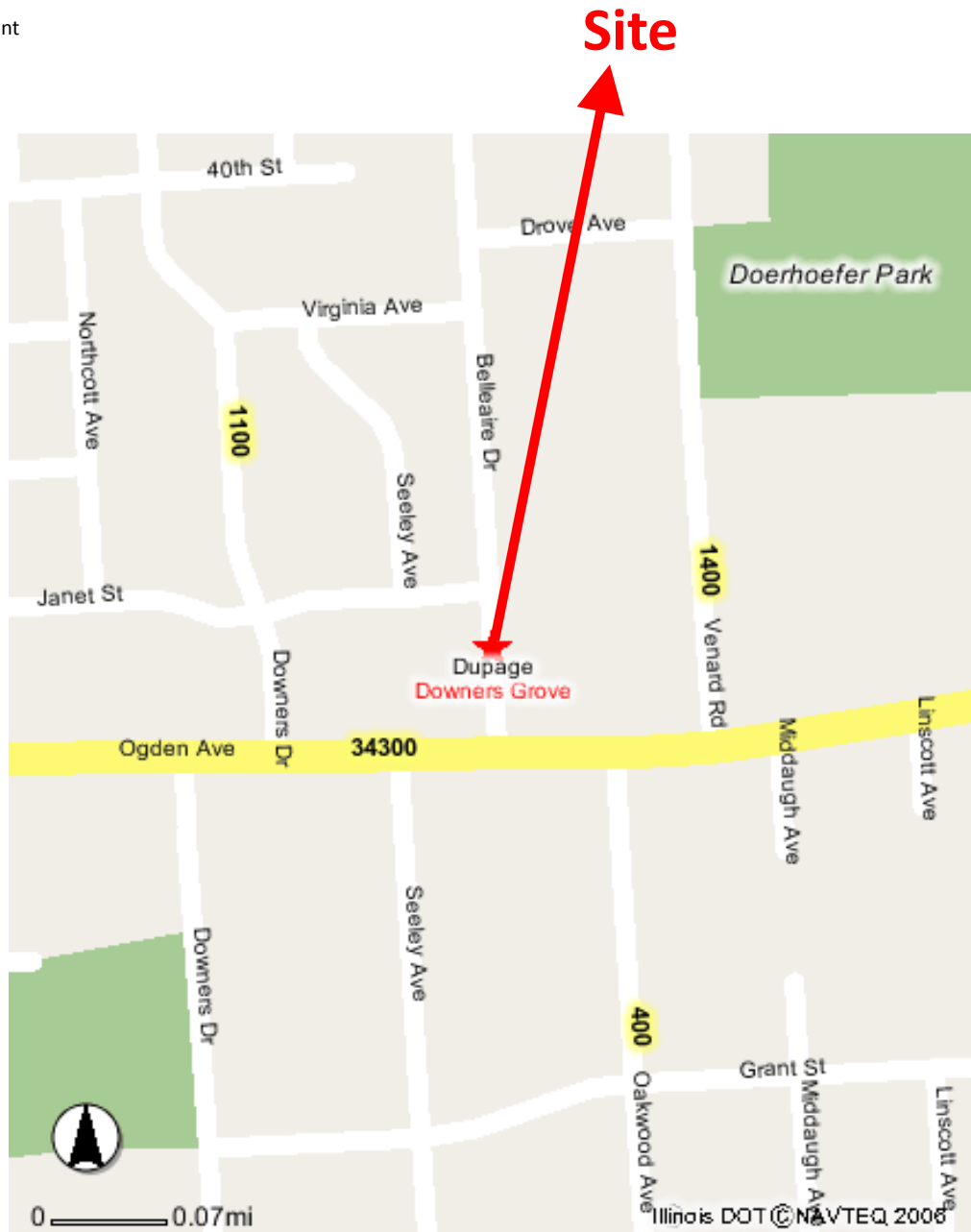
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IDOT Traffic Count



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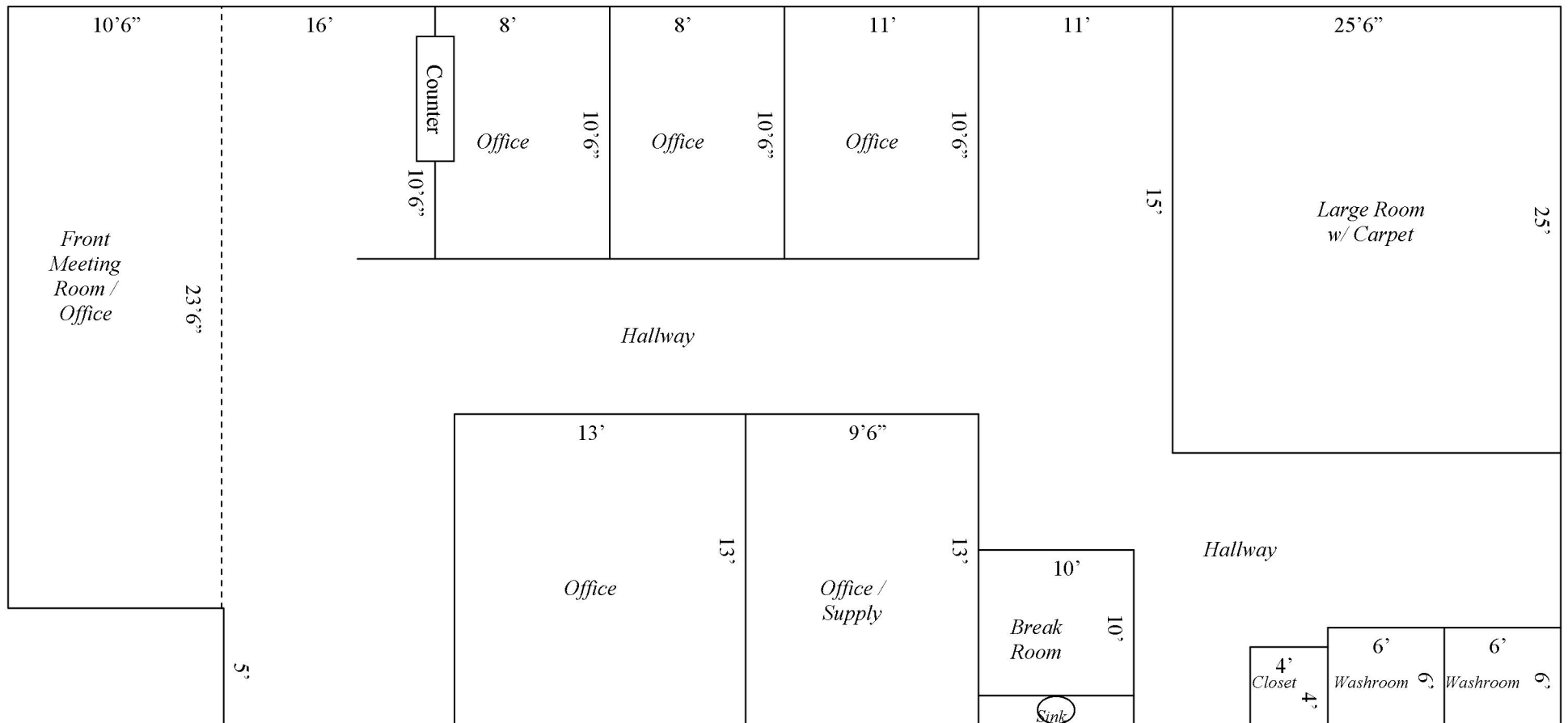
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# 4248 Belle Aire Downers Grove, IL

*Approximate Building Layout*



## Neighborhood Profile

For Property Located At  
**4248 Belle Aire Ln**  
**Downers Grove, IL 60515-1914**  
**Downers Grove Township-North - Dupage County**

## Demographics

### Summary Information

		2008 Estimate	2013 Estimate
<b>Population:</b>		1446	1071
<b>Number of Households:</b>		433	407
<b>Census Tract/Block</b>	8448.00 / 6		
<b>10 Year Population Growth</b>	-13.89%	<b>Household Growth Last 10 Years</b>	-11.99%
<b>Estimated Growth In 5 Years</b>	-6%	<b>Household Forecast Growth</b>	-7.59%
<b>Owner Occupied</b>	88%	<b>Median Home Value</b>	\$262,700
		<b>Median Mortgage</b>	\$1,675
<b>Absentee Owner</b>	12	<b>Average House Hold Income</b>	\$101,433
		<b>Median Rent</b>	\$633
<b>Average Household Size</b>	3.23	<b>Median Vehicles Value</b>	
		<b>Married</b>	60%
<b>College Graduate</b>	35%	<b>Unmarried</b>	40%

### Home Characteristics

Value		Year Built	
<b>Below \$100,000</b>	0%	<b>1999-2000</b>	0%
<b>\$100,000 And \$150,000</b>	5%	<b>1995-1998</b>	3%
<b>\$150,000 And \$200,000</b>	22%	<b>1990-1994</b>	3%
<b>\$200,000 And \$300,000</b>	37%	<b>1980-1989</b>	3%
<b>\$300,000 And \$500,000</b>	25%	<b>1970-1979</b>	5%
<b>\$500,000 and above</b>	12%	<b>1900-1969</b>	86%

### Affluency Factors

<b>Household Income</b>		<b>Mortgage Expense</b>		<b>Rent Expense</b>	
<b>0 TO \$25,000</b>	3%	<b>Under \$300</b>	0%	<b>Less Than \$499</b>	0%
<b>\$25,000 TO \$35,000</b>	8%	<b>\$300-\$799</b>	0%	<b>\$500 &amp; \$749</b>	60%
<b>\$35,000 TO \$50,000</b>	16%	<b>\$800-\$1999</b>	71%	<b>\$750 &amp; \$999</b>	17%
<b>\$50,000 TO \$75,000</b>	21%	<b>\$2000 and Over</b>	29%	<b>\$1000 &amp; Over</b>	22%
<b>\$75,000 TO \$100,000</b>	18%				
<b>\$100,000 and Above</b>	34%				

### Professional/Lifestyle Characteristics

Education		Profession		Lifestyle		Commute Time	
No Diploma	1%	Mgr/Prof	54%	Owner	88%	0-14 Min	30%
High School	11%	Technical	35%	Occupied		15- 29 Min	25%
Some College	29%	Sales	26%	Absentee Owner	12%	30- 59 Min	28%
College	35%	Administrative	22%	Married	60%	Over 60 Min	7%
Graduate		Private House	1%	Unmarried	40%		
Graduate	21%	Hold					
Degree		Service	10%				
		Protective	1%				
		Services					
		Farming	0%				
		Skilled	3%				
		Blue Collar	6%				
		Private Worker	62%				

### Employment Sector

Private Worker	62%	Government Worker	17%
Self Employed Worker	21%	Unpaid Family Worker	0%

### School Enrollment

Public Pre-Primary School	0%	Private Pre-Primary School	3%
Public School	17%	Private School	13%
Public College	4%	Private College	1%
Not Enrolled In School	87%		

### Population Distribution by Gender

Population	1446	Male Population	53%	Female Population	47%
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### Population Distribution by Age

0 - 11	20%	12 - 17	13%	18 - 24	5%	25 - 64	54%	65 - 74	3%	75+	3%
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### Geographic Block Group

A Block Group is a cluster of blocks within a Census Tract. Block Groups contain between 250 and 550 homes.			
Average House Hold Income	\$101,433	Median Mortgage	\$1,675

Courtesy of ROBERT FRANK  
MRED

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.