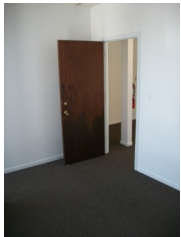


PRICE
REDUCED

Office Space For Lease

ROBERT E. FRANK
REAL ESTATE INC.
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:

- 650 Square Feet
- 11,400 Total Bldg. Square Ft.
- Central Air
- Ogden Avenue Corridor
- 19-30 Parking Spaces
- Reception Area
- Natural Light
- Motivated Landlord

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

Office Lease: \$12.00 PSF Gross

Small office space in multi unit building just off Ogden with ample parking. Tall glass entry leads to office with private washroom. Two small offices and large reception area. Natural lighting from many windows. Tenant pays proportionate share of utilities. Ideal for small business starting out or large business trying to shrink it's overhead. Approx. Agent Owned



Office/Tech

Status: **ACTV**
 Area: **515**
 Address: **4248 Belle Aire LN , Downers Grove, Illinois 60515**
 Directions: **Ogden west of Main to Belle Aire, North to 4248**
 Sold by:
 Closed:
 Off Mkt:
 CTGF:
 County: **DuPage**
 Coordinates: **S:4 W:20**
 Year Built: **1976**
 Subtype: **Office**
 Zoning Type: **Commercial**
 Actual Zoning: **GB**

MLS #: **07681593**
 List Date: **11/22/2010**
 List Dt Rec: **11/22/2010**

List Price:
 Orig List Price:
 Sold Price:

Lease SF/Y: **\$12**
 Rented Price:
 Mthly. Rnt. Price: **\$650**
 Contract:
 Points:
 List. Mkt Time: **86**
 Township: **Downers Grove**
 PIN #:
 Blt Before 78: **Yes**
 # Stories: **1**
 # Units: **3**
 # Tenants: **1**

Subdivision:
 Multiple PINs:

Min Rent. SF: **650**
 Max Rent. SF: **11400**

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

Remarks: **Small office space in multi unit building just off Ogden with ample parking. Tall glass entry leads to office with private washroom. Two small offices and large reception area. Natural lighting from many windows. Tenant pays proportionate share of utilities. Ideal for small business starting out or large business trying to shrink it's overhead.**

Approximate Age: **26-35 Years**
 Type Ownership: **Limited Liability Corp**
 Frontage Acc: **City Street**
 Docks/Delivery: **None**
 # Drive in Doors: **4**
 # Trailer Docks: **0**
 Geographic Locale: **East/West Corridor, Far West**
 Location: **Mixed Use Area**
 Construction: **Brick**
 Building Exterior: **Brick**
 Foundation: **Concrete**
 Roof Structure: **Flat**
 Roof Coverings:
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Central Bldg Heat, Central Heat/Indiv Controls, Electric, Forced Air, Gas**
 Electrical Svcs: **Separate Meters**
 Fire Protection: **Alarm Monitored, Alarm On Site, Fire Extinguisher/s**
 Current Use: **Office and Research**
 Potential Use: **Commercial, Office and Research**
 Client Needs: **Lease or Rent**
 Client Will:
 Misc. Outside: **Enclosed Stairs**
 # Parking Spaces: **20**
 Indoor Parking:
 Outdoor Parking: **19-30 Spaces**
 Misc. Inside: **Inside Corridor/s, Private Restroom/s, Storage Inside**
 Floor Finish: **Carpet**
 Extra Storage Space Available: **Yes**
 Water Drainage: **Drainage Ways**
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info:
 Tenant Pays: **Electric, Janitorial, Real Property Taxes, Scavenger, Water/Sewer**
 Possession:
 Sale Terms:
 Investment:
 Users:

Financial Information

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

Agent Remarks: **Warehouse also available!**

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

Copyright 2011 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 07681593

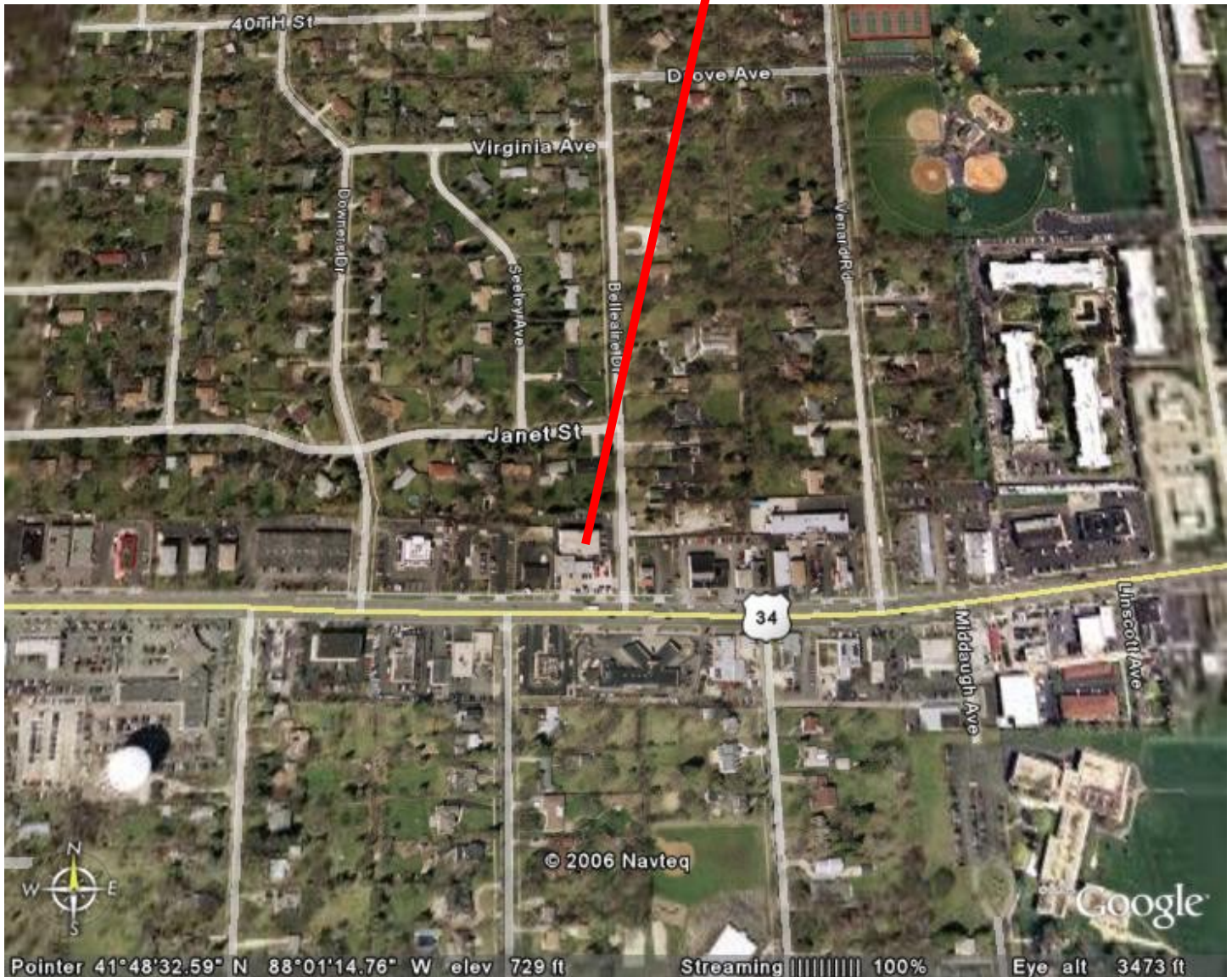
Prepared By: Robert Frank | Robert E. Frank Real Estate | 02/15/2011 12:16 PM

Office Space For Lease

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

4248 Belle Aire Lane, Downers Grove, IL 60515

Site



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

www.RobertEFrankRealEstate.com

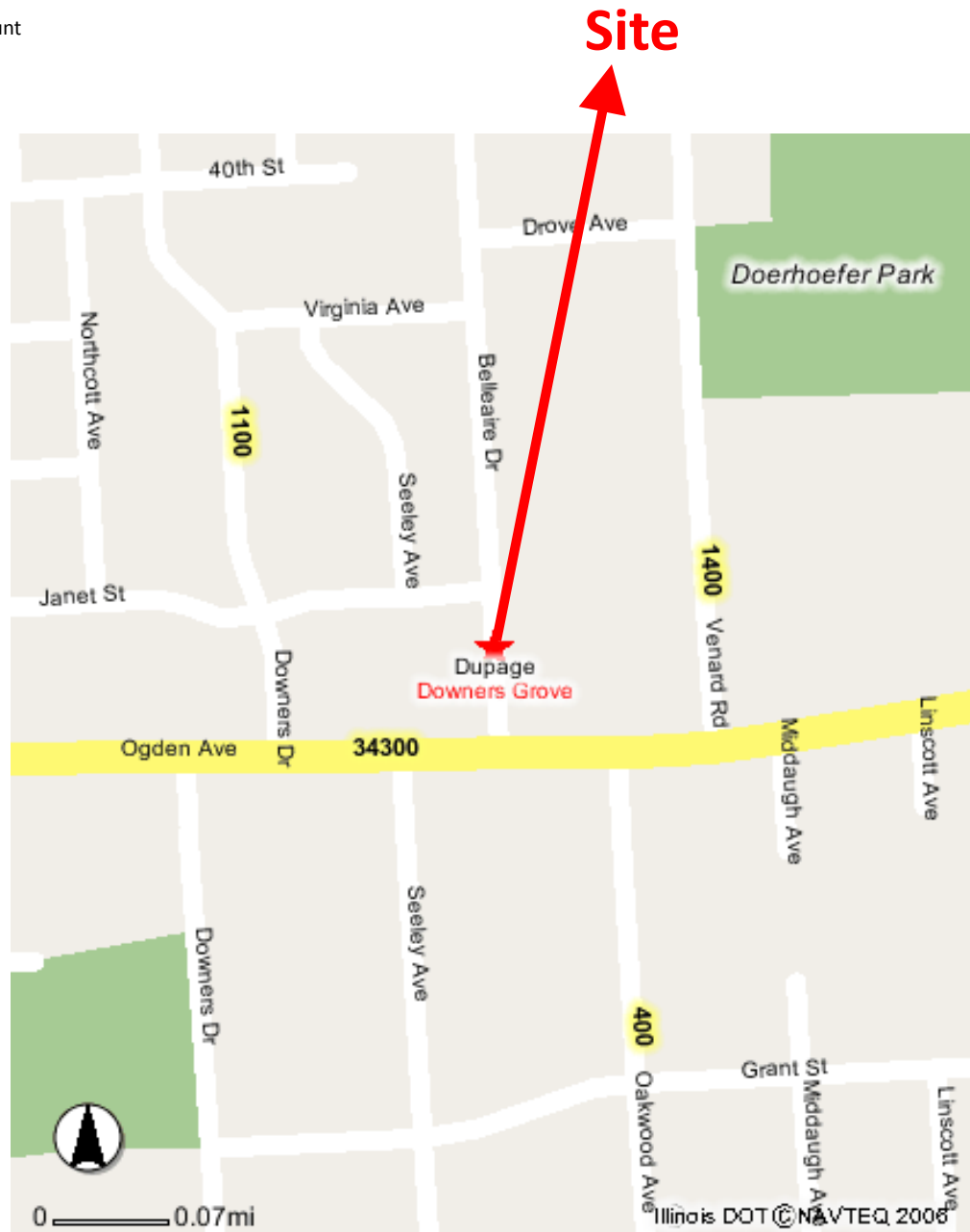
All Information is not Guaranteed

Office Space For Lease

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

4248 Belle Aire Lane, Downers Grove, IL 60515

IDOT Traffic Count



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

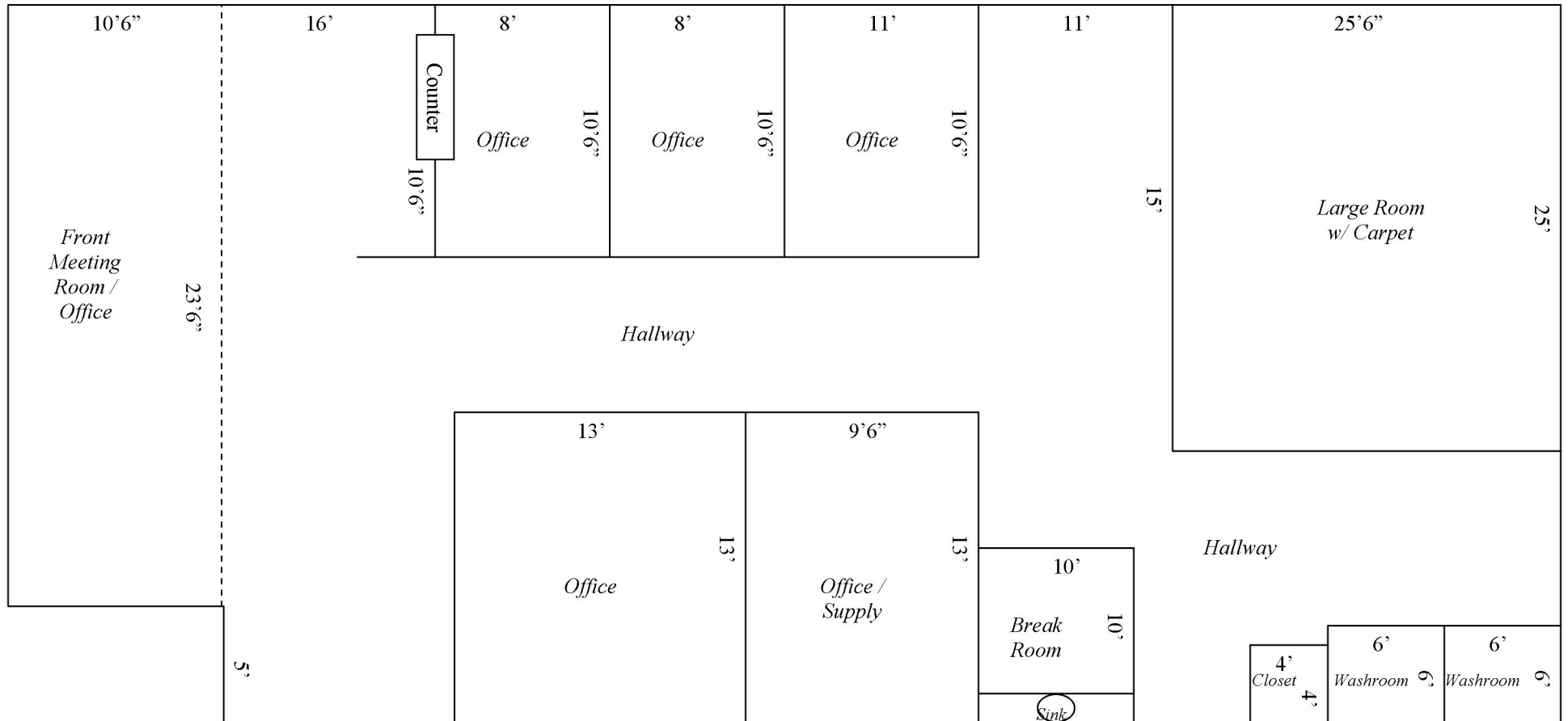
E-mail: RobertEFrankRealEstate@gmail.com

www.RobertEFrankRealEstate.com

All Information is not Guaranteed

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

Home Characteristics

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

Affluency Factors

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

Population Distribution by Age

| | | | | | | | | | | | |
|--------|-----|---------|-----|---------|----|---------|-----|---------|----|-----|----|
| 0 - 11 | 20% | 12 - 17 | 13% | 18 - 24 | 5% | 25 - 64 | 54% | 65 - 74 | 3% | 75+ | 3% |
|--------|-----|---------|-----|---------|----|---------|-----|---------|----|-----|----|

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.