

11,616 SF NORTH WATERFALL GLEN

FOR LEASE

9014 HERITAGE PKWY
WOODRIDGE, IL



PROPERTY HIGHLIGHTS

- Upgraded space in move-in condition
- Abundant natural light, 10' finished ceiling height
- Convenient parking surrounding the suite, 4.00/1,000
- Quiet, secluded location but within a few minutes of the most trafficked interstate interchanges (I-55/I-355) in Illinois.
- Building has been well maintained by original developer. Parking lot was replaced in 2022.
- \$12.50/SF net plus \$2.35/SF for real estate taxes and \$3.00/SF for operating expenses. (2025 Budget)
- 11,616 SF available, expandable to 21,894 SF.



Jeff Mann
Senior Vice President

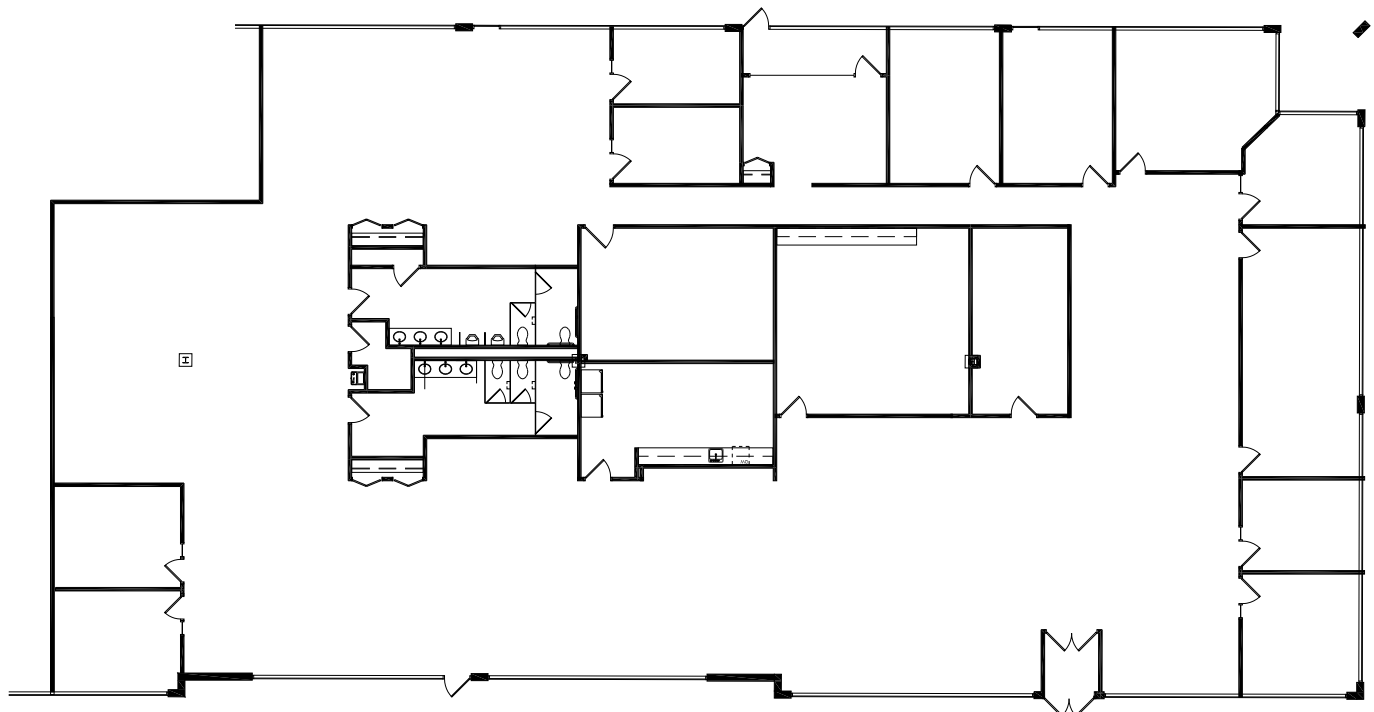
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CBRE

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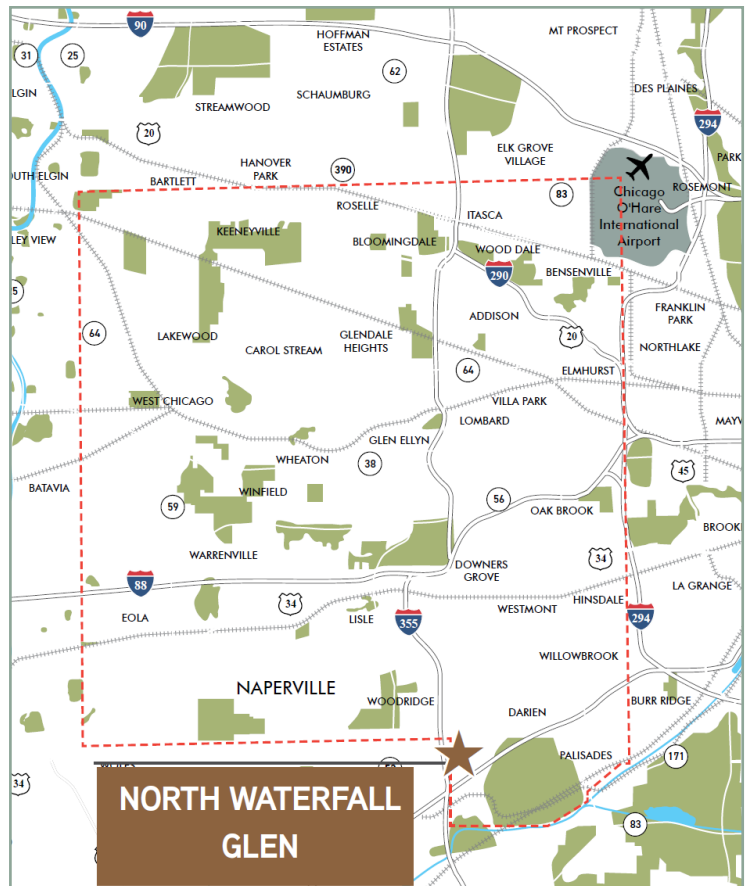
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