FOR SALE

Professional Office Suite

2640 Patriot Blvd, Suite 240, Glenview, IL 60026

RESOURCE COMMERCIAL ADVISORS

±2,500 SF Fully Built-Out Office Suite in Patriot Courtyards

PROPERTY DETAILS

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SUITE DETAILS

- Suite 240 — ±2,500 SF
- Asking Price: $730,000
- Real Estate Taxes: $8.05/SF
- CAM: $5.63/SF
- Condominium office space available for sale

SUITE LAYOUT

- Reception area
- Large executive office
- 4 additional private offices
- Work & Kitchette & server room
- ADA-accessible restrooms

THE BUILDING

- Located within Patriot Courtyards, a landscaped office condominium park
- Professional brick-and-glass construction with on-site building signage
- Shared surface parking for tenants and visitors

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LOCATION HIGHLIGHTS

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01 Established Glenview Address

Situated along Patriot Boulevard within the landscaped Patriot Courtyards office condominium park

02 Near the Glen

Minutes from The Glen Town Center's shops, restaurants, and entertainment options

03 Regional Connectivity

Convenient access to Waukegan Road and Willow Road, with I-94 and I-294 both close by

CONTACT FOR MORE INFO

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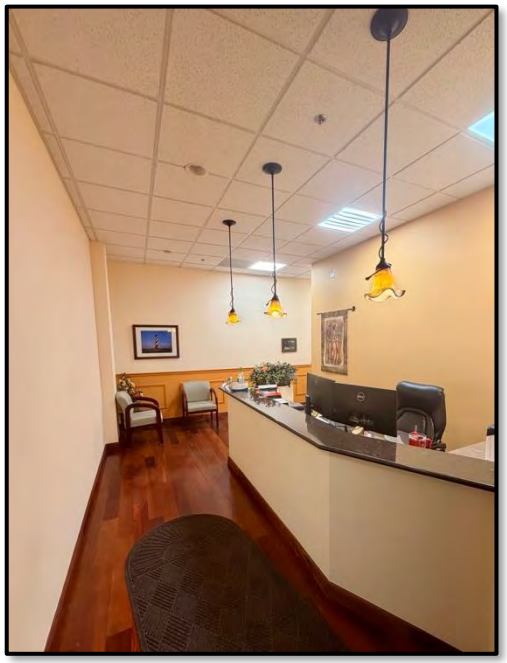

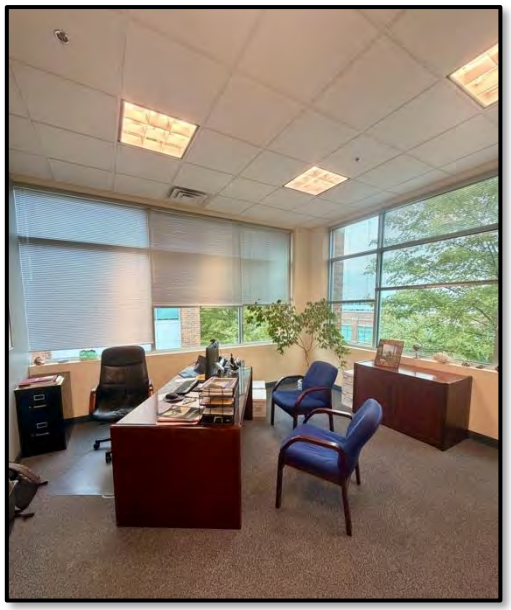

AREA MAP

2640 Patriot Blvd, Suite 240, Glenview, IL • Aerial & nearby points of interest

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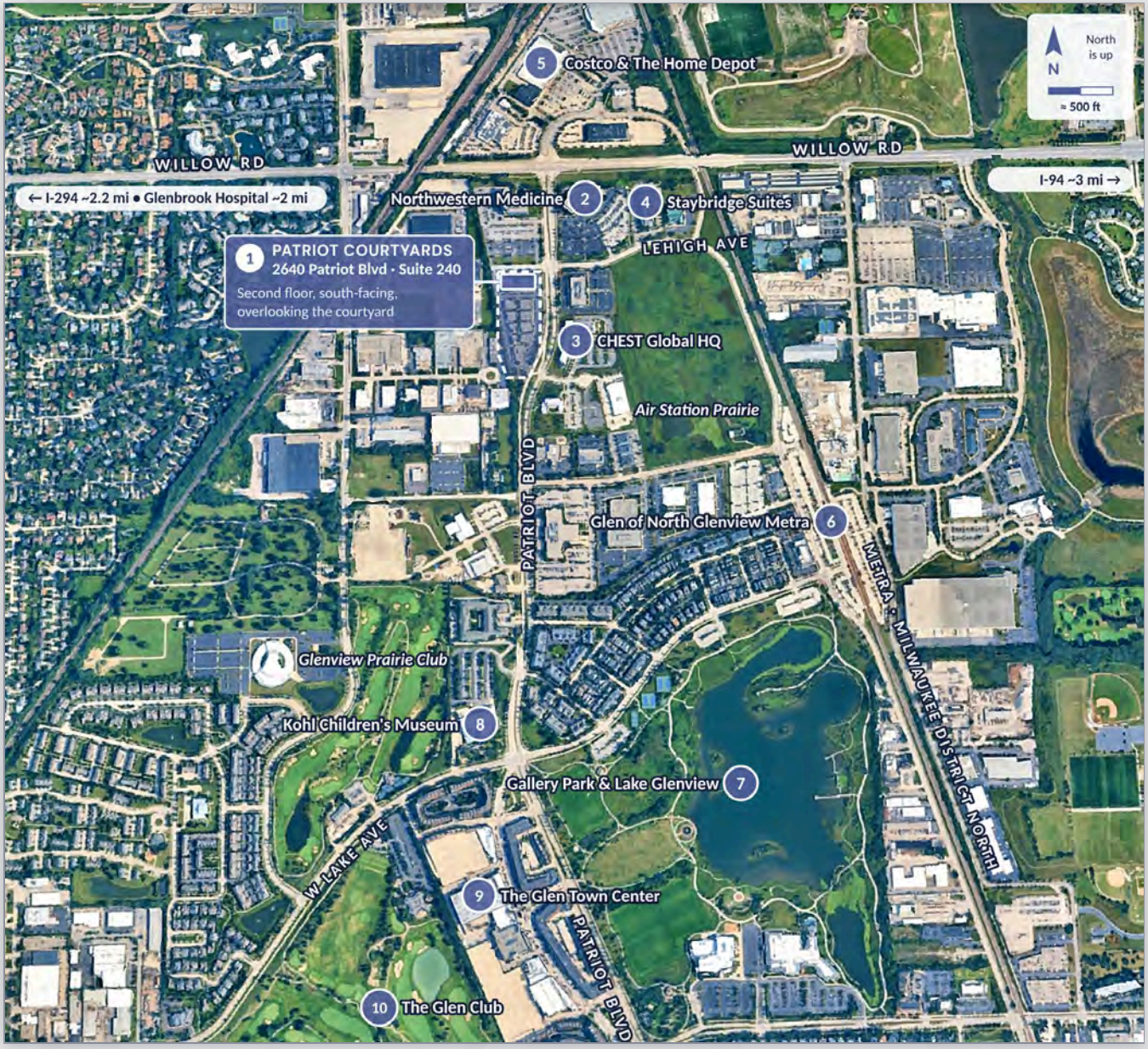

POINTS OF INTEREST

1	**2640 Patriot · Suite 240**	Site
2	Northwestern Medicine	~0.1 mi
3	CHEST Global Headquarters	~0.2 mi
4	Staybridge Suites	~0.2 mi
5	Costco & The Home Depot	~0.4 mi
6	Glen of North Glenview Metra	~0.9 mi
7	Gallery Park & Lake Glenview	~0.8 mi
8	Kohl Children's Museum	~0.7 mi
9	The Glen Town Center	~1 mi
10	The Glen Club (golf)	~1.5 mi

Approximate distances from 2640 Patriot Blvd.

GETTING HERE

I-294 (Tri-State): ~2.2 mi via Willow Rd

I-94 (Edens): ~3 mi via Willow Rd

Metra MD-N to Union Station from Glen of North Glenview

O'Hare: ~13 mi • **Downtown:** ~20 mi

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FLOOR PLAN

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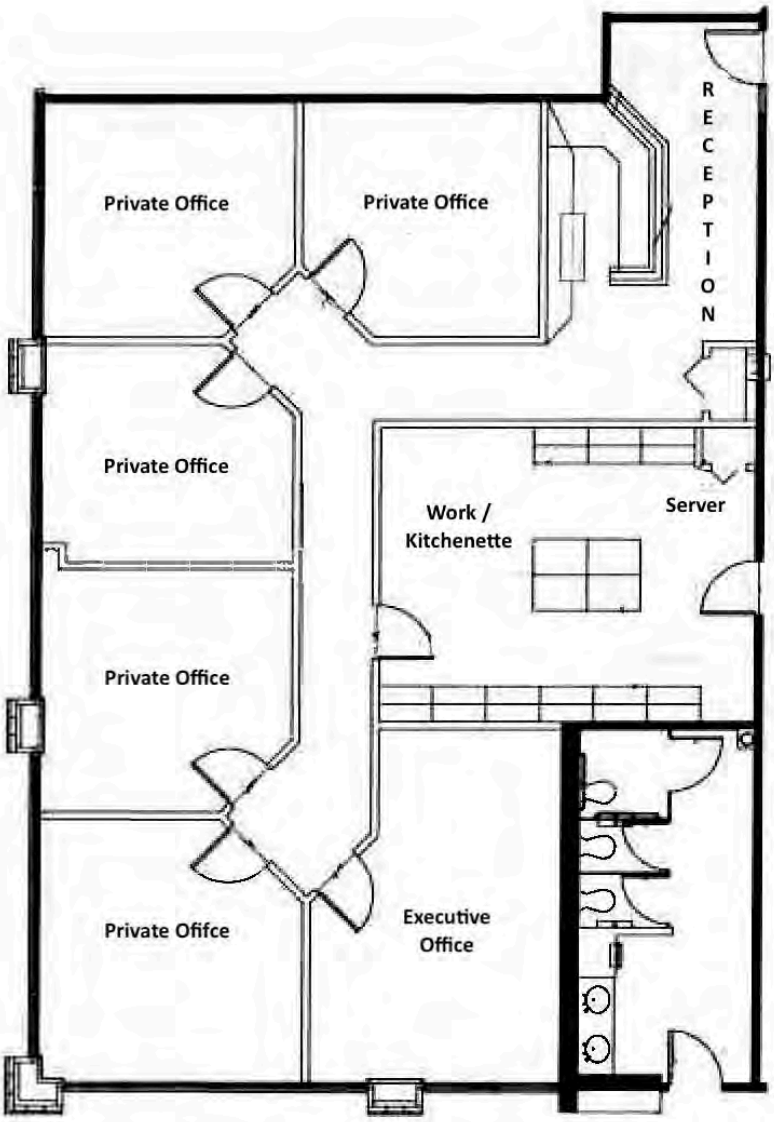
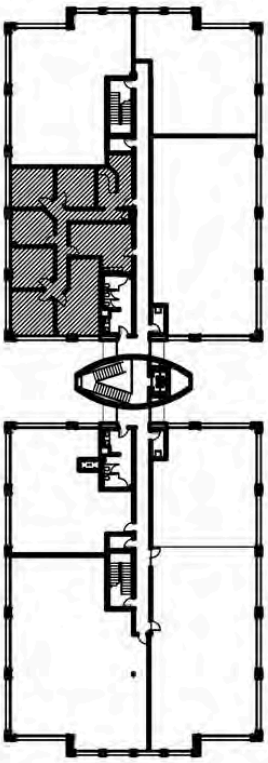


KEY PLAN:



FINISH PLAN

SCALE: 1/8" = 1'-0"

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DISCLAIMER

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