



IPM

PROFESSIONAL CENTER

60 N. Frontage Road, Burr Ridge, IL 60527



SUBURBAN
REAL ESTATE SERVICES

WELCOME TO IPM PROFESSIONAL CENTER

Located just one block from County Line Road with exposure to 18,200 vehicles per day, **IPM Professional Center** offers excellent visibility and accessibility on Frontage Road. The property features convenient access to Interstates 55 and 294 and is only 1 mile from Burr Ridge Village Center, providing easy access to nearby amenities.

This professional building boasts high-end finishes, strong co-tenancy, and ample on-site parking, making it an ideal choice for businesses. Recent upgrades include a renovated parking lot, updated 1st-floor common bathrooms, and beautifully refreshed landscaping with outdoor patio spaces.



24/7 Access & Security



Professionally Managed



Ample Parking



Heavy Populated Area



I-55 & I-294 Access



Abundant Local Amenities

PHOTOS

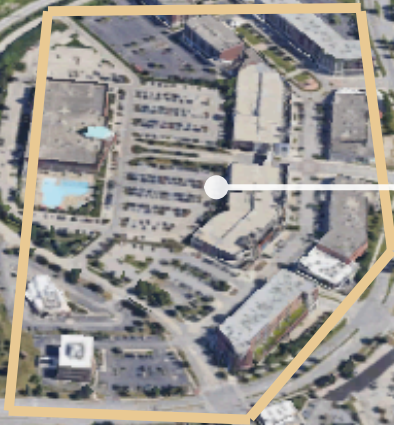


W. PLAINFIELD ROAD



COUNTY LINE ROAD | 18,200 VPD

LOYOLA
MEDICINE

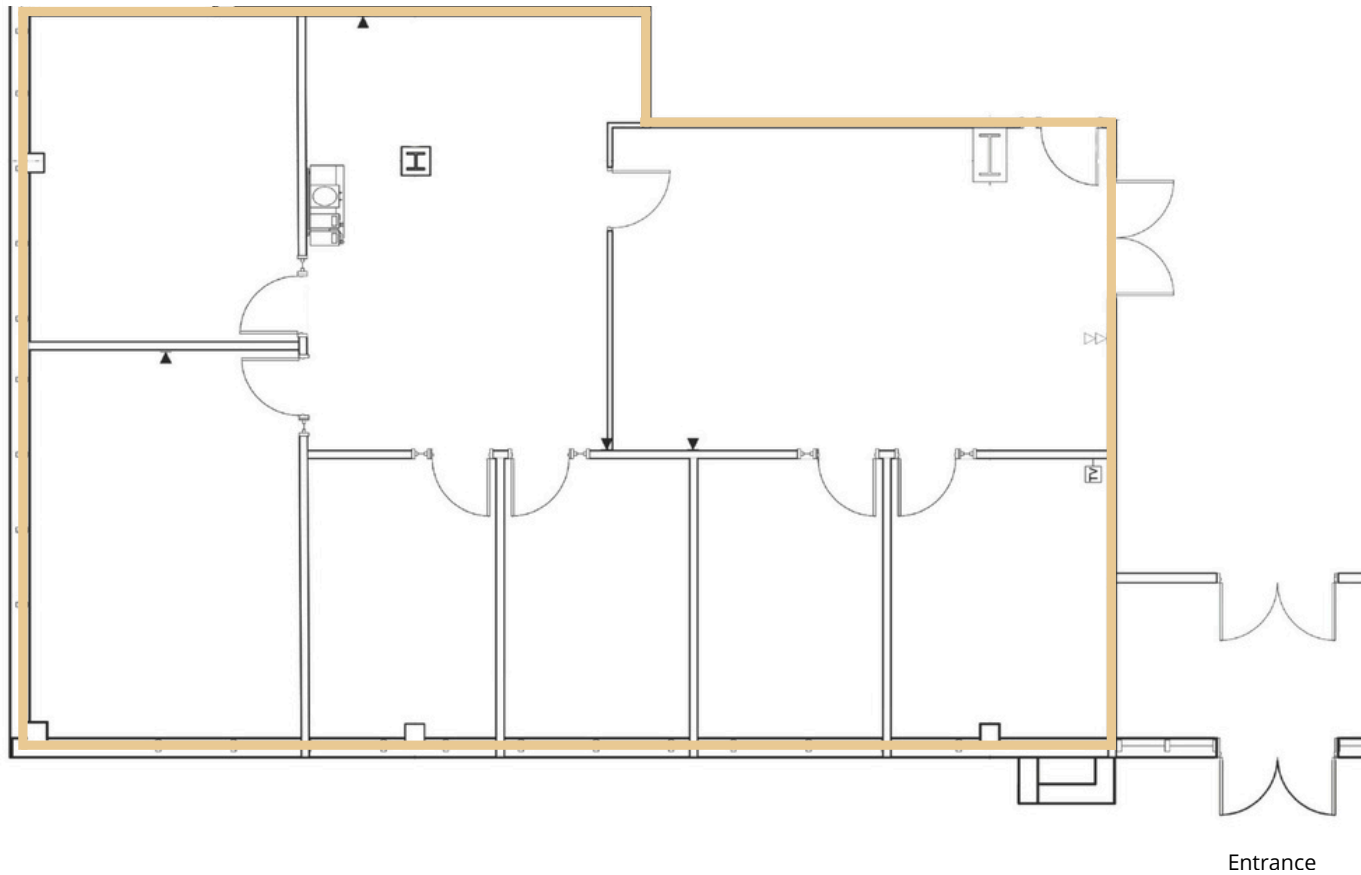


BURR RIDGE VILLAGE CENTER

- Cooper's Hawk Winery & Restaurant
- The Hampton Social
- Starbucks
- Olive Tree
- Pella Signature
- Topaz Cafe
- Wok n Fire
- Duly Health and Care
- Eddie Bauer
- Sephora
- White House Black Market

FIRST FLOOR

2,222^{+/-} SF



- First-floor space with convenient access
- Previously used as a bank headquarters
- Multiple private offices
- Conference rooms

- Large reception/waiting area
- Abundant natural light
- Generous Tenant Improvement Allowances

SECOND FLOOR

2,200 - 14,974^{+/-} SF



- Currently one space, may be demised
- Previously used as a bank headquarters
- Multiple private offices
- Conference Rooms
- Kitchen and Break Rooms
- Private restrooms
- Executive office with half bath including a shower
- Large open work area
- Abundant natural light through expansive window lines
- Generous Tenant Improvement Allowances



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RENTAL RATE /SF

LEASE TYPE: Modified Gross (MG)

BASE RATE: \$29.00

REAL ESTATE TAXES: Included
(2026 Base Year est. @ \$2.10/sf)

OPERATING EXPENSES: Included
(2026 Base Year est. @ \$7.80/sf)

GROSS RATE: \$29.00*

*Tenant pays real estate taxes and operating expenses over 2026 Base Year amounts.

CONTACT

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Information contained herein is subject to verification, modification and withdrawal without notice.