

FOR SALE or LEASE

Office Space/Building
5,885 SF For Sale
110 SF-1,685 SF For Lease

Standalone office building located within prestigious Williamsburg Village for sale and lease.

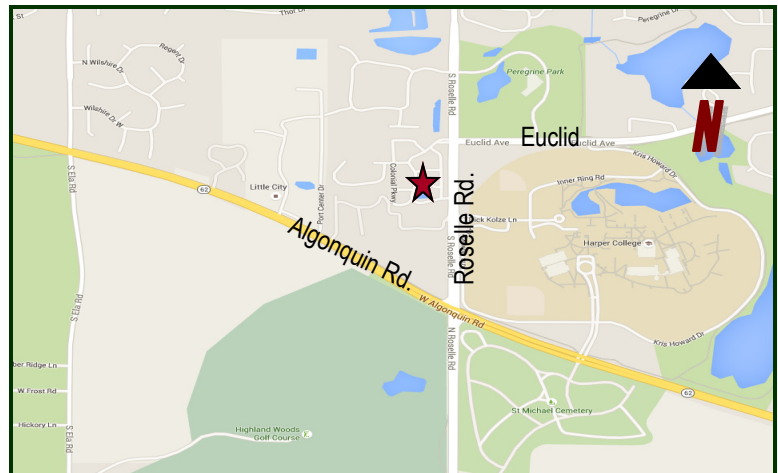
Currently available for lease is the entire 3rd floor, consisting of 1,685 SF office space including 4 private offices, conference room, clerical area and private bathroom w/ shower. Also for lease, the 1st floor walkout level offers approximately 877 SF with 4 offices. Individual office suites available starting at \$350/mo. on 1st and 2nd levels. See attached lay-outs and photos. Property ideal for an owner/user/investor to occupy the top floor and continue collecting income from other 5 individual tenants, all in separate lease agreements.

Prime location across from Harper College. Easy access to I-90 and Route 53 and just 15 miles to O'Hare International Airport, 30 miles to Chicago Loop. Contact listing agent Joe H for additional information and to schedule a showing.



LoopNet: S: 19694767
L: 19694811

MLS: 09166114



Directions: Algonquin Road to North on Roselle Rd. to Left at Euclid traffic light, to Colonial Parkway.

PIN: 02-28-301-068-1029

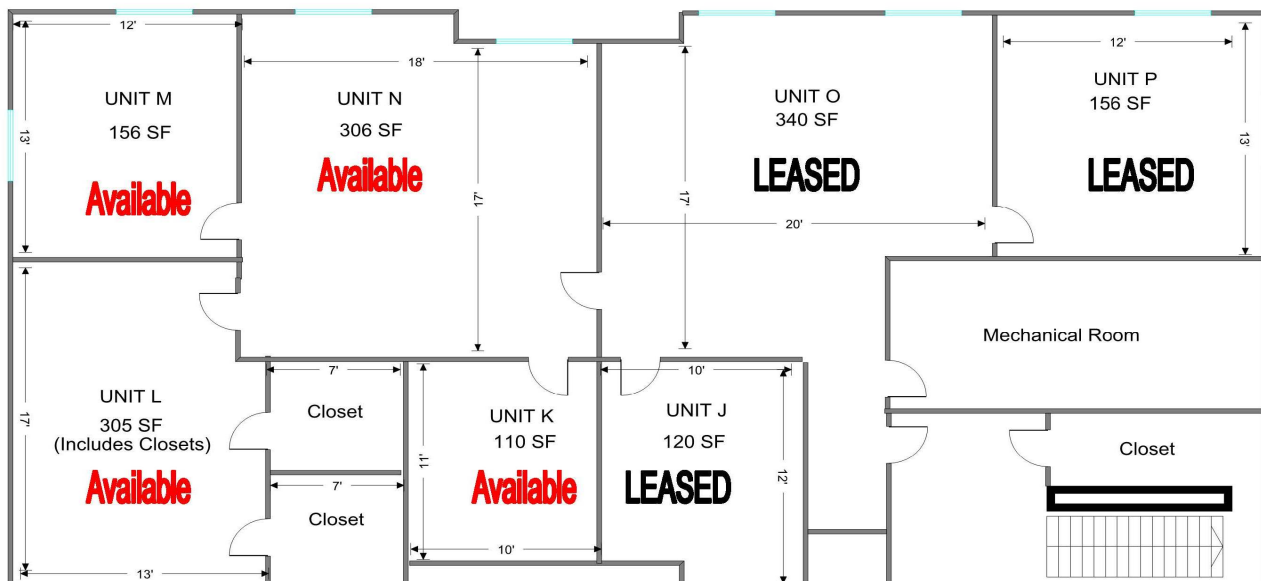
March 16, 2016

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

PROPERTY SPECIFICATIONS

Description:	Multi Tenant Office Bldg.
Building Size:	5,885 SF
Land Size:	Common
Year Built:	1984
HVAC System:	GFA/ Central Air
Electric:	200 amp/ 240 V
Sprinklered:	No
Washrooms:	3 - (2) main level, (1) upper
Flooring:	Carpet / Hardwood
Ceiling Height:	8-9'
Possession:	Negotiable
Parking:	Open
Sewer/ Water:	City
Zoning:	B-2
Real Estate Taxes:	\$20,539 (2014) \$3.49 psf
CAM:	\$4.99 psf
Lease Term:	3+ yrs. / Suites 1 yr.
Lease Price:	\$10-\$12 psf NNN see table
Sale Price:	\$535,000 \$90.91 PSF

3rd Level	1st Level	2nd Level Unit E	2nd Level Unit A	1st Level Unit K	1st Level Unit M	1st Level Unit L	1st Level Unit N
1,685 SF	877 SF	169 SF	143 SF	110 SF	156 SF	305 SF	306 SF
\$12/PSF NNN	\$10/PSF NNN	\$525/Mo	\$425/Mo.	\$350/Mo.	\$450/Mo.	\$550/Mo.	\$650/Mo.



1st Floor (Lower Level)

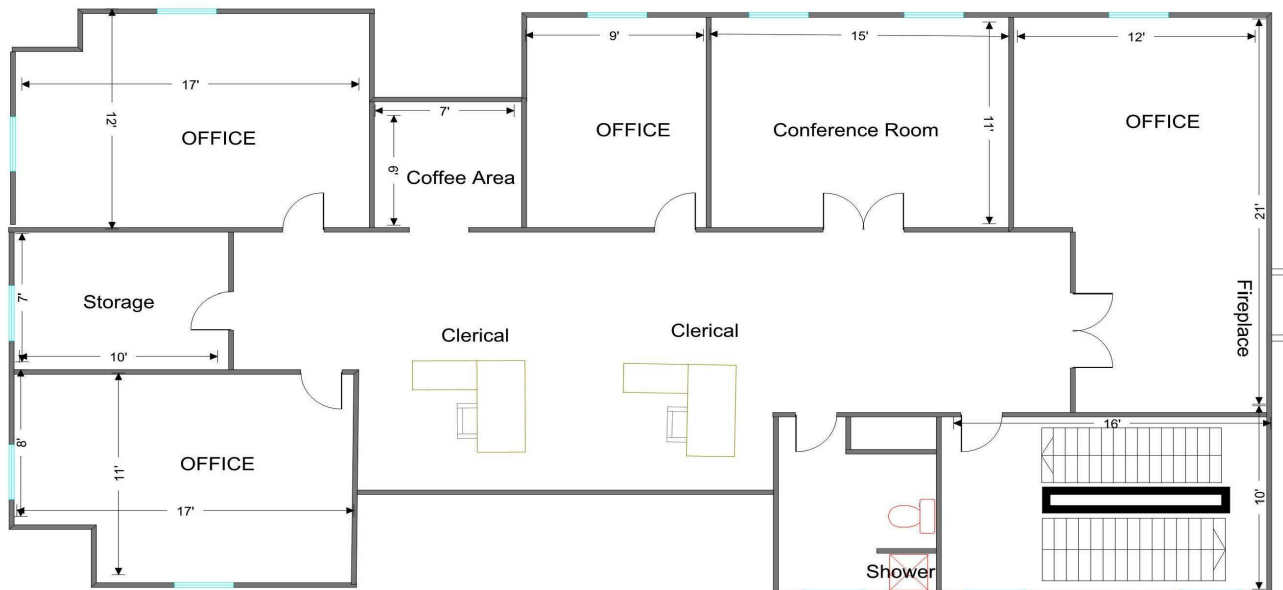
3rd Level	1st Level	2nd Level Unit E	2nd Level Unit A	1st Level Unit K	1st Level Unit M	1st Level Unit L	1st Level Unit N
1,685 SF	877 SF	169 SF	143 SF	110 SF	156 SF	305 SF	306 SF
\$12/PSF NNN	\$10/PSF NNN	\$525/Mo	\$425/Mo.	\$350/Mo.	\$450/Mo.	\$550/Mo.	\$650/Mo.



All Measurements Are Approximate

2nd Floor (Street Level)

3rd Level	1st Level	2nd Level Unit E	2nd Level Unit A	1st Level Unit K	1st Level Unit M	1st Level Unit L	1st Level Unit N
1,685 SF	877 SF	169 SF	143 SF	110 SF	156 SF	305 SF	306 SF
\$12/PSF NNN	\$10/PSF NNN	\$525/Mo	\$425/Mo.	\$350/Mo.	\$450/Mo.	\$550/Mo.	\$650/Mo.



All Measurements Are Approximate

3rd Floor
1,685 SF