# 1300 GREENBROOK BLVD

HANOVER PARK, IL 60133

## OFFICE SPACE FOR LEASE WITH GREAT HIGHWAY EXPOSURE

### OFFERING SUMMARY

| | |
|---|---|
| **Available RSF:** | 1,000- 7,435 RSF |
| **Building Size:** | Approx. 38,900 SF |
| **Year Built:** | 1979<br>Renovated 2016 |
| **Parking Ratio:** | 4.0/1,000 SF Ratio |
| **Access:** | 24-Hour Access |
| **Utilities:** | $1.25 PSF Per Year |
| **Lease Rate:** | $10.75 PSF (MG) |

### PROPERTY OVERVIEW

Recently purchased by professional ownership group who is upgrading the asset inside and out. Many new renovations are underway and many scheduled for spring, such as a new parking lot, monument signage and landscaping. Common Areas such as the lobby and restrooms are all being renovated as well as all mechanical systems.

### PROPERTY HIGHLIGHTS

- New Professional Ownership and Management
- Many building upgrades scheduled for 2016
- Flexible Terms
- Building Storage
- Easy Access to I-380 and Lake Street
- Less than 10 Minutes to I-355



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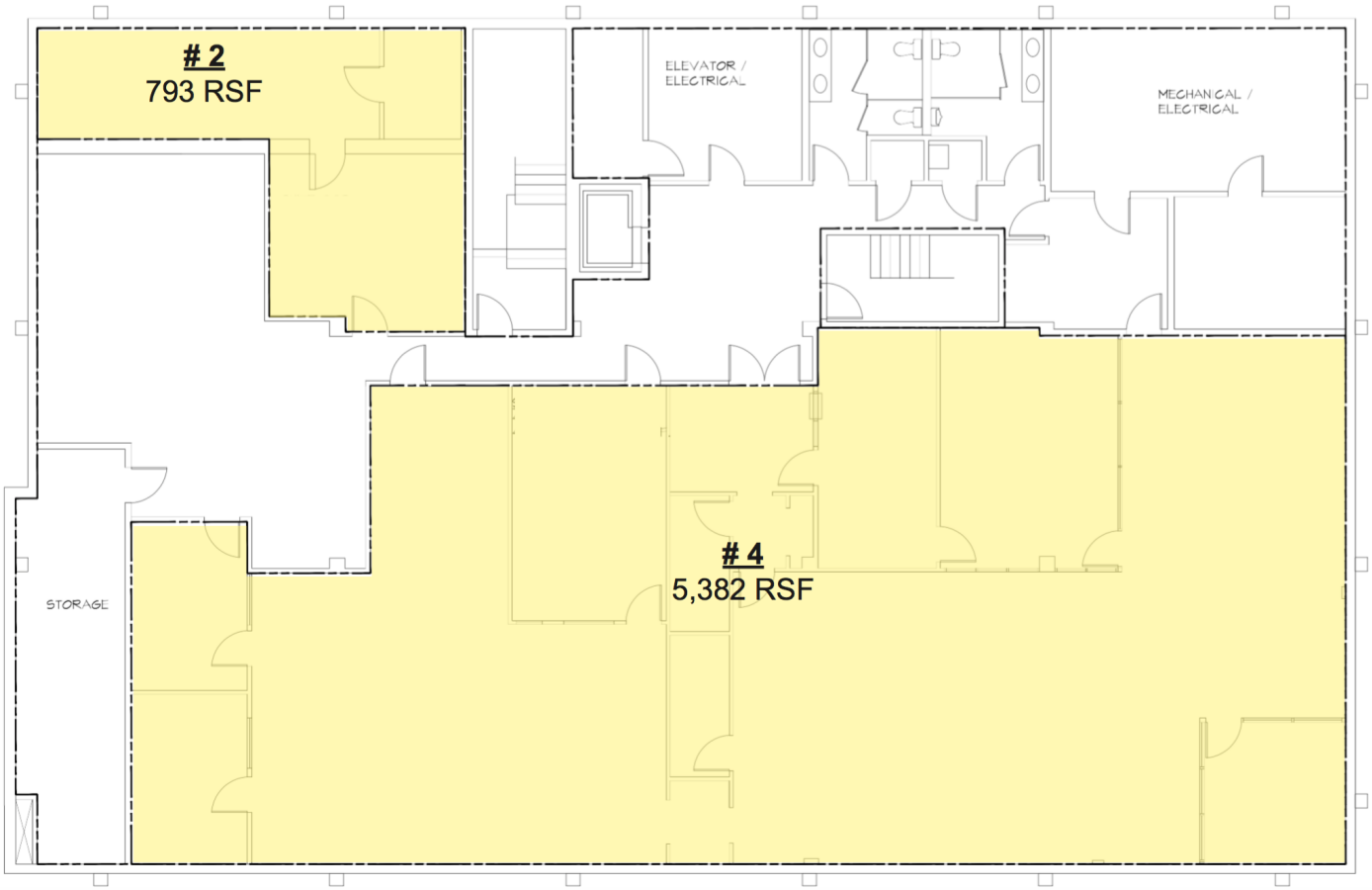
## LOWER LEVEL AVAILABLE SPACES




| SPACE | LEASE RATE | SIZE (SF) | COMMENTS |
|---|---|---|---|
| LL - 2 | $10.75 PSF (MG) | 793 SF | |
| LL - 4 | $10.75 PSF (MG) | 5,382 SF | |



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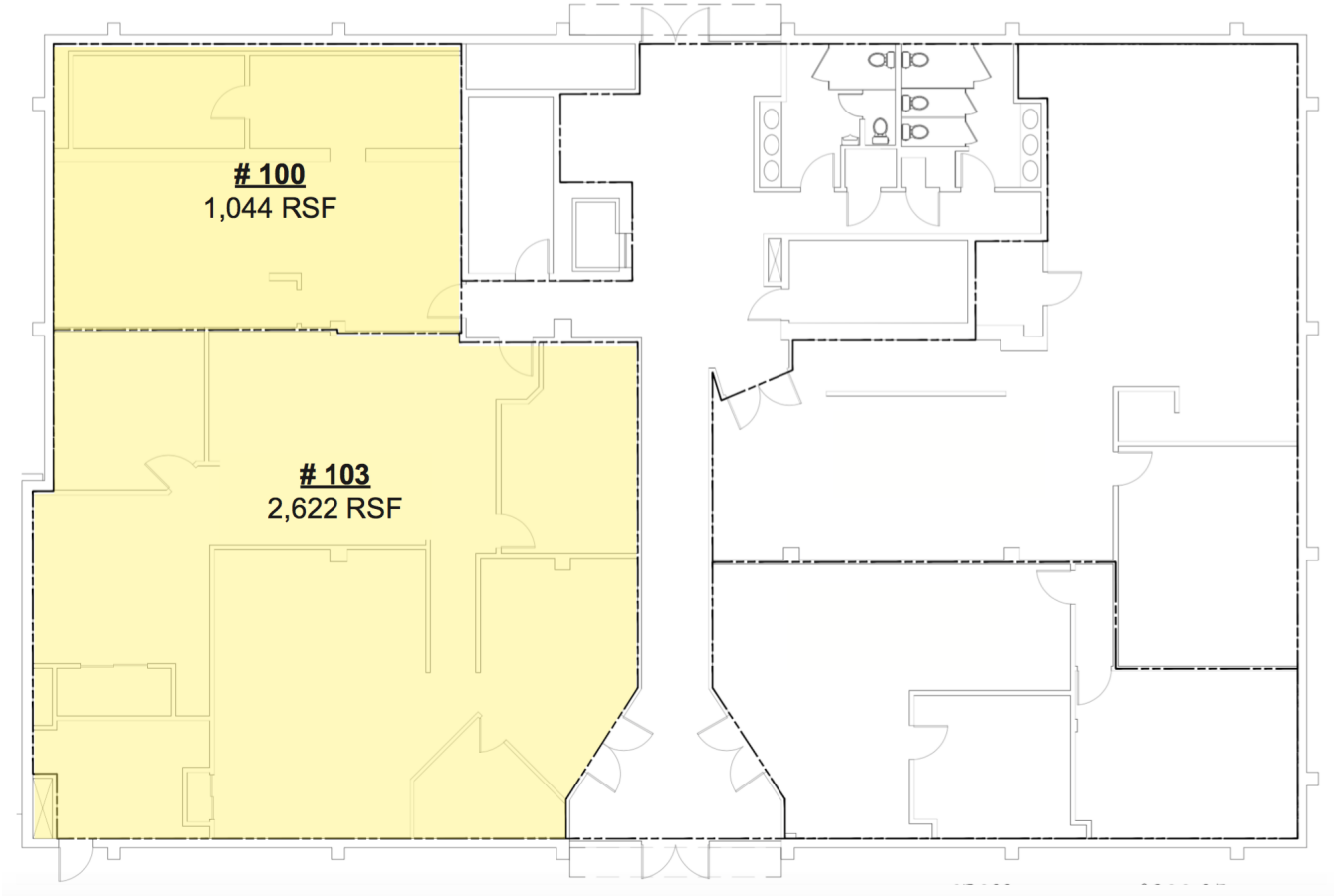
## FIRST FLOOR AVAILABLE SPACES




| SPACE | LEASE RATE | SIZE (SF) | COMMENTS |
|---|---|---|---|
| 103 | $10.75 PSF (MG) | 1,044 SF | Shell Condition |
| 100 | $10.75 PSF (MG) | 2,622 SF | Great Window Line and Identity. Currently occupied. |
| 100-103 | $10.75 PSF (MG) | 3,666 SF | |



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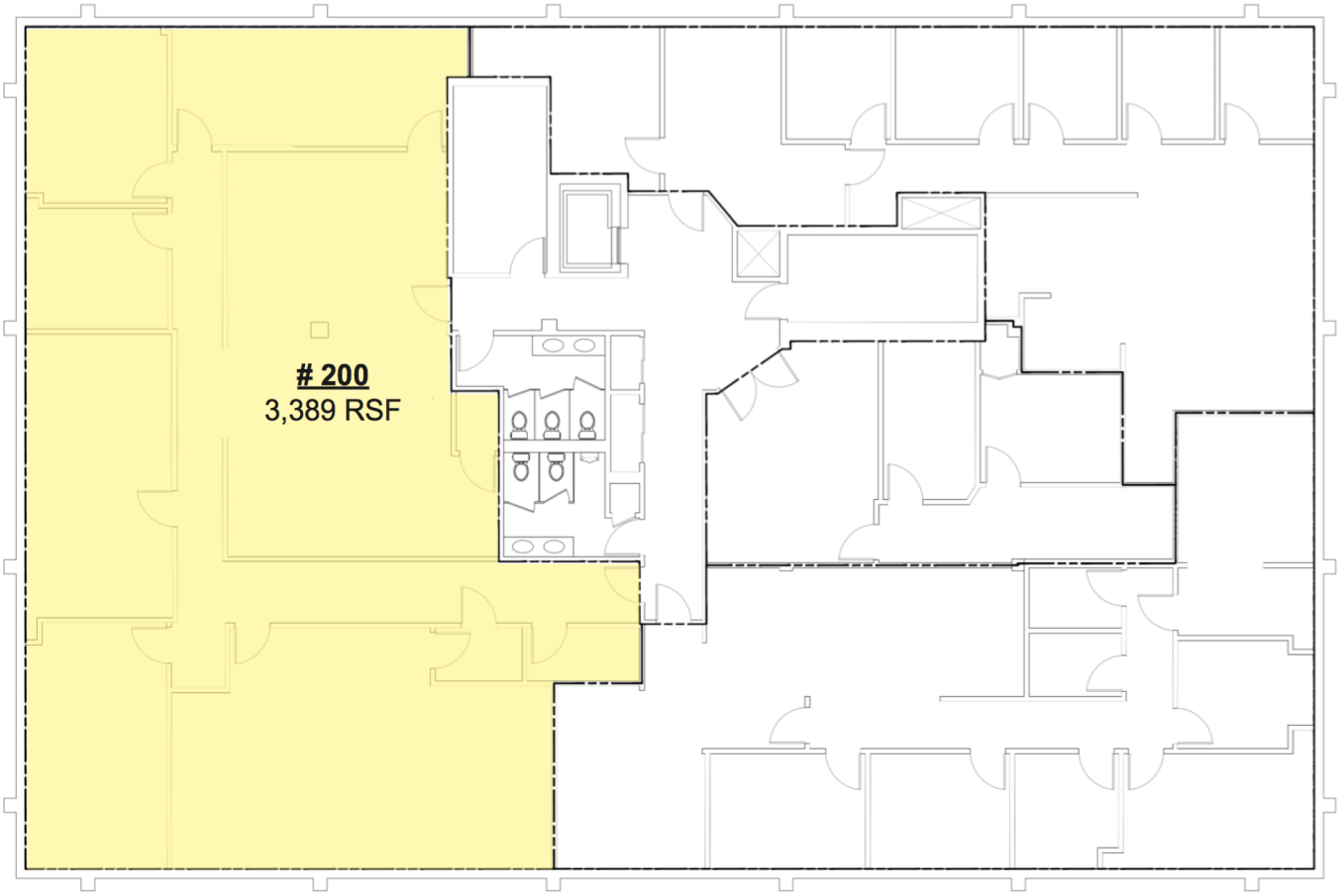
## SECOND FLOOR AVAILABLE SPACES




| SPACE | LEASE RATE | SIZE (SF) | COMMENTS |
|---|---|---|---|
| 200 | $10.75 PSF (MG) | 3,389 SF | Spec Unit |



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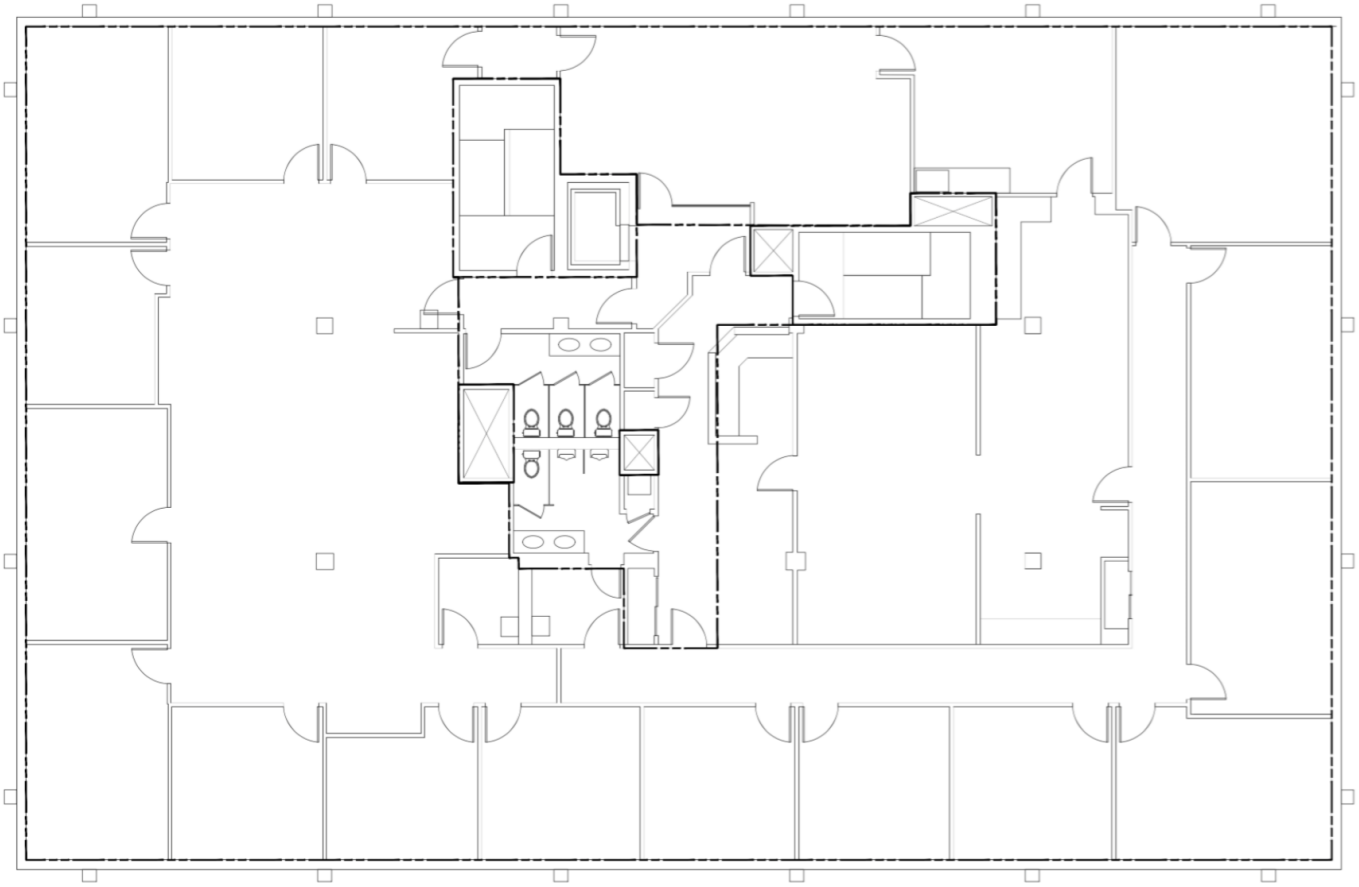
## THIRD FLOOR AVAILABLE SPACES



| SPACE | LEASE RATE | SIZE (SF) | COMMENTS |
|---|---|---|---|
| 300 | $10.75 PSF (MG) | 7,381 SF | Divisible Space with Great Window Line |



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## NEW OWNERSHIP WITH NEW IMPROVEMENTS

### NEW EXTERIOR IMPROVEMENTS:

- Parking lot (Spring of 2016)
- Monument Signage
- Landscaping (Spring of 2016)
- Building Entrances

### NEW BUILDING IMPROVEMENTS:

- Renovated Common Areas (2016)
- New Lobby (2016)
- Mechanical upgrades, including but not limited to Plumbing, HVAC, Electrical and Lighting.

### SUITE UPGRADES:

- Spec Suites with immediate occupancy available
- First floor space, with high visibility
- Flexible Ownership

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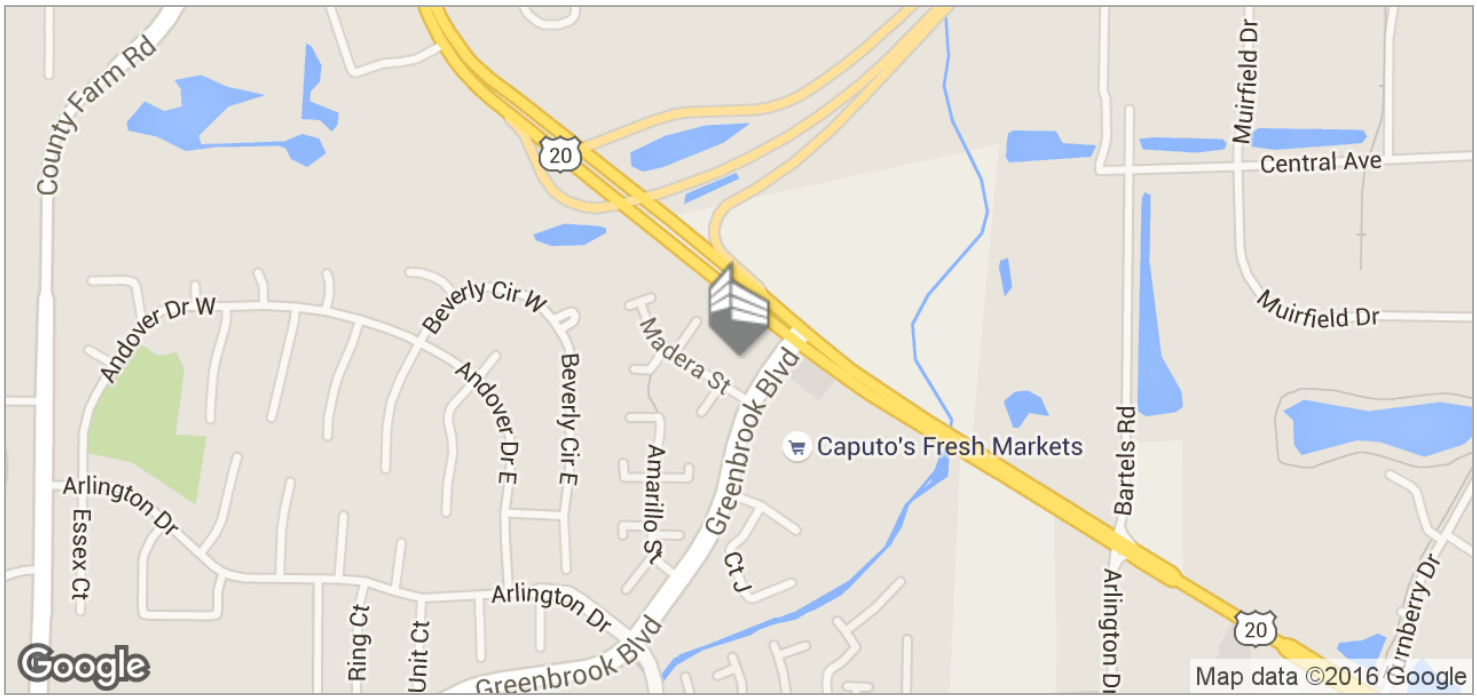
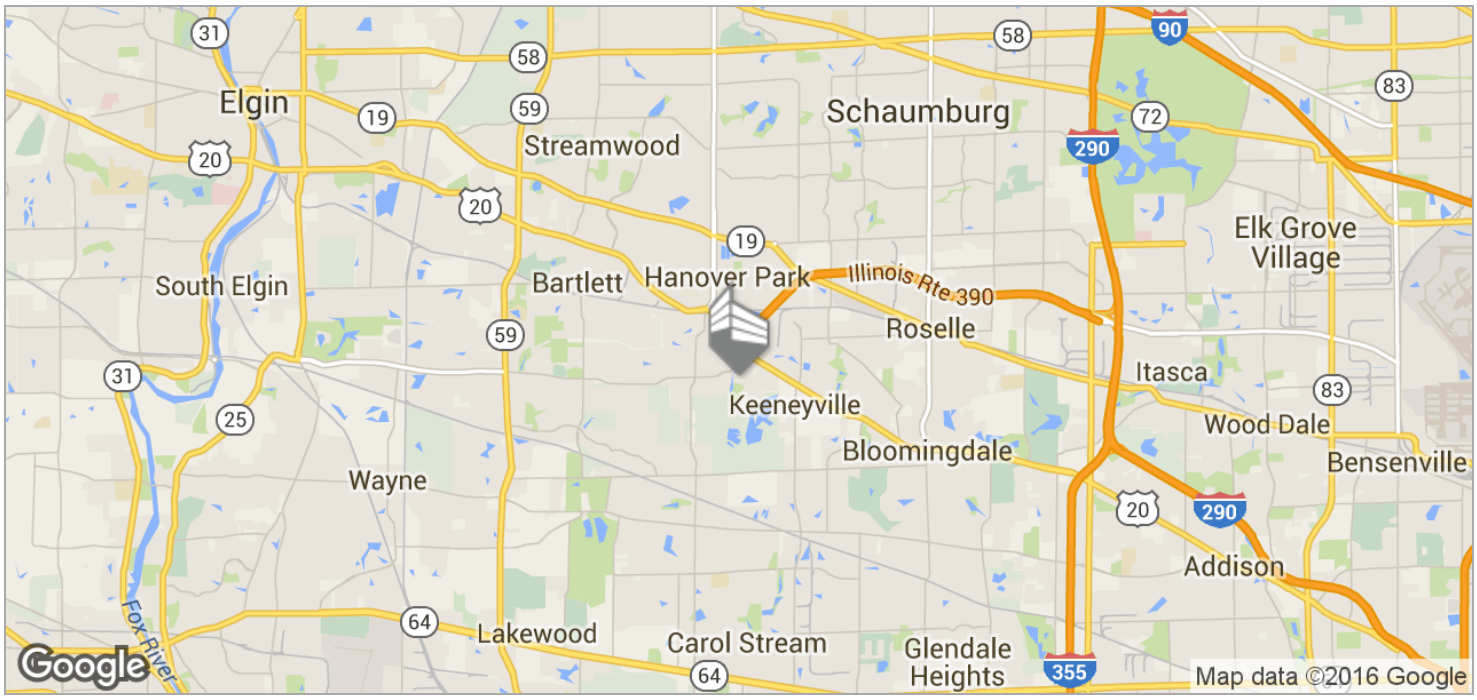
## LOCATION MAPS



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