

ELMHURST METRO COURT

747 CHURCH ROAD, ELMHURST, IL 60126

HIGH IMAGE OFFICE/SHOWROOM/FLEX SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	1,491 - 8,465 RSF
Loading:	Drive-in Doors, Dock, Double Service Door
Access:	24-Hour Access
Complex Size:	141,000 SF
Lease Rate:	\$11-15.00 PSF (MG)

PROPERTY HIGHLIGHTS

- Office Space With Access to Shared DID Loading Access
- Existing Office & Showroom Space
- New Interior Building Finishes
- Institutionally Owned and Managed
- Conveniently located just off Church Road, less than 3 minutes from I-290

Professionally Managed and Owned by:

HAMILTON
PARTNERS

JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

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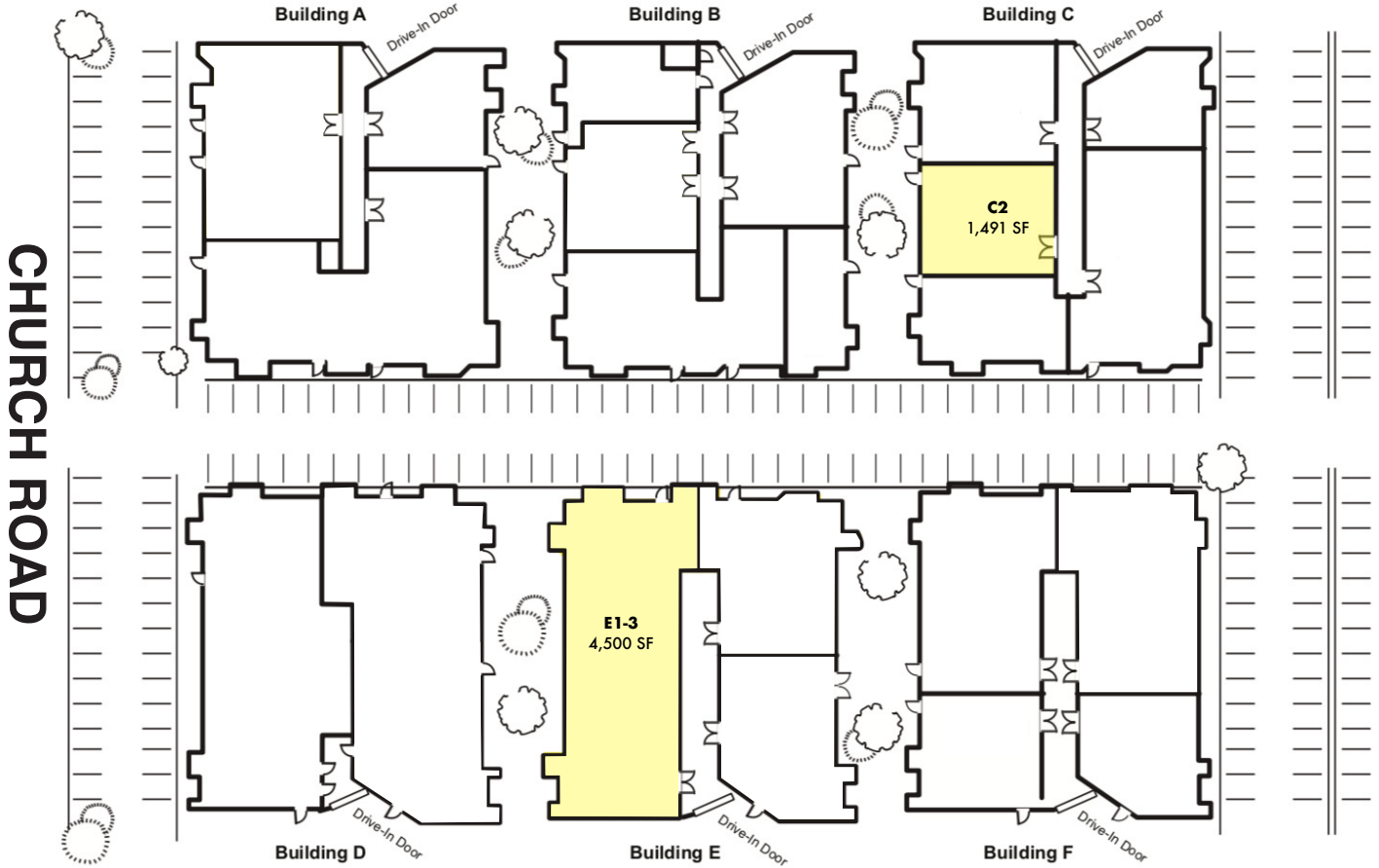
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SITE PLAN



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	AVAILABILITY	COMMENTS
C2	\$15.00 PSF (MG)	1,491 SF	\$1,863.75	Immediately	<ul style="list-style-type: none"> Access to Drive-In Door via Double Service Door Power: 200 Amps, 3 Phase & 100 Amps, Single Phase
E1-3	\$15.00 PSF (MG)	4,500 SF	\$5,625.00	Immediately	<ul style="list-style-type: none"> High Office Ratio Access to Drive-In Door via Double Service Door

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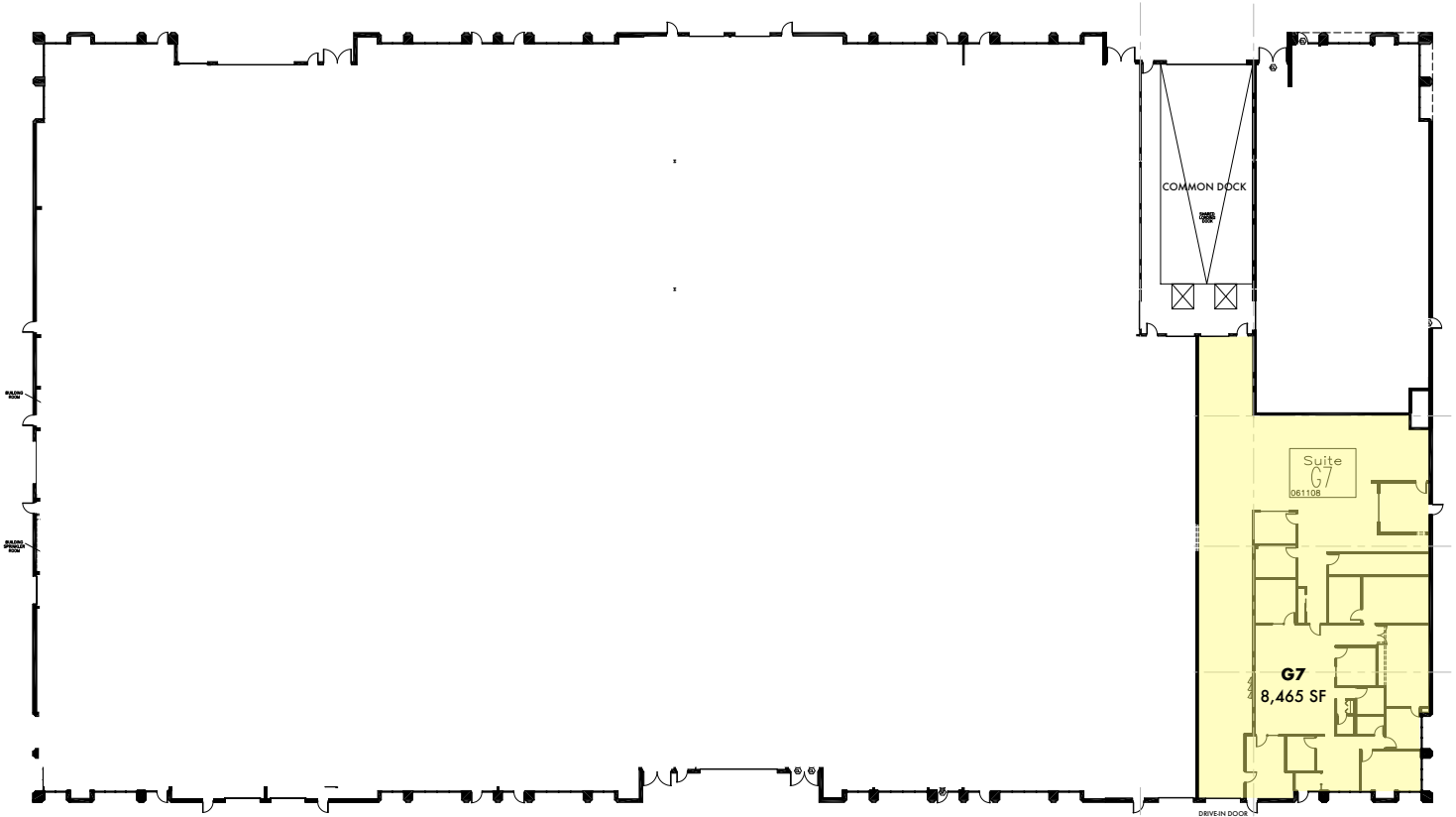
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SITE PLAN



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	AVAILABILITY	COMMENTS
G7	\$11.00 PSF (MG)	8,465 SF	\$7,759.58	TBD	<ul style="list-style-type: none">SUBLEASE: TERM THROUGH 12/2024Power: 200 Amps, 3 PhaseLoading: Drive-In Door, Common Dock

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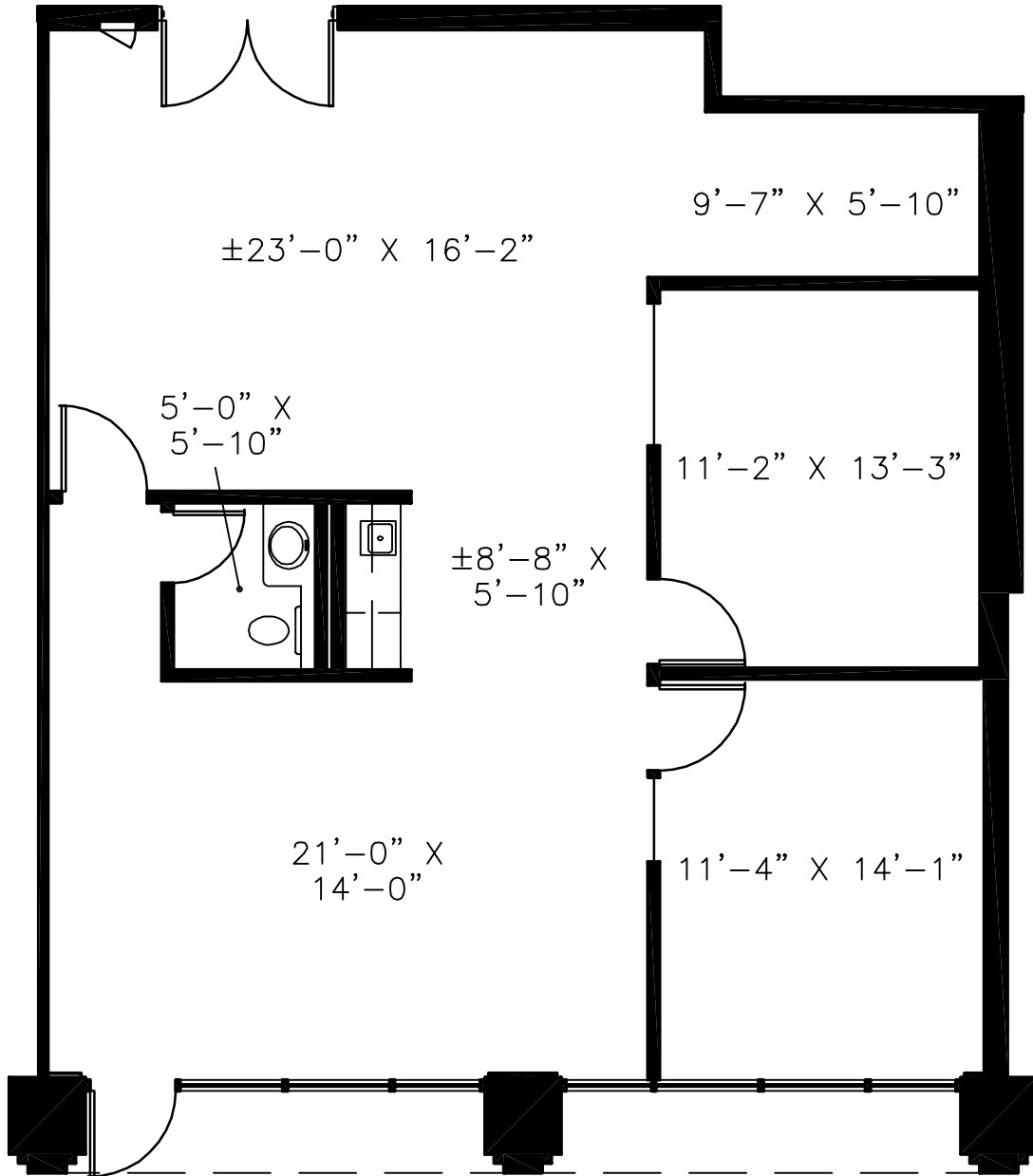
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FLOOR PLANS - UNIT C2



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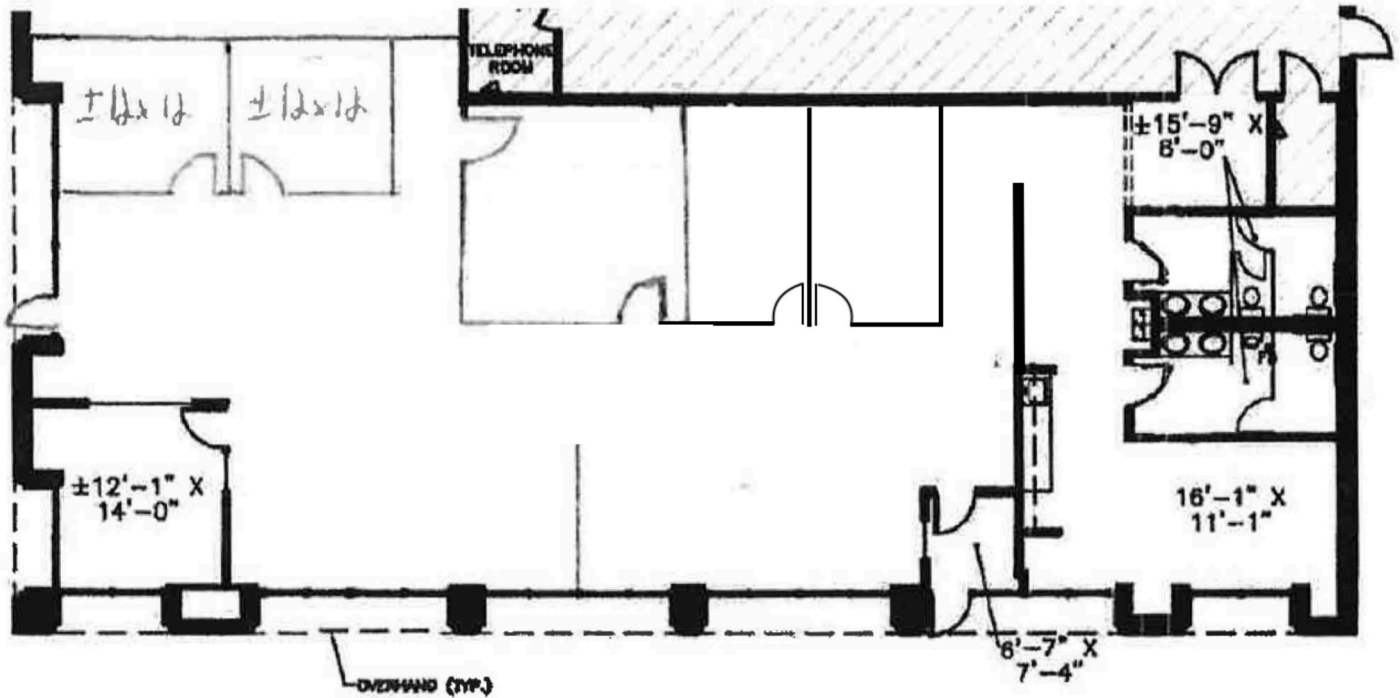
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FLOOR PLANS - UNIT E1-3



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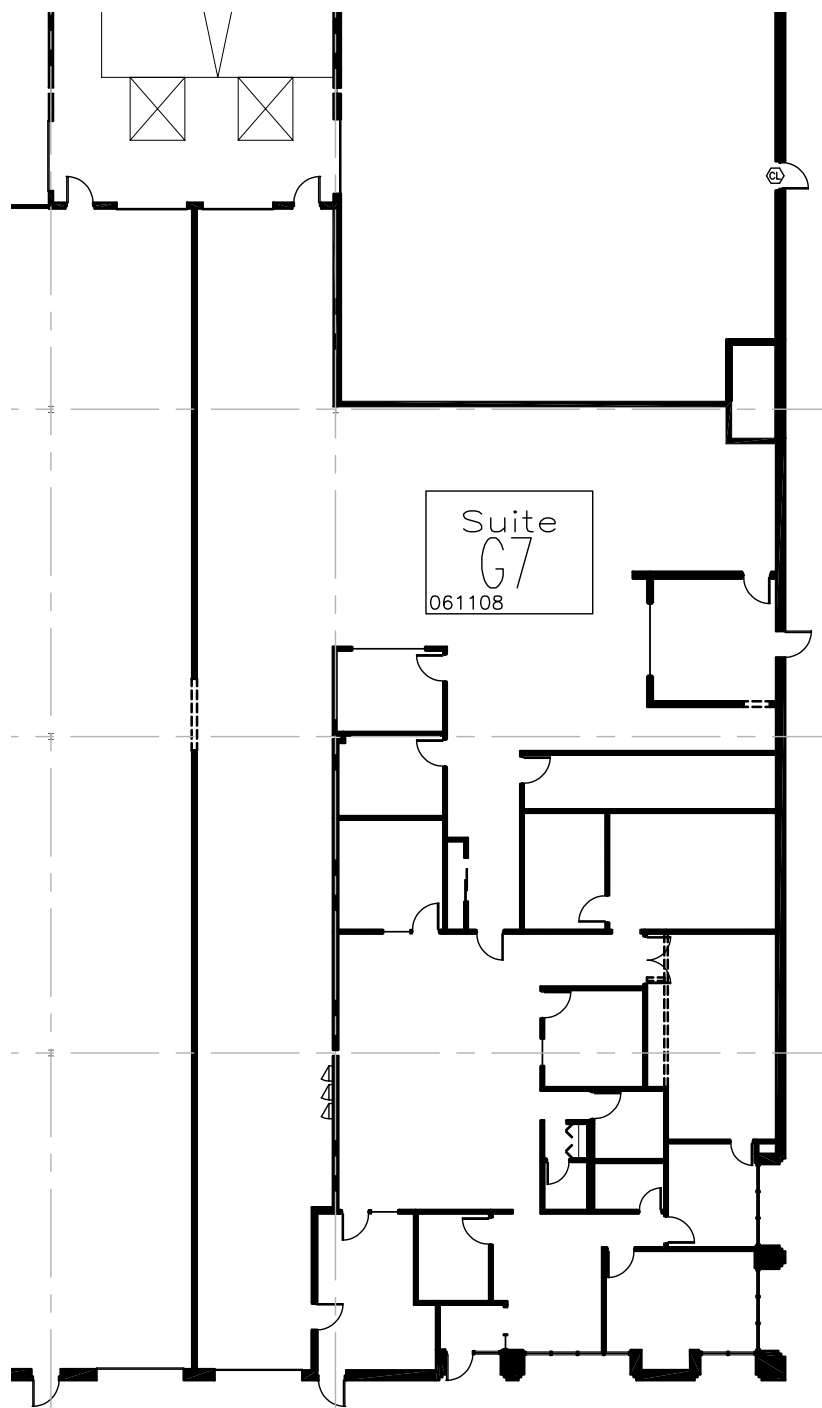
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FLOOR PLANS - UNIT G7



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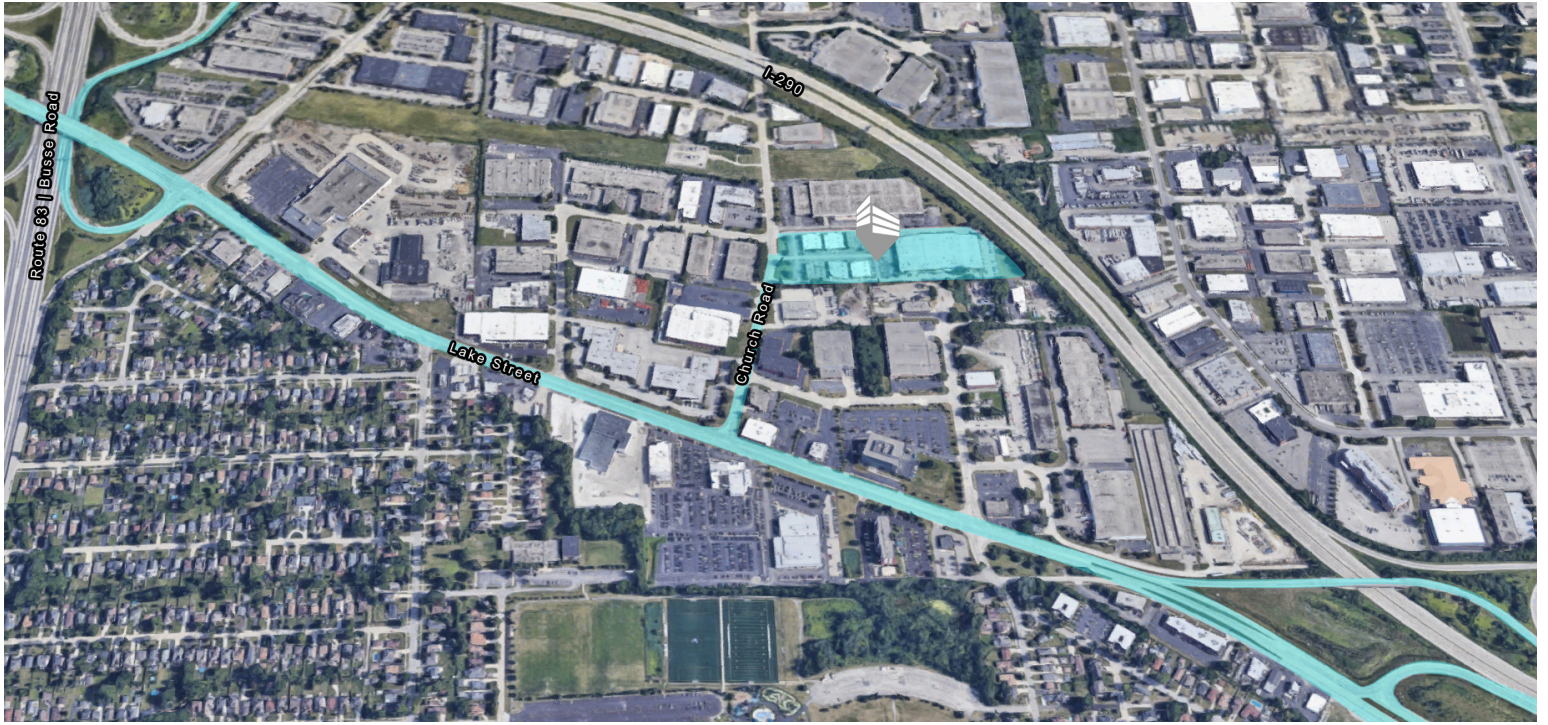
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LOCATION MAPS



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