

HARTFORD OFFICE CENTER

729-765 N ROUTE 83, BENSENVILLE, IL 60106

OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	759 – 16,802 SF
Building Size:	66,657 RSF
Lot Size:	1.72 Acres
Year Built:	1982 Renovated 2002
Zoning:	C (Bensenville)
Parking Ratio:	4.0/1,000 SF Ratio
Access:	24-Hour Access
Lease Rate:	\$15.50 PSF (MG)

PROPERTY HIGHLIGHTS

- Single Story office building with direct access
- Flexible Lease Terms
- Conveniently located just off Route-83, less than 5 minutes from I-290 and 10 minutes from I-90

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

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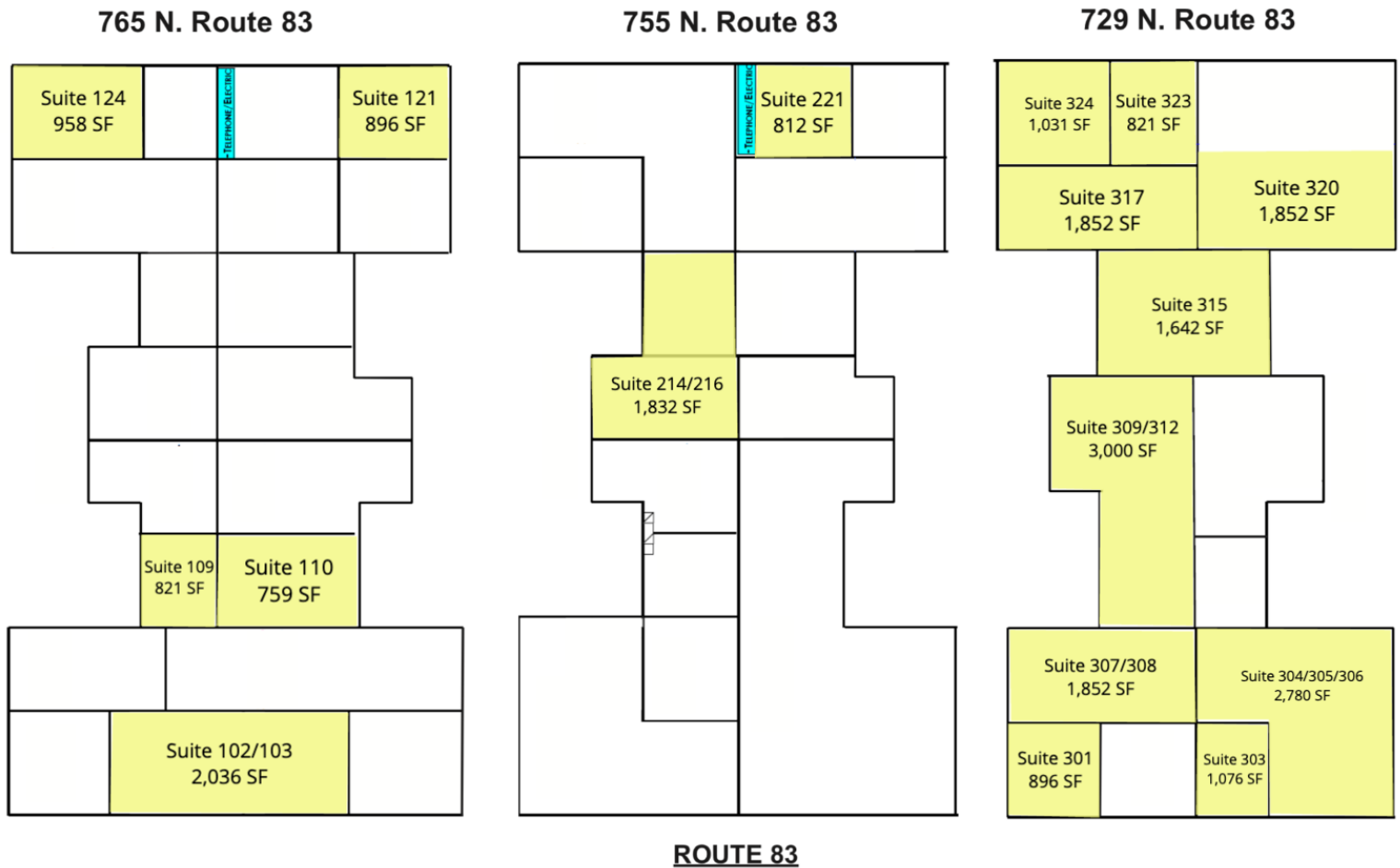


ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED

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SITE PLAN



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
110	\$15.50 PSF	Modified Gross	759 SF	3+ Years	Immediate
221	\$15.50 PSF	Modified Gross	812 SF	3+ Years	Immediate
323	\$15.50 PSF	Modified Gross	821 SF	3+ Years	Immediate
109	\$15.50 PSF	Modified Gross	821 SF	3+ Years	Immediate
121	\$15.50 PSF	Modified Gross	896 SF	3+ Years	Immediate
301	\$15.50 PSF	Modified Gross	896 SF	3+ Years	Immediate
124	\$15.50 PSF	Modified Gross	958 SF	3+ Years	Immediate
303	\$15.50 PSF	Modified Gross	1,076 SF	3+ Years	Immediate

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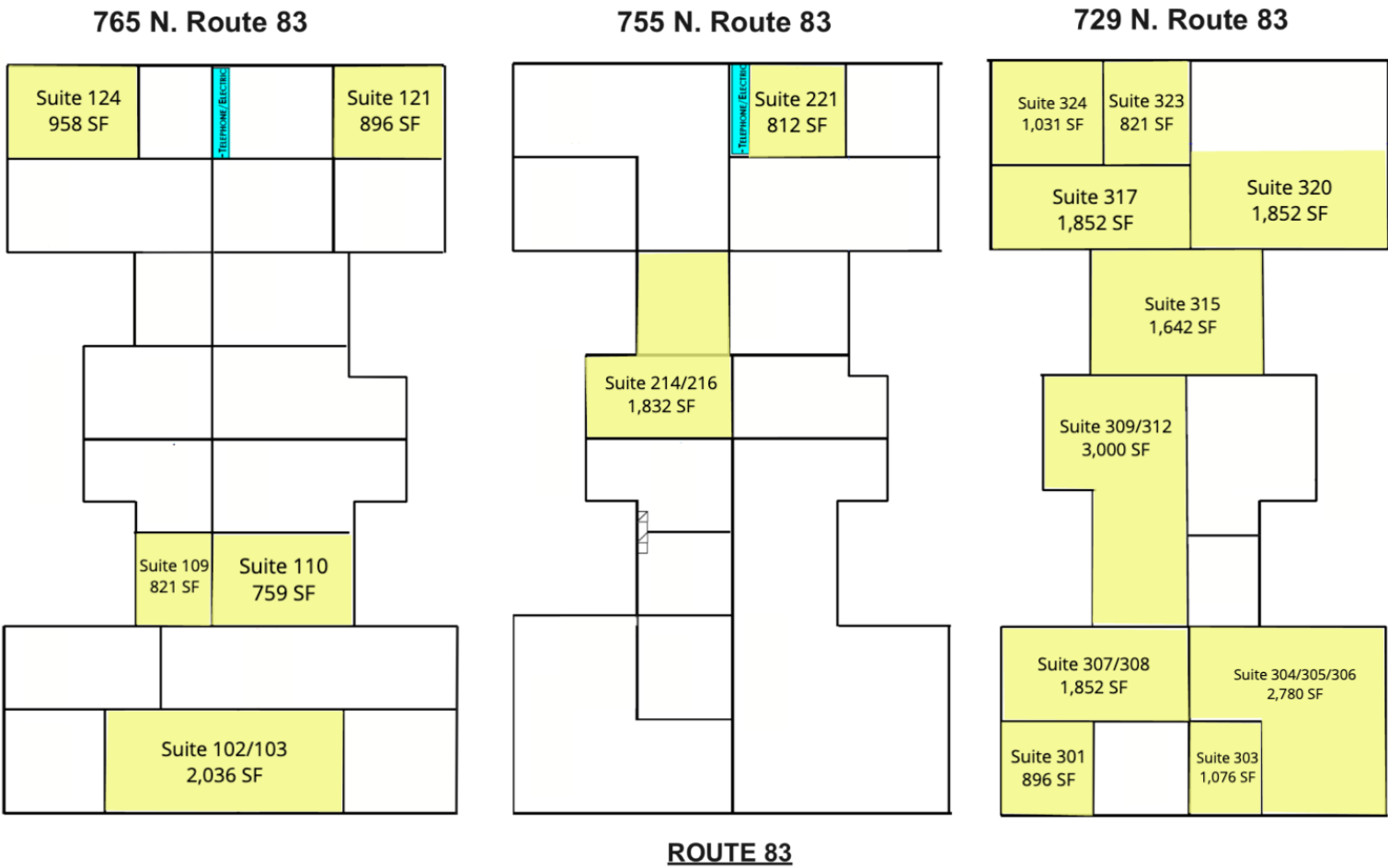


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SITE PLAN



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
315	\$15.50 PSF	Modified Gross	1,642 SF	3+ Years	Immediate
214/216	\$15.50 PSF	Modified Gross	1,832 SF	3+ Years	Immediate
307/308	\$15.50 PSF	Modified Gross	1,852 SF	3+ Years	Immediate
102/103	\$15.50 PSF	Modified Gross	2,036 SF	3+ Years	Immediate
304/306	\$15.50 PSF	Modified Gross	2,780 SF	3+ Years	Immediate
309/312	\$15.50 PSF	Modified Gross	3,000 SF	3+ Years	Immediate
301-323	\$15.50 PSF	Modified Gross	16,802 SF	3+ Years	Immediate

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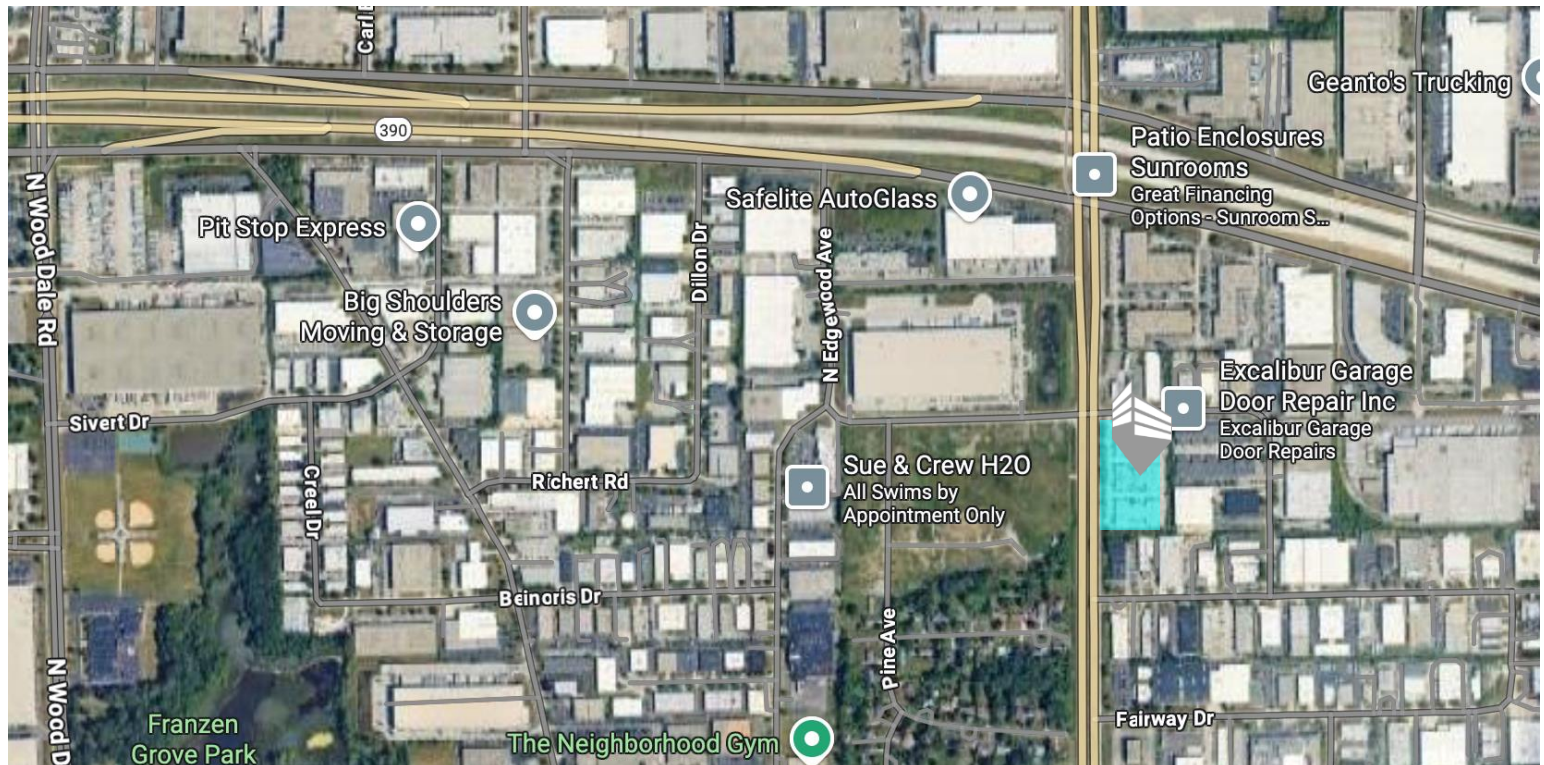
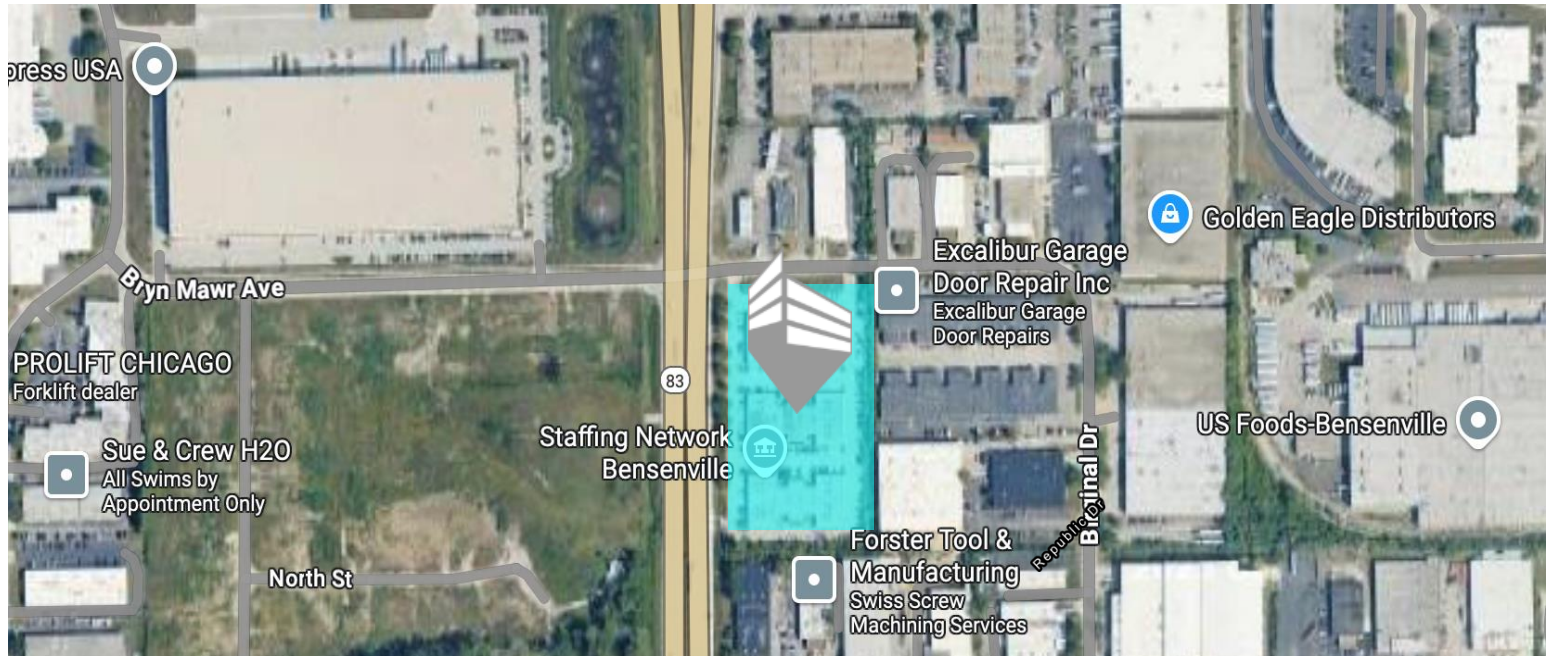


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LOCATION MAPS



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