

13500 CIRCLE DRIVE, ORLAND PARK, IL | PARK CORNERS II



**OWNER-USER
SPACE**

**FOR LEASE
&
FOR SALE**



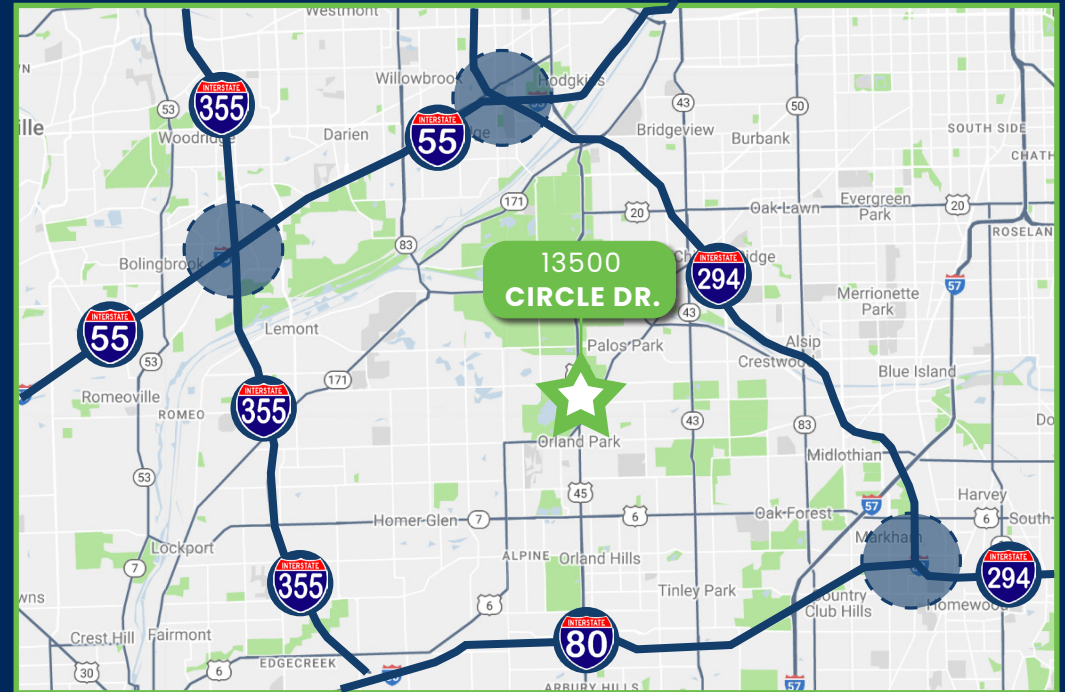
RAWLY LANTZ, SIOR
(630) 729-7944
rlantz@cawleycre.com

JUSTIN HARRIS
(630) 810-1897
jharris@cawleycre.com

PROPERTY SPECIFICATIONS

DETAILS

Total Building:	± 11,648 Sq. Ft.
Available:	Suite 102: 747 Sq. Ft. Suite 104: 2,592 Sq. Ft. Suite 201: 821 Sq. Ft. (Suite 102 & Suite 104 are contiguous: 3,339 Sq. Ft.)
Lot:	± 1.01 Acres
Year Built:	2008
Parking:	Paver Parking Lot 46 Free-Surface Spaces
Taxes:	\$85,030.40
OPEX:	\$85,729.28
Lease Rate:	Negotiable
Sale Price:	\$2,200,000
In-Place NOI:	\$124,307



Class A Office Space



Located Near Numerous Amenities



Professionally Built & Maintained
by McNaughton Development



High-Visibility Frontage on LaGrange Road



Move-In Ready Spaces



Outdoor Patio & Basement Storage Spaces

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