

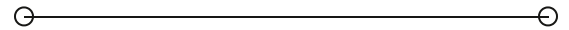


**AVAILABLE FOR LEASE**

# Palatine Commerce Center

**501-515 VERMONT ST**

Palatine, IL 60067



**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	60,000 SF
<b>AVAILABLE SF:</b>	7,291-15,108 SF
<b>LOT SIZE:</b>	2.6 Acres
<b>YEAR BUILT:</b>	1980
<b>CLEAR HEIGHT:</b>	18'6"
<b>POWER:</b>	200a

## PROPERTY HIGHLIGHTS

- Functional Layouts
- New LED Lighting
- Freshly Painted Walls and Ceiling
- Available for Occupancy 8/1/26 and 10/1/26
- Units can be combined
- Owned by a licensed Illinois Commercial Real Estate Broker.

SPACES	LEASE RATE	SPACE SIZE
<b>UNIT 503</b>	\$11.50 SF/yr	7,291 SF
<b>UNIT 505</b>	\$11.50 SF/yr	7,817 SF
<b>UNIT 515B</b>	\$12.50 SF/yr	4,300 SF

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# LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	Modified Gross	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	4,300 - 15,108 SF	<b>LEASE RATE:</b>	\$11.50 - \$12.50 PSF MG

## AVAILABLE SPACES

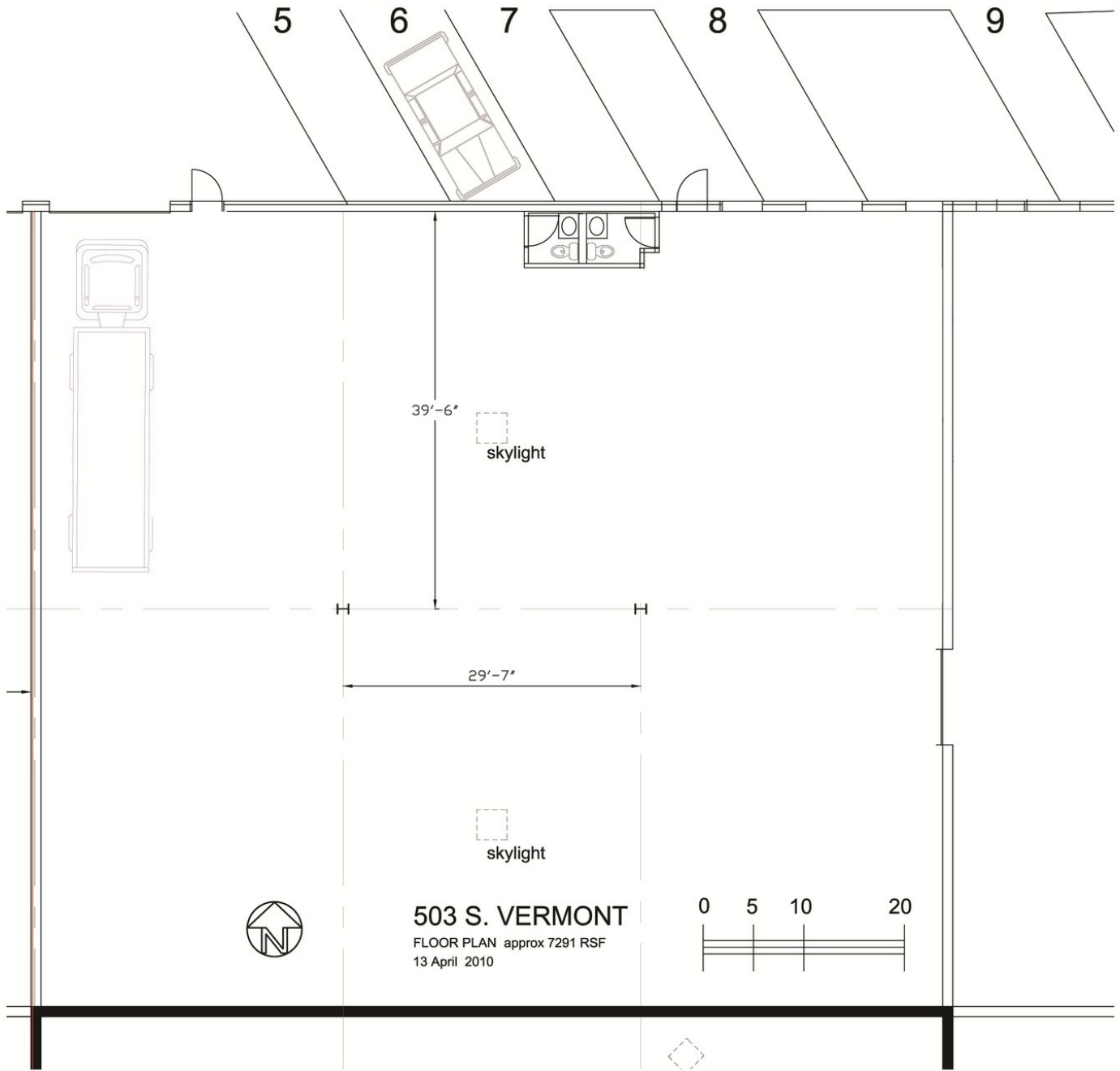
### SUITE SIZE (SF) LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Unit 503	7,291 SF	\$11.50 SF/yr	Office: +/- 200 SF Loading: 1 (14'x10') Grade-level door
Unit 505	7,817 SF	\$11.50 SF/yr	Office: +/- 700 SF Loading: 1 (14'x10') Grade-level door
Unit 515B	4,300 SF	\$12.50 SF/yr	Office: +/- 1,000 SF Loading: 1 (14'x10) grade-level door Includes 500 SF of mezzanine office space, not added to the floorplate

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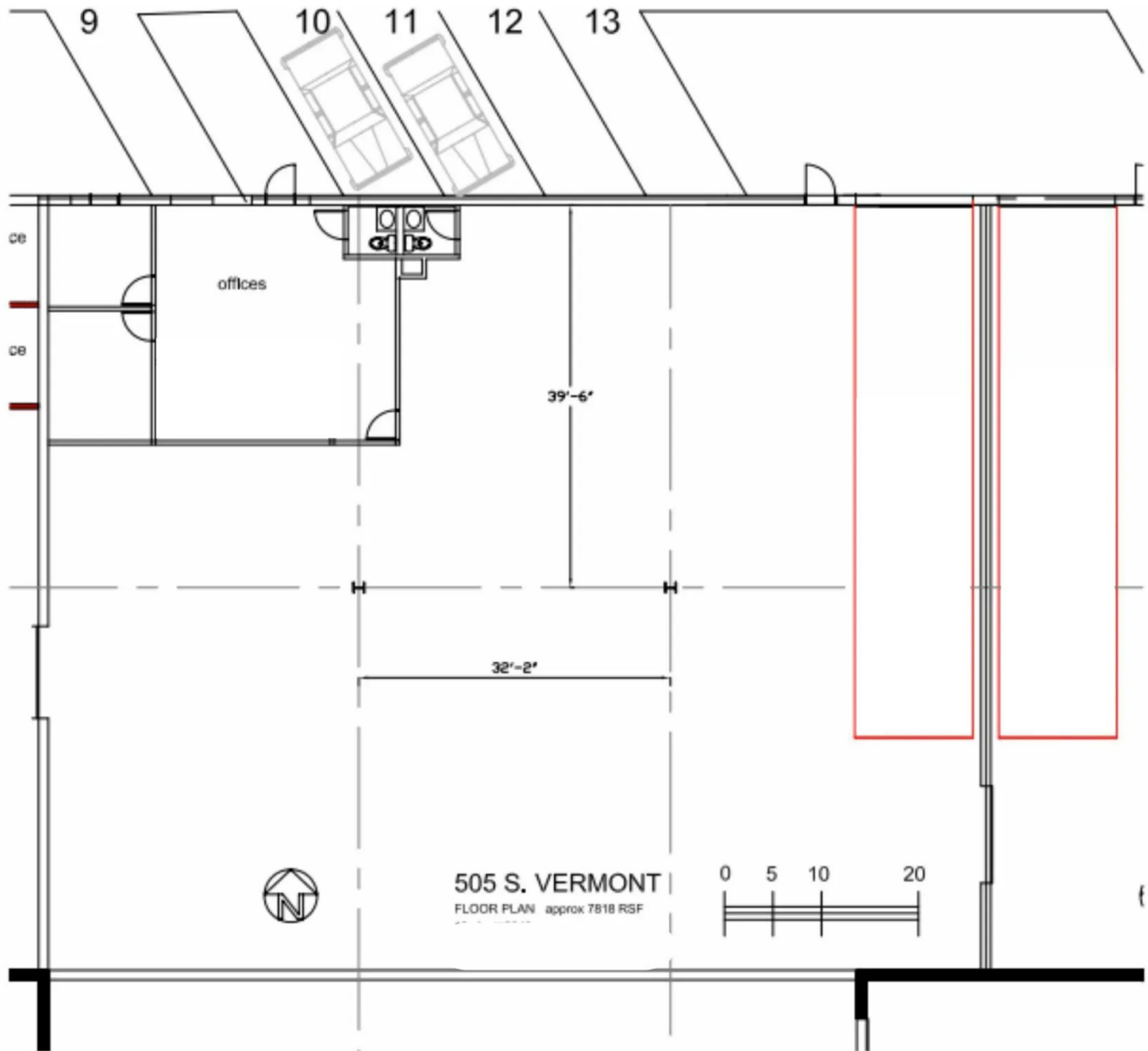
# 503 S VERMONT- FLOOR PLAN



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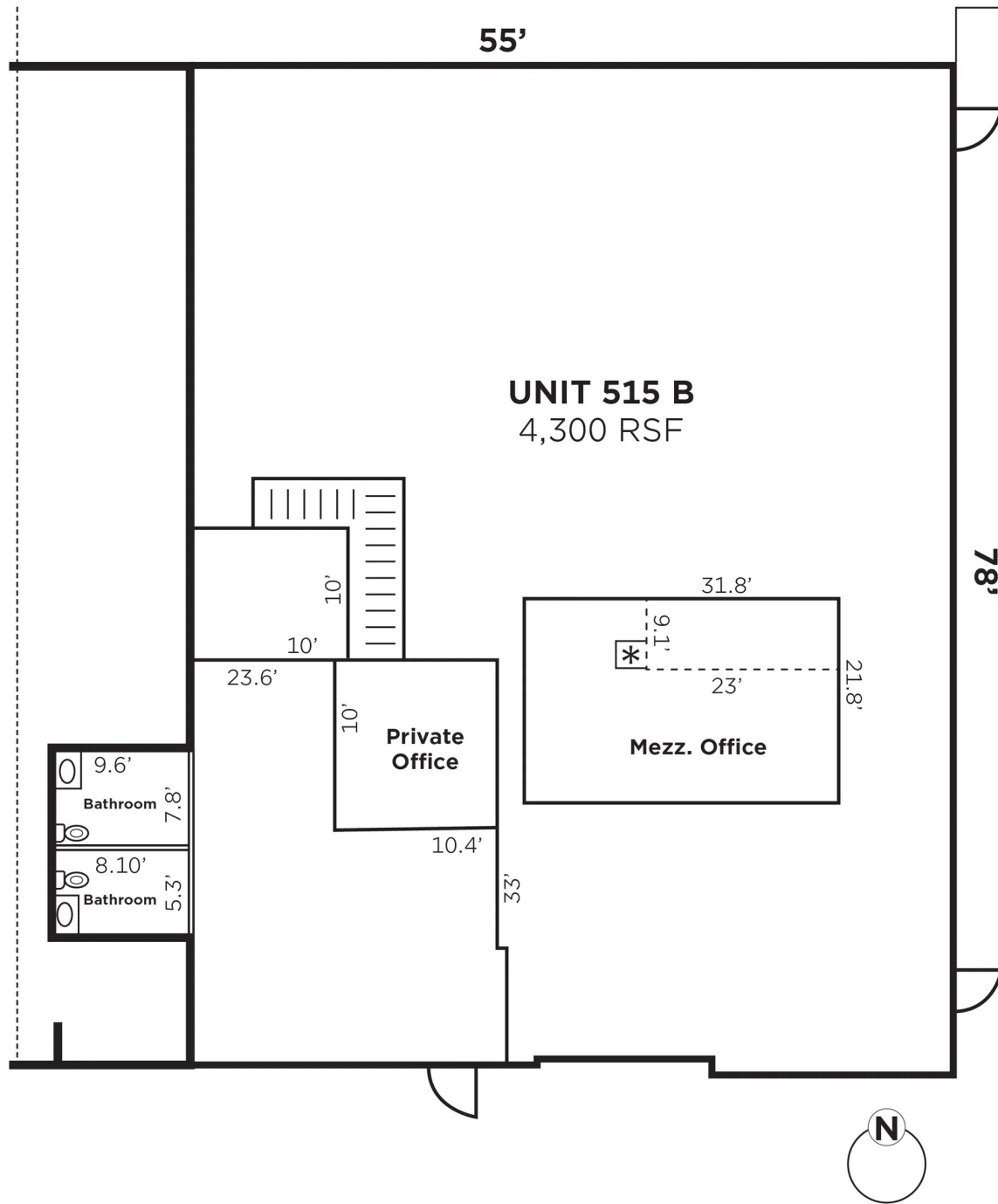
# 505 S VERMONT- FLOOR PLAN



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# 515B S VERMONT - FLOOR PLAN



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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