

LEASE

305 W. Briarcliff Rd.

Bolingbrook, IL 60440

PRESENTED BY:

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305

**BOLINGBROOK
PROFESSIONAL BLDG.**

IDOT / benesch
Field Offices

DOUBLEV COMPANY
(872) 215-0171

STATE FARM INS. CO.
Sean J. Carney, Agent

WHITFIELD & ASSOCIATES
www.ChurchCPA.com

BLACK STAR LOGISTICS, CORP
(331) 777-0916

KESH EXPRESS, INC.

TITAN IMAGE GROUP
www.titanimage.com

FOR LEASING INFORMATION
(630) 392-6168

305

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE: \$18.00 SF/yr (MG)

BUILDING SIZE: 10,000 SF

AVAILABLE SF: 540 - 5,467 SF

LOT SIZE: 2 Acres

YEAR BUILT: 1980

ZONING: O-1

MARKET: Chicago-Naperville

APN: 1202151070010000,
1202151070020000

PROPERTY OVERVIEW

Full second floor available as an executive or medical office suite with private bathrooms, offices, reception area, conference room and breakroom. Two office units are also available on the first floor.

PROPERTY HIGHLIGHTS

- Full-floor office suite with private offices and kitchen/break room
- 2 first-floor offices one with separate reception area
- 1 mile to I-55 interchange
- Medical or office potential next overlooking Meyer Park in Bolingbrook

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ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	540 - 5,467 SF	LEASE RATE:	\$17.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 100	Available	1,171 SF	Modified Gross	\$17.00 SF/yr	Professional office suite. General open area with three private offices.
Suite 102	Available	540 SF	Modified Gross	\$18.00 SF/yr	Professional office suite. Properly divided for principal and client privacy.
Suite 103	Available	806 SF	Modified Gross	\$18.00 SF/yr	Professional office suite. Properly divided for principal and client privacy. Four-room office.

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LEASE SPACES



SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 200	Available	5,467 SF	Modified Gross	\$18.00 SF/yr
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Second Floor Office suite geared towards many professional services, as well as medical. Open general office in the middle with window-lined private offices throughout. Reception area, Break area, Conference room, and Mail room.

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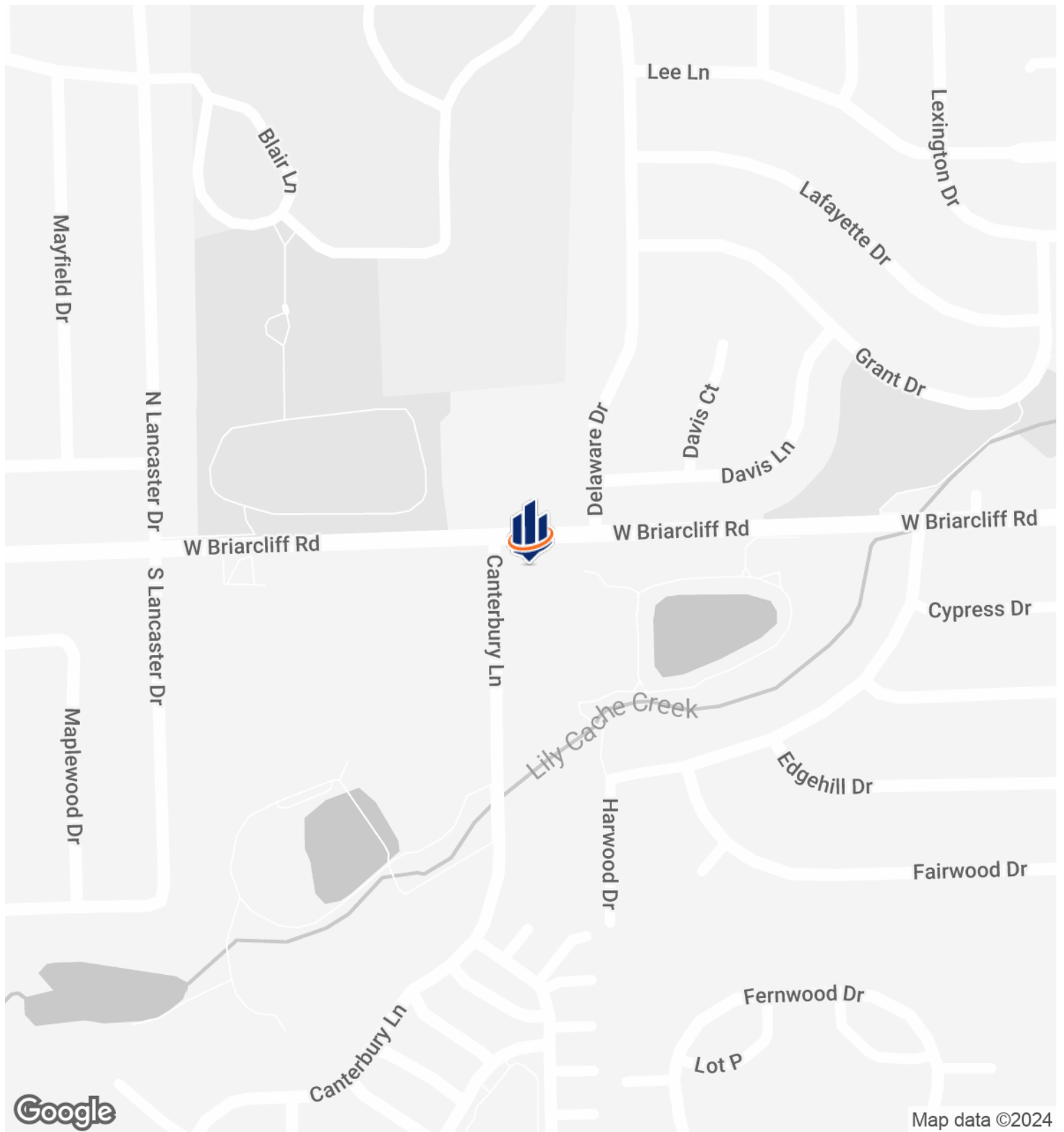
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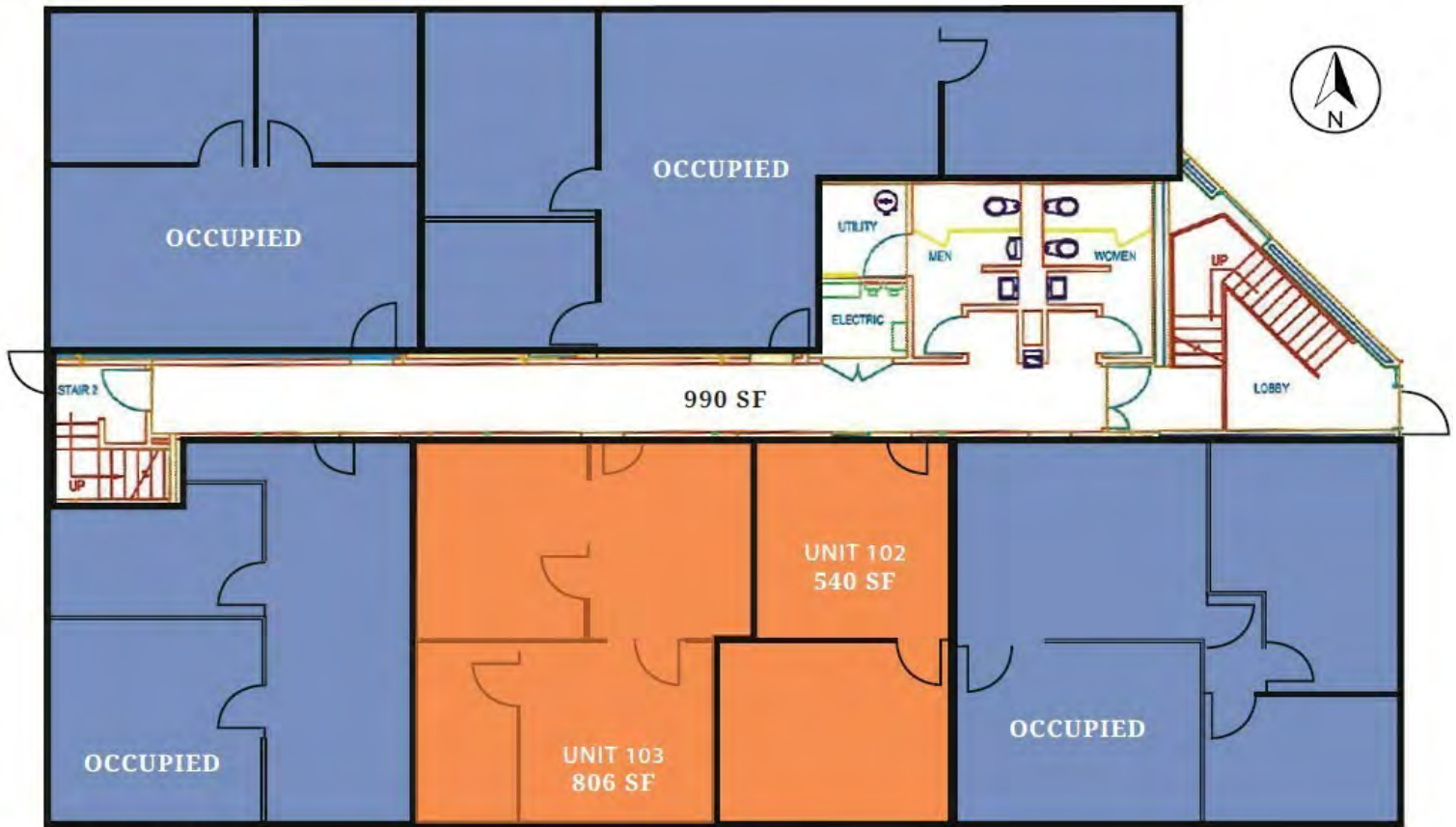
LOCATION MAP



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FLOOR PLANS



**Plans not to scale*

***Common Area Maintenance factor for first floor = 0.18 PSF*

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