

ONE HERITAGE PLAZA

7501 LEMONT ROAD, WOODRIDGE, IL 60517

OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	139 - 4,057 RSF
Year Built:	1990
Parking Ratio:	6.0/1,000 SF Ratio
Access:	24-7 Access
Utilities:	\$1.50 PSF Per Year
Lease Rate:	\$15.50 PSF (FS)

PROPERTY HIGHLIGHTS

- 5 - Day Janitorial Included in Rate
- Full Service Gross Leases
- Executive Suites Available (1 Year Minimum Term)
- Free Building Conference
- Bank Onsite
- Conveniently located just off 75th Avenue, less than 3 minutes from I-355

1 JBSCRE.COM | 2777 FINLEY ROAD, SUITE 3, DOWNERS GROVE, IL 60515 | 312.462.1020

EDGAR CERVANTES
SENIOR BROKER
312.462.1021
EDGAR@JBSCRE.COM

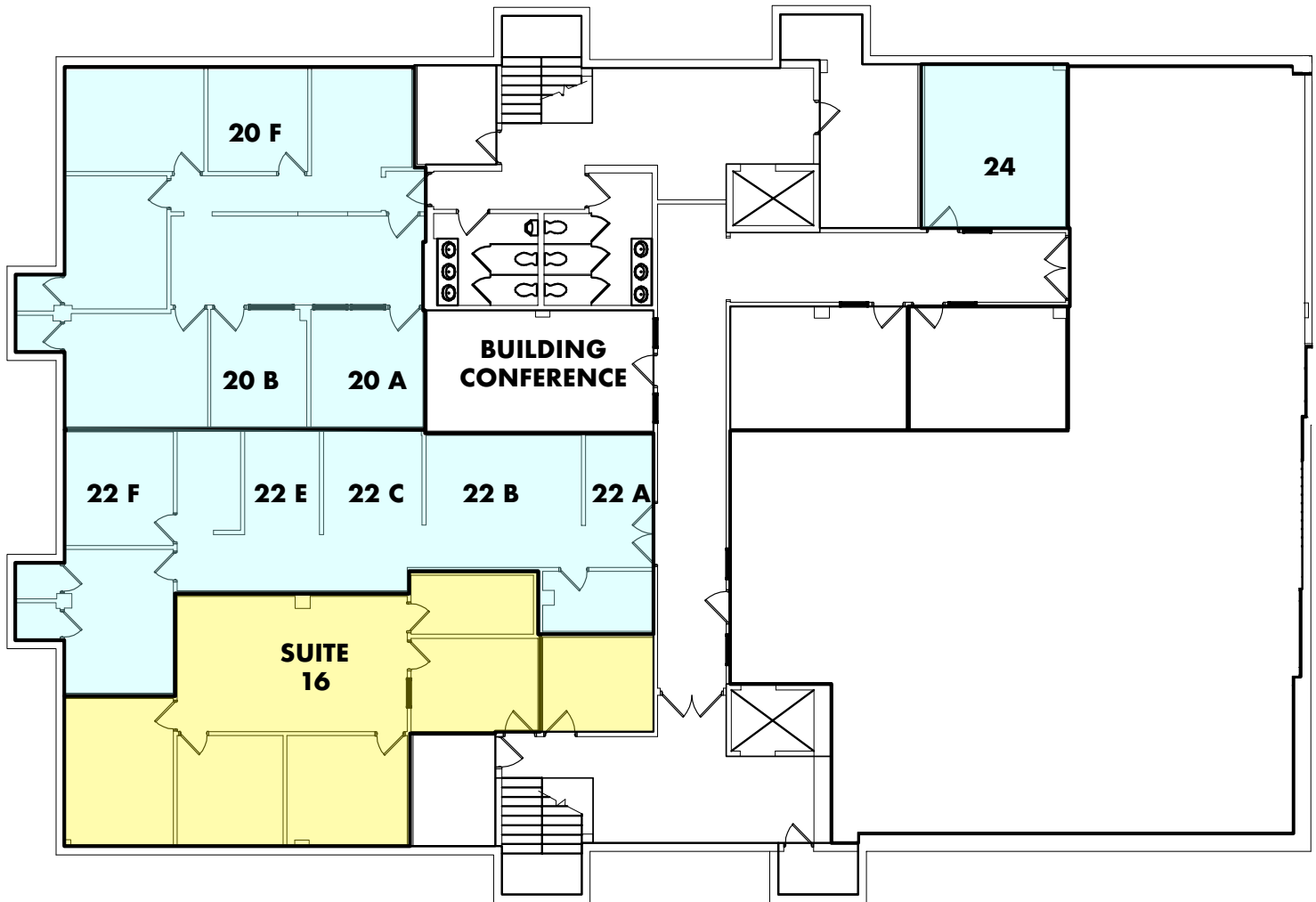
JASON SHIBATA
PARTNER
312.462.1023
JASON@JBSCRE.COM



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LOWER LEVEL

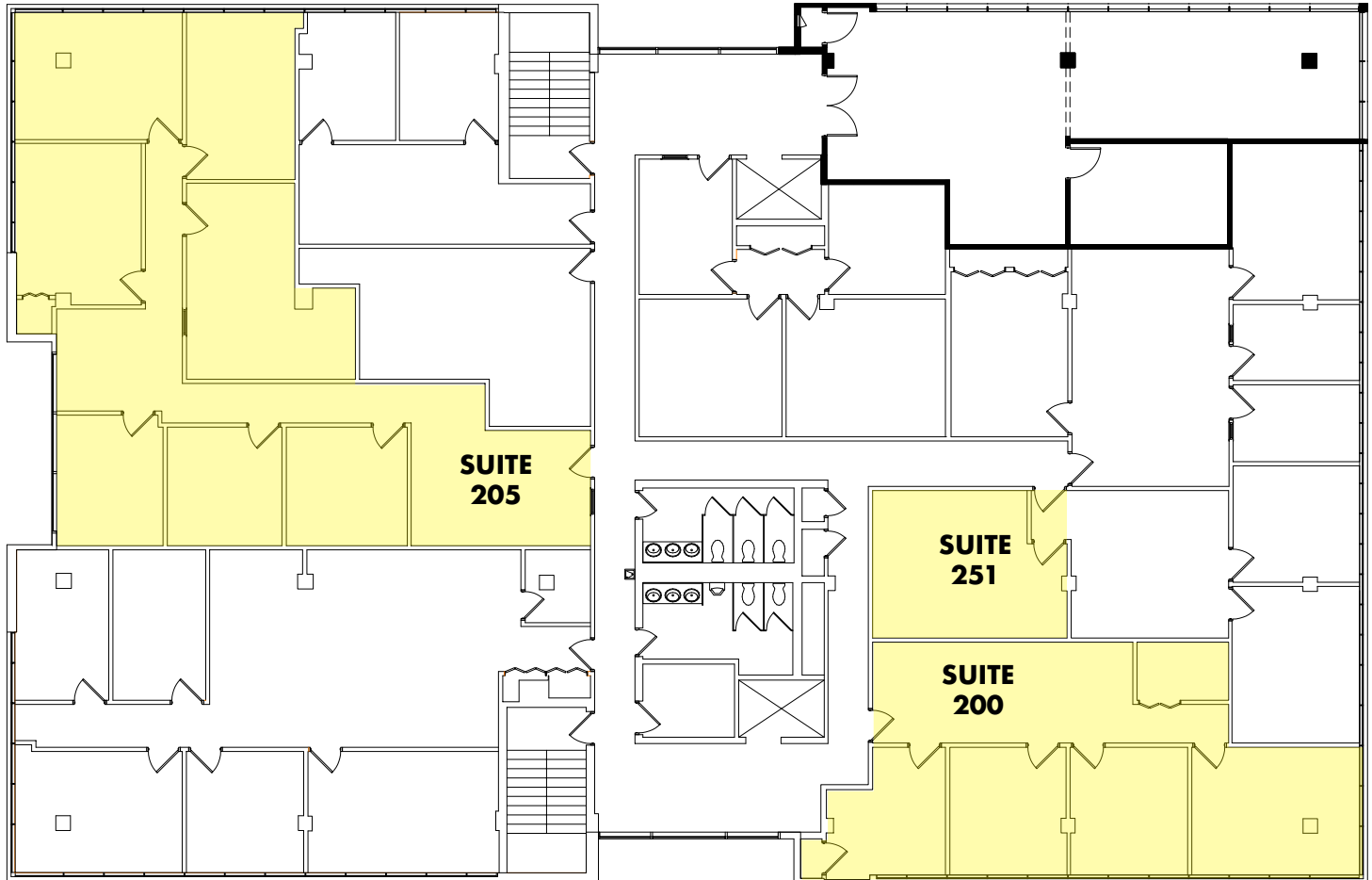


SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
20 A	\$22.00 PSF (FS)	229 SF	\$419.83	Executive Space & Includes Utilities
20 B	\$22.00 PSF (FS)	229 SF	\$419.83	Executive Space & Includes Utilities
20 F	\$22.00 PSF (FS)	200 SF	\$366.67	Executive Space & Includes Utilities
22 A	\$22.00 PSF (FS)	229 SF	\$419.83	Executive Space & Includes Utilities
22 B	\$22.00 PSF (FS)	229 SF	\$419.83	Executive Space & Includes Utilities
22 C	\$22.00 PSF (FS)	215 SF	\$394.17	Executive Space & Includes Utilities
22 E	\$22.00 PSF (FS)	215 SF	\$394.17	Executive Space & Includes Utilities
22 F	\$22.00 PSF (FS)	227 SF	\$416.17	Executive Space & Includes Utilities
24	\$22.00 PSF (FS)	265 SF	\$485.83	Executive Space & Includes Utilities
16	\$15.50 PSF (FS)	1,196 SF	\$1,544.83	

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SECOND FLOOR

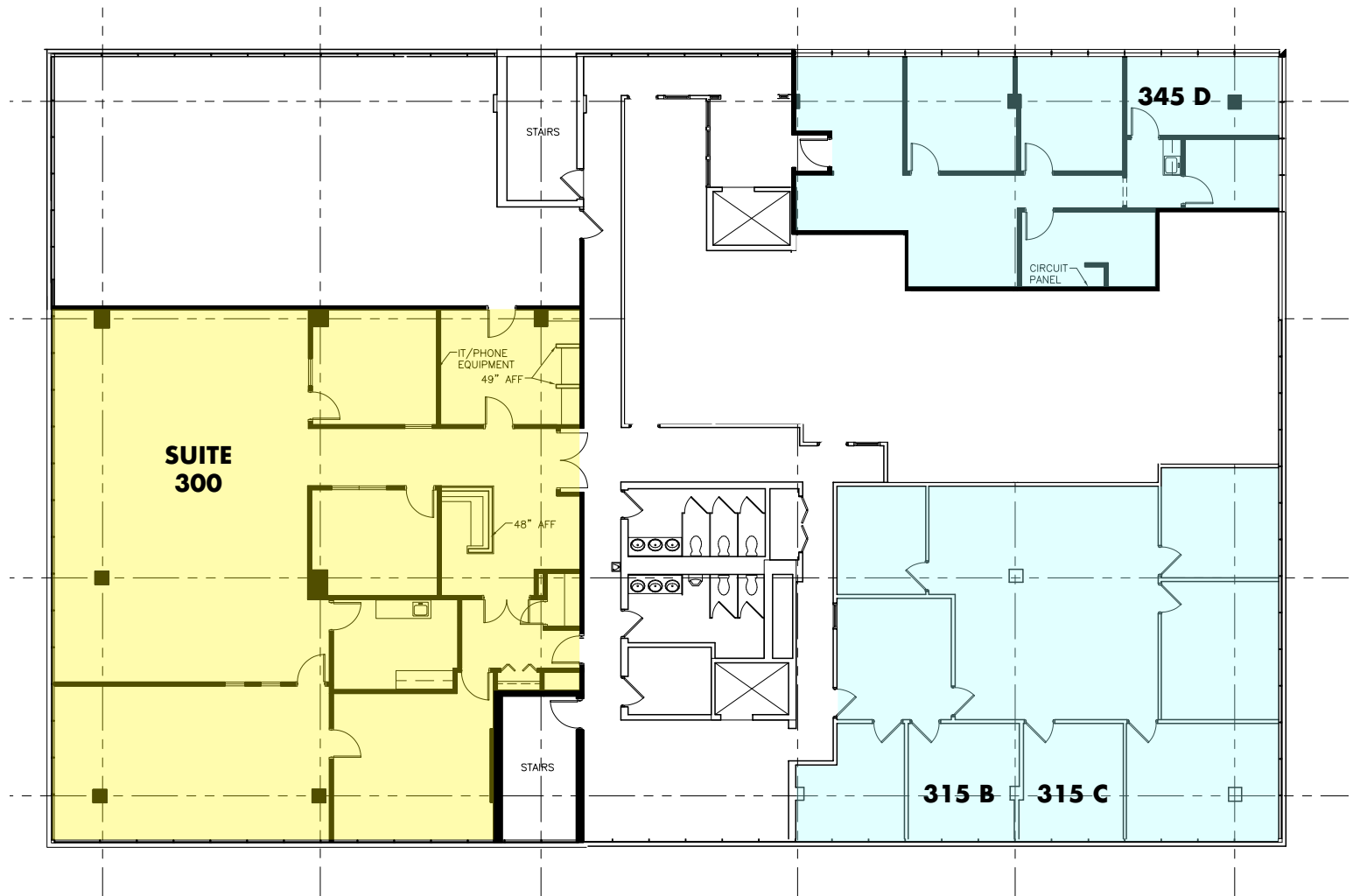


SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
200	\$15.50 PSF (FS)	1,336 SF	\$1,725.67	
251	\$15.50 PSF (FS)	280 SF	\$361.67	
205	\$15.50 PSF (FS)	2,198 SF	\$2,839.08	
200-251	\$15.50 PSF (FS)	1,616 SF	\$2,087.33	

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THIRD FLOOR



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
315 B	\$22.00 PSF (FS)	235 SF	\$430.83	Executive Space & Includes Utilities
315 C	\$22.00 PSF (FS)	235 SF	\$430.83	Executive Space & Includes Utilities
345 D	\$22.00 PSF (FS)	210 SF	\$385.00	Executive Space & Includes Utilities
305	\$15.50 PSF (FS)	1,760 SF	\$2,273.33	
300	\$15.50 PSF (FS)	4,057 SF	\$5,240.29	