

HARTFORD OFFICE CENTRE

729-765 N ROUTE 83, BENSENVILLE, IL 60106

OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	759 - 1,832 RSF
Building Size:	66,657 SF
Lot Size:	1.72 Acres
Year Built:	1982 Renovated 2002
Zoning:	C (Bensenville)
Parking Ratio:	4/1,000 SF Ratio
Access:	24-Hour Access
Lease Rate:	\$15.50 PSF (MG)

PROPERTY OVERVIEW

Hartford Office Centre is an exceptional opportunity for companies seeking smaller size office solutions, with close proximity to O'Hare International Airport and major highways. The Centre is three separate buildings with a total SF of approximately 67,000 SF. The property is professional managed, and Ownership is willing to offer flexible terms to fit Tenant's specific needs.

PROPERTY HIGHLIGHTS

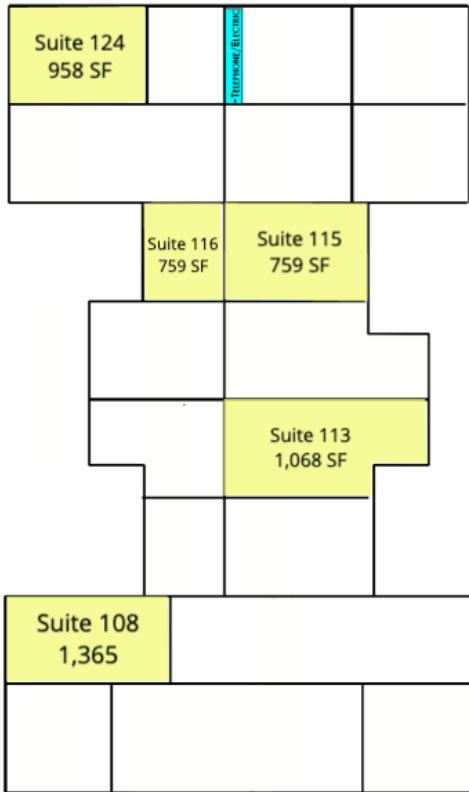
- Single story office building with direct access
- Flexible Lease Terms
- Conveniently located just off Route 83, less than 5 minutes from I-290 and 10 minutes from I-90

HARTFORD OFFICE CENTRE

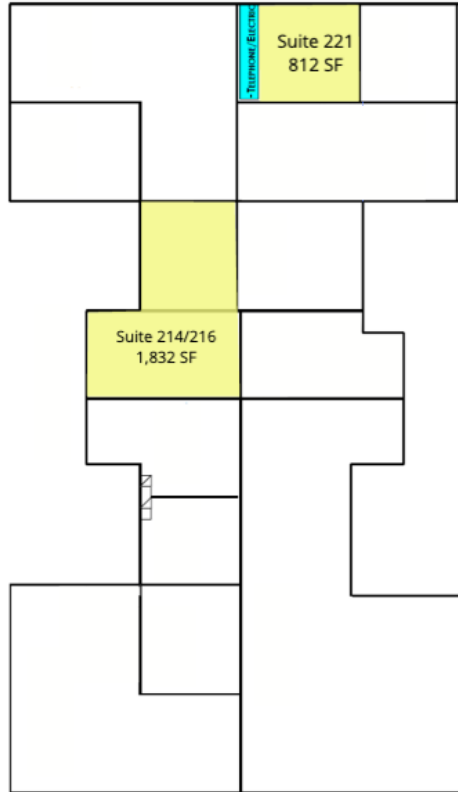
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AVAILABLE SPACES

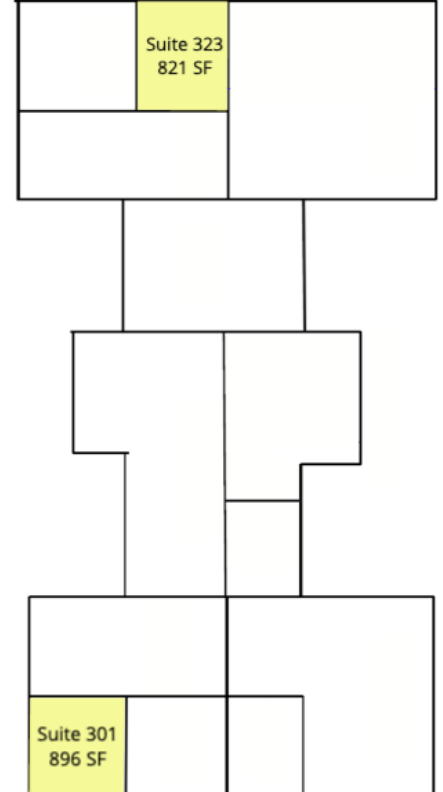
765 N. Route 83



755 N. Route 83



729 N. Route 83



ROUTE 83

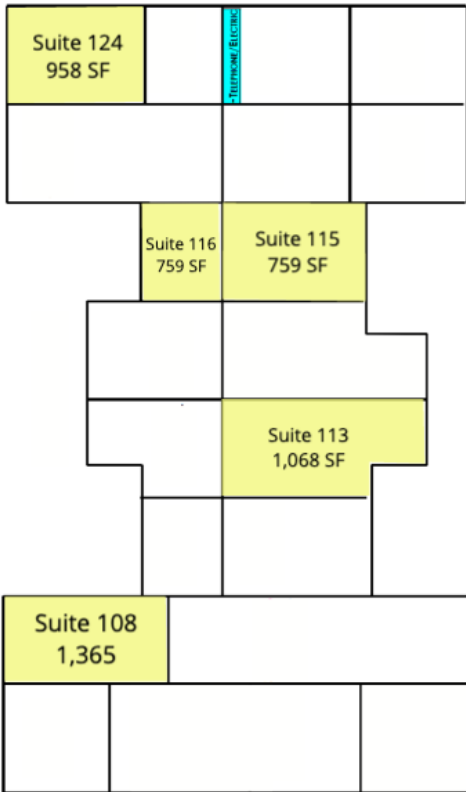
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 115	\$15.50 PSF	Modified Gross	759 SF	3+ Years	1 Private Office, Open Area
Suite 116	\$15.50 PSF	Modified Gross	759 SF	3+ Years	Available Immediately
Suite 221	\$15.50 PSF	Modified Gross	812 SF	3+ Years	1 Private Office, Open Area
Suite 323	\$15.50 PSF	Modified Gross	821 SF	3+ Years	1 Private Office, Open Area
Suite 301	\$15.50 PSF	Modified Gross	896 SF	3+ Years	Available Immediately
Suite 124	\$15.50 PSF	Modified Gross	958 SF	3+ Years	Available Immediately
Suite 113	\$15.50 PSF	Modified Gross	1,068 SF	3+ Years	Available Immediately

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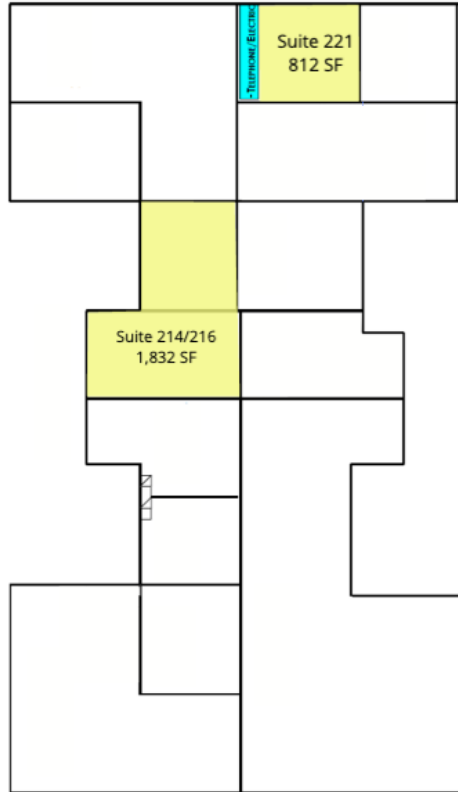
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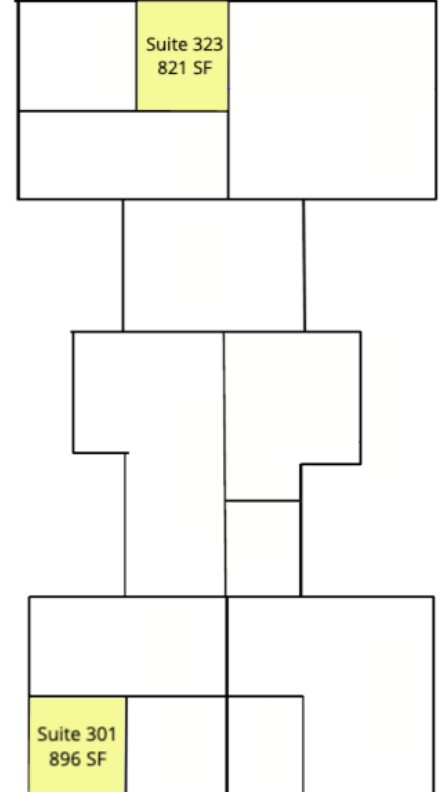
765 N. Route 83



755 N. Route 83



729 N. Route 83



ROUTE 83

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 108	\$15.50 PSF	Modified Gross	1,365 SF	3+ Years	Available Immediately
Suite 214/216	\$15.50 PSF	Modified Gross	1,832 SF	3+ Years	Available Immediately