

TRIANGLE CORPORATE CENTER

1400 - 1538 S ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

SINGLE STORY OFFICE & INDUSTRIAL SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	2,688 - 3,600 RSF
Fire Protection:	Sprinklered
Complex Size:	60,000 SF
Office Lease Rate:	\$15.75 PSF (MG)
Industrial Lease Rate:	\$14.00 PSF (MG)

PROPERTY HIGHLIGHTS

- Close Proximity to O'Hare International Airport
- Minutes from I-90 Full Interchange
- Units with Warehouse and Private Dock Loading
- Professional Ownership & Management
- Conveniently located just off Elmhurst Road, less than 5 minutes from I-90

PROFESSIONALLY OWNED AND MANAGED BY



JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

JASON SHIBATA
PARTNER
312.462.1022
JASON@JBSCRE.COM

MICHAEL WHETSTONE
SENIOR BROKER
312.462.1024
MICHAEL@JBSCRE.COM

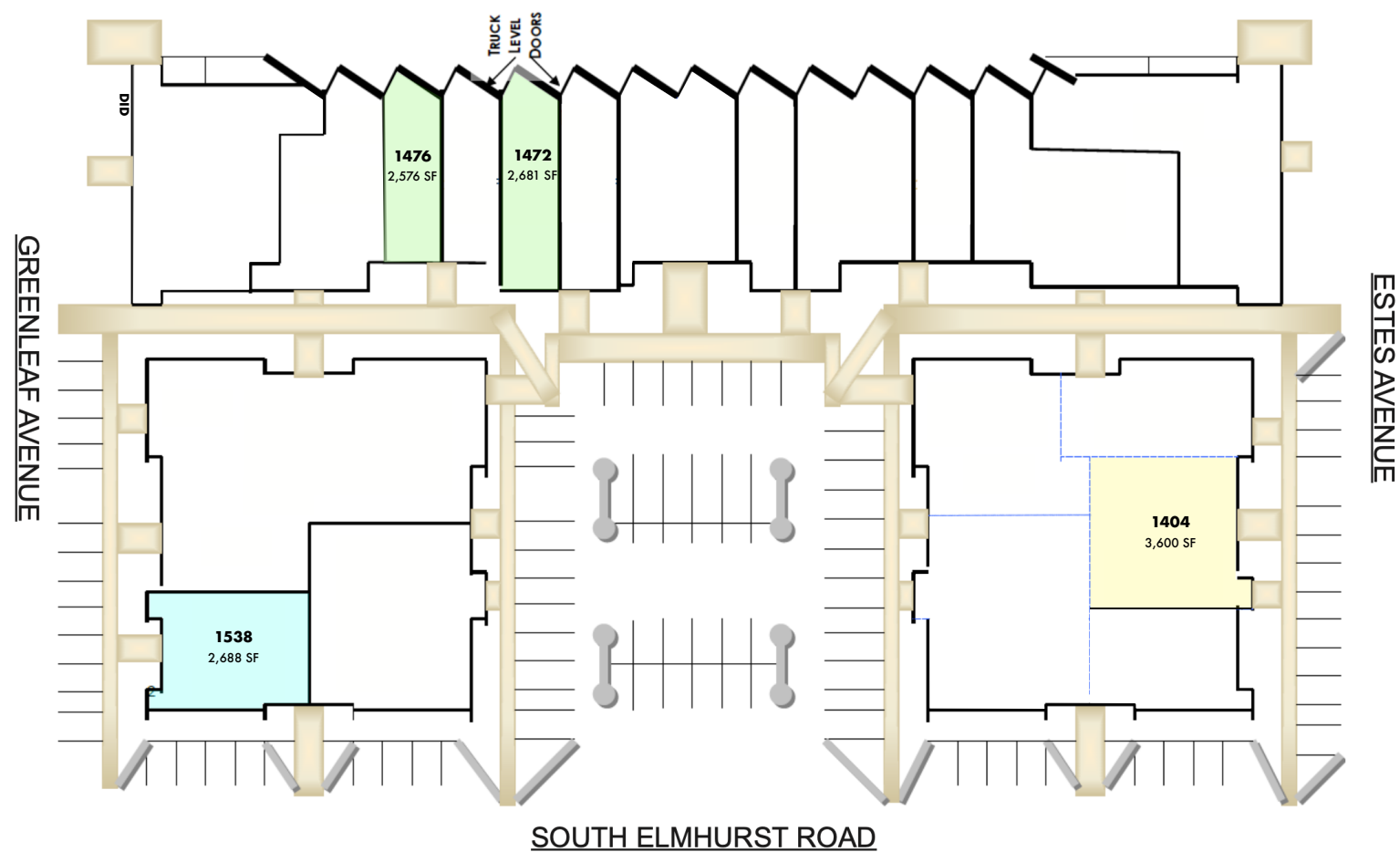
ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED



TRIANGLE CORPORATE CENTER

1400 - 1538 S ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

SITE PLAN

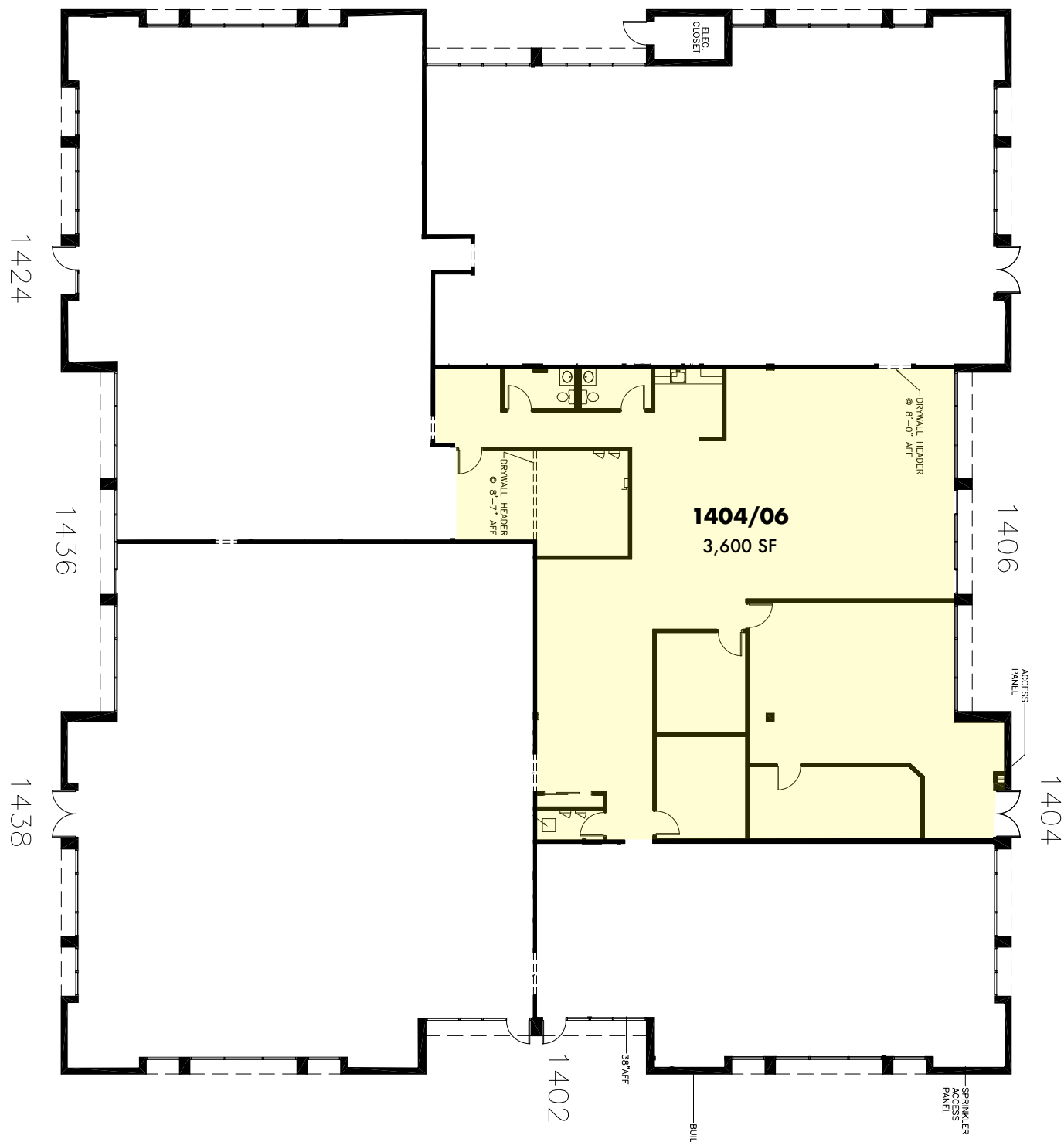


SPACE	TYPE	LEASE RATE	SIZE (SF)	AVAILABILITY	NOTES
1476	Industrial	\$14.00 PSF (MG)	2,576 SF	01/2026	Private Dock Loading
1472	Industrial	\$14.00 PSF (MG)	2,681 SF	Immediately	Private Dock Loading
1538	Office	\$15.75 PSF (MG)	2,688 SF	Immediately	
1404	Office	\$15.75 PSF (MG)	3,600 SF	Immediately	•

TRIANGLE CORPORATE CENTER

1400 - 1538 S ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

OFFICE FLOOR PLANS



JBSCORE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

JASON SHIBATA
PARTNER
312.462.1022
JASON@JBSCORE.COM

MICHAEL WHETSTONE
SENIOR BROKER
312.462.1024
MICHAEL@JBSCORE.COM

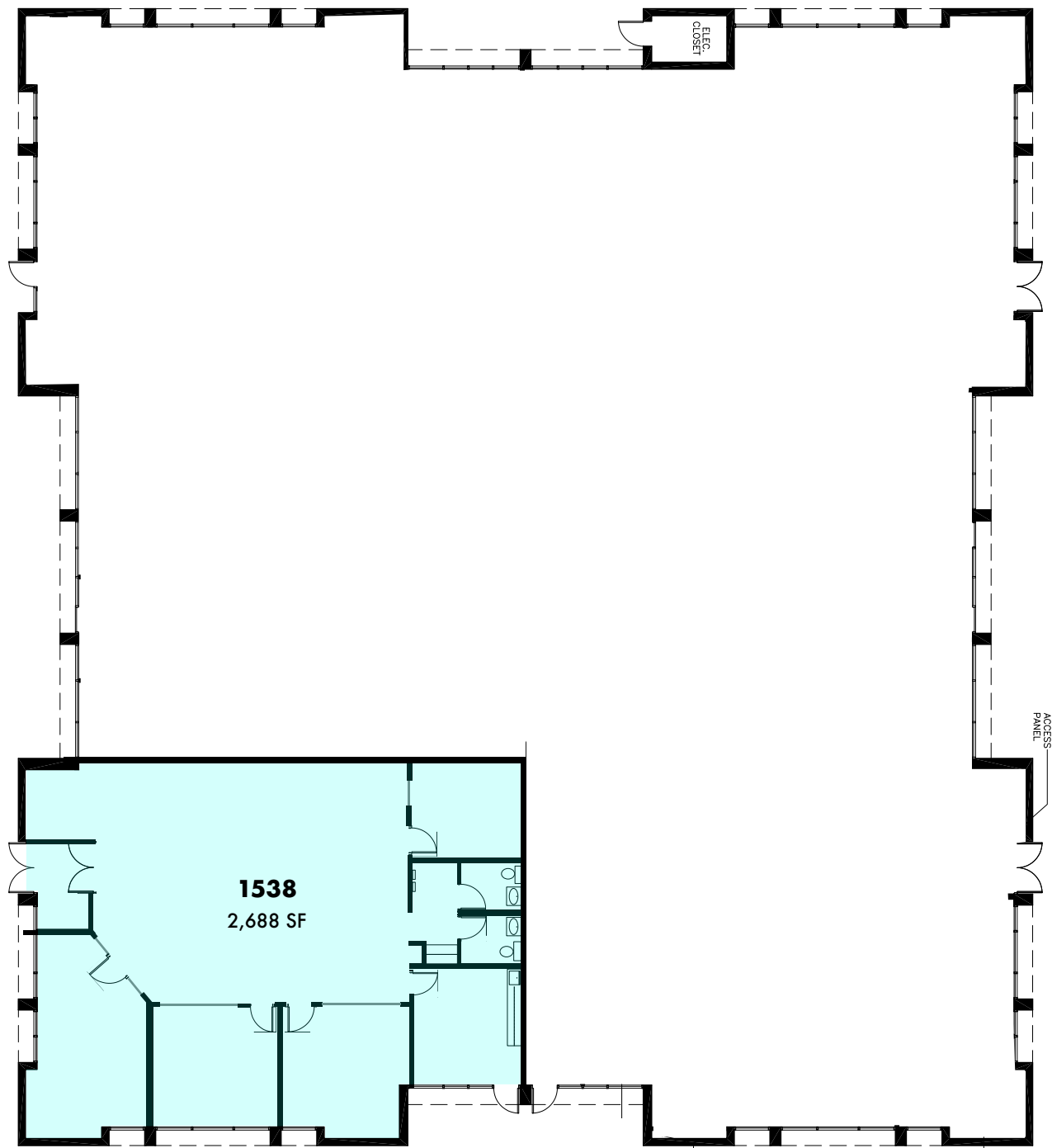
ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED



TRIANGLE CORPORATE CENTER

1400 - 1538 S ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

OFFICE FLOOR PLANS



JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

JASON SHIBATA
PARTNER
312.462.1022
JASON@JBSCRE.COM

MICHAEL WHETSTONE
SENIOR BROKER
312.462.1024
MICHAEL@JBSCRE.COM

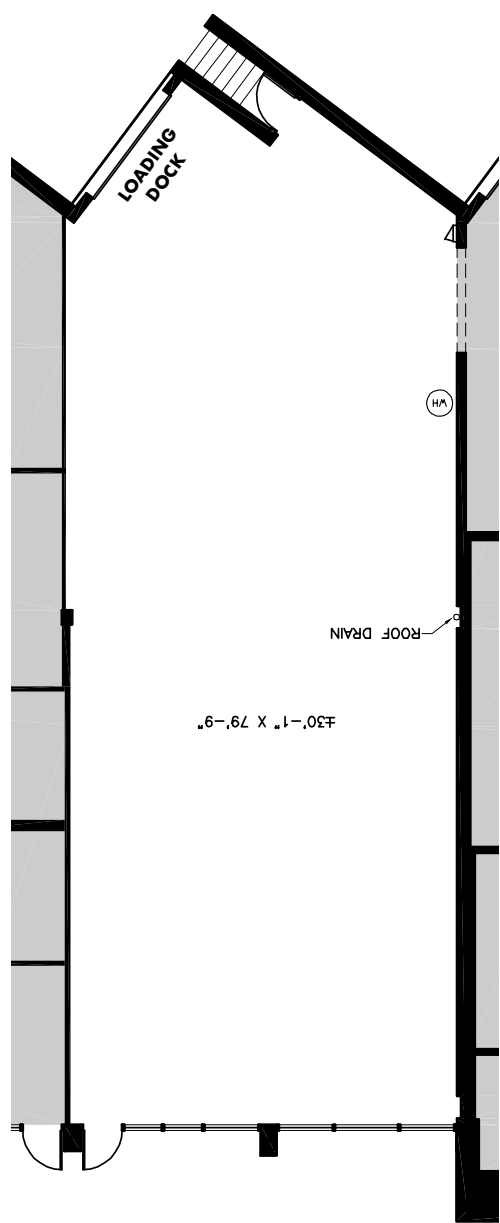
ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED



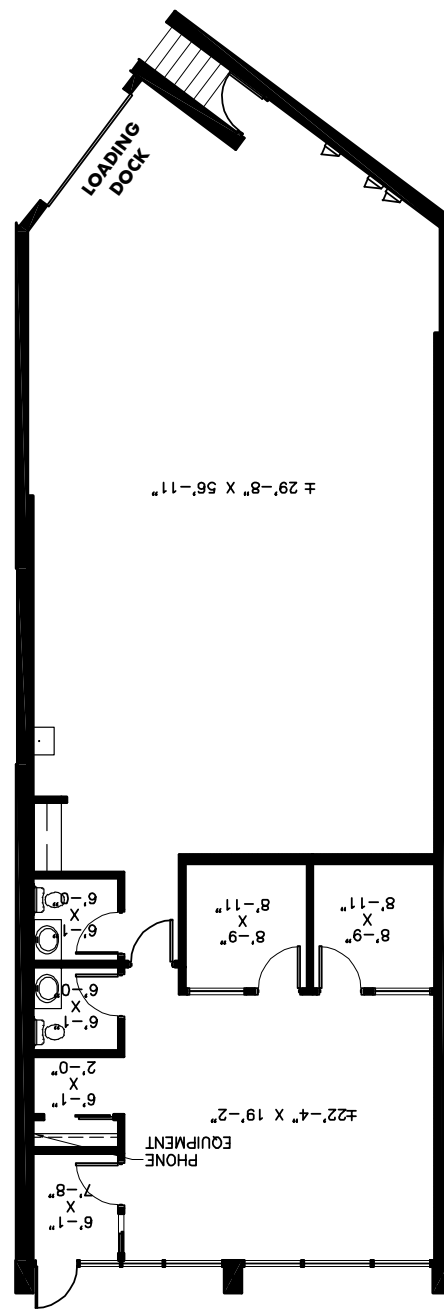
TRIANGLE CORPORATE CENTER

1400 - 1538 S ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

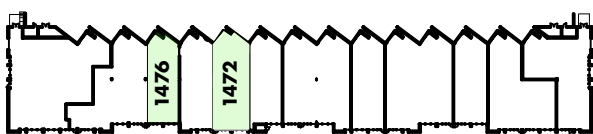
INDUSTRIAL FLOOR PLANS



1476
2,576 SF



1472
2,681 SF



JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

JASON SHIBATA
PARTNER
312.462.1022
JASON@JBSCRE.COM

MICHAEL WHETSTONE
SENIOR BROKER
312.462.1024
MICHAEL@JBSCRE.COM

ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED



TRIANGLE CORPORATE CENTER

1400 - 1538 S ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

ADDITIONAL PHOTOS



JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

JASON SHIBATA
PARTNER
312.462.1022
JASON@JBSCRE.COM

MICHAEL WHETSTONE
SENIOR BROKER
312.462.1024
MICHAEL@JBSCRE.COM

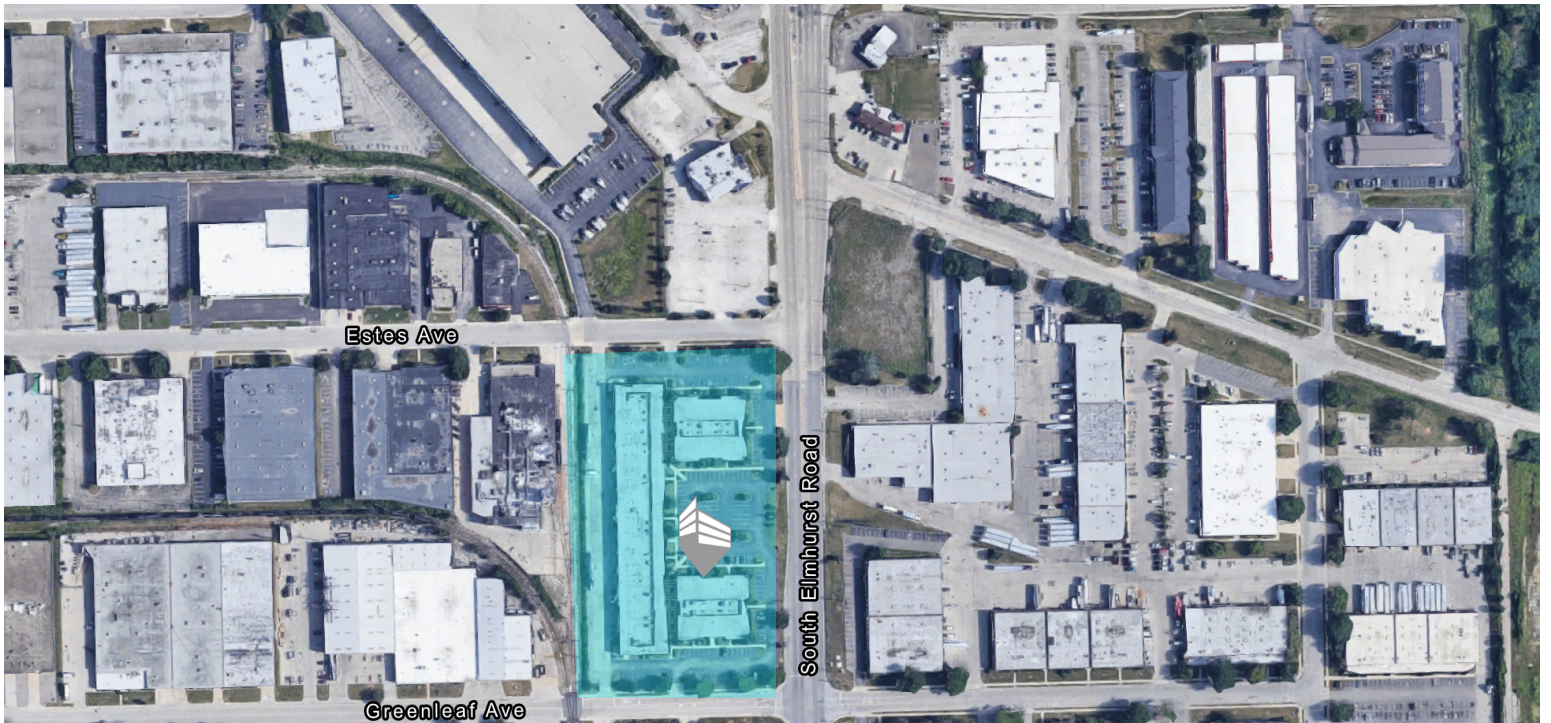
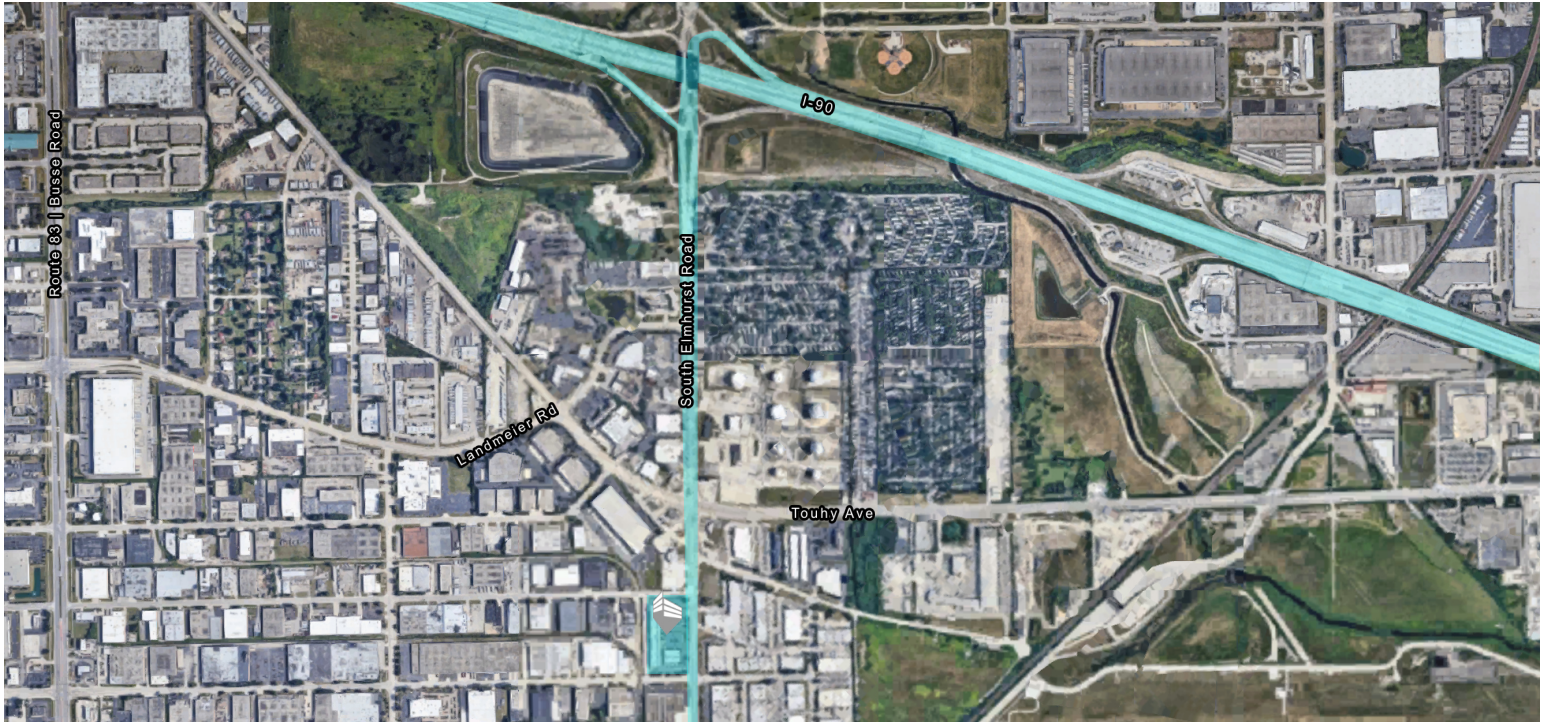
ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED



TRIANGLE CORPORATE CENTER

1400 - 1538 S ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

LOCATION MAPS



JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

JASON SHIBATA
PARTNER
312.462.1022
JASON@JBSCRE.COM

MICHAEL WHETSTONE
SENIOR BROKER
312.462.1024
MICHAEL@JBSCRE.COM

ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED

