



**ELM POINTE CENTER  
535 ELM PLACE  
PRINCETON, IL. 61356**

**OFFICE SUITE – Office suite for lease in Princeton, Il. This unit features two private office rooms, a reception area, and an additional expansive space suitable for desks, cubicles, or workspace.**

**Corner space on lower level (door 25) available for additional temperature-controlled storage purposes. 139 SF Usage can be negotiated in conjunction with primary office lease agreement.**

**UPPER LEVEL OF PROFESSIONAL BUILDING**

**ADA-COMPLIANT ELEVATOR**

**INCLUDED IN RENT:**

**DAILY MAINTANANCE – VACUUMING, TRASH EMPTIED, BATHROOMS CLEANED, GENERAL MAINTANANCE, INTERIOR AND EXTERIOR.**

**UTILITIES PRORATED BASED ON SQUARE FOOTAGE**

**CAT5 CABLE ETHERNET**

**COMMON AREAS: FRONT CUSTOMER PARKING, WITH ADDITIONAL PARKING IN REAR; KITCHEN; BATHROOMS; FRONT ENTRY COURTYARD**

**JANITORIAL PAYROLL, MAINTENANCE COSTS, TAXES, AND INSURANCE COVERED BY BREIZH REALTY, LLC.**