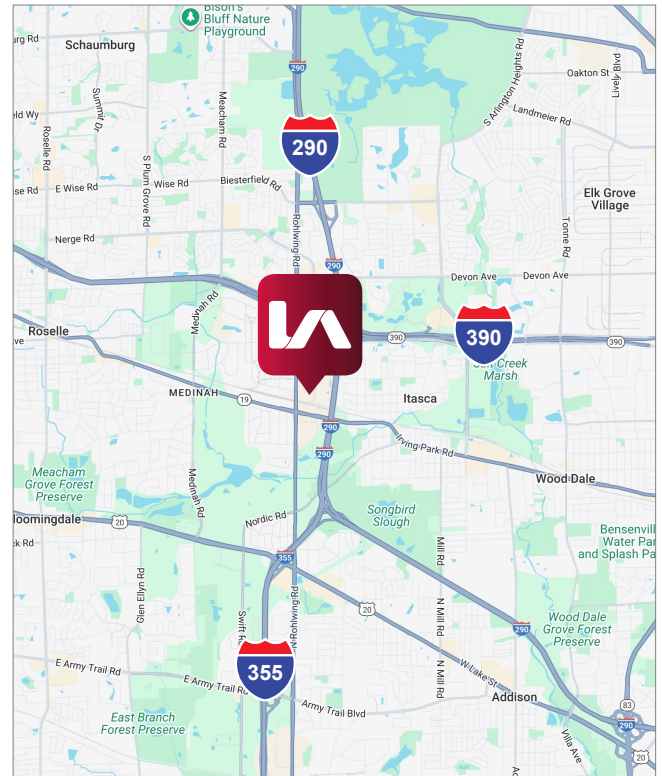


AVAILABLE FOR SUBLEASE
1131 BRYN MAWR AVENUE
ITASCA, IL 60143



BUILDING SPECIFICATIONS:

BUILDING SIZE:	125,955 SF
AVAILABLE:	62,761 SF
OFFICE:	3,486 SF
BAY SIZE:	39' x 30'
CLEAR HEIGHT:	22'
LOADING:	› 4 interior docks › 1 drive-in door
SPRINKLER:	Fully
PARKING:	32 spaces
AVAILABLE:	February 2026
SUBLEASE RATE:	\$7.75 PSF Gross
COMMENTS:	› Sublease until 11/2026 - longer term lease available through landlord › Short term deals will be considered › Easy access to I-290 and I-390 › Close proximity to O'Hare International Airport › T-8 lighting fixtures › DuPage County taxes



Dustin Albers
Senior Vice President
dalbers@lee-associates.com
D 773.355.3031

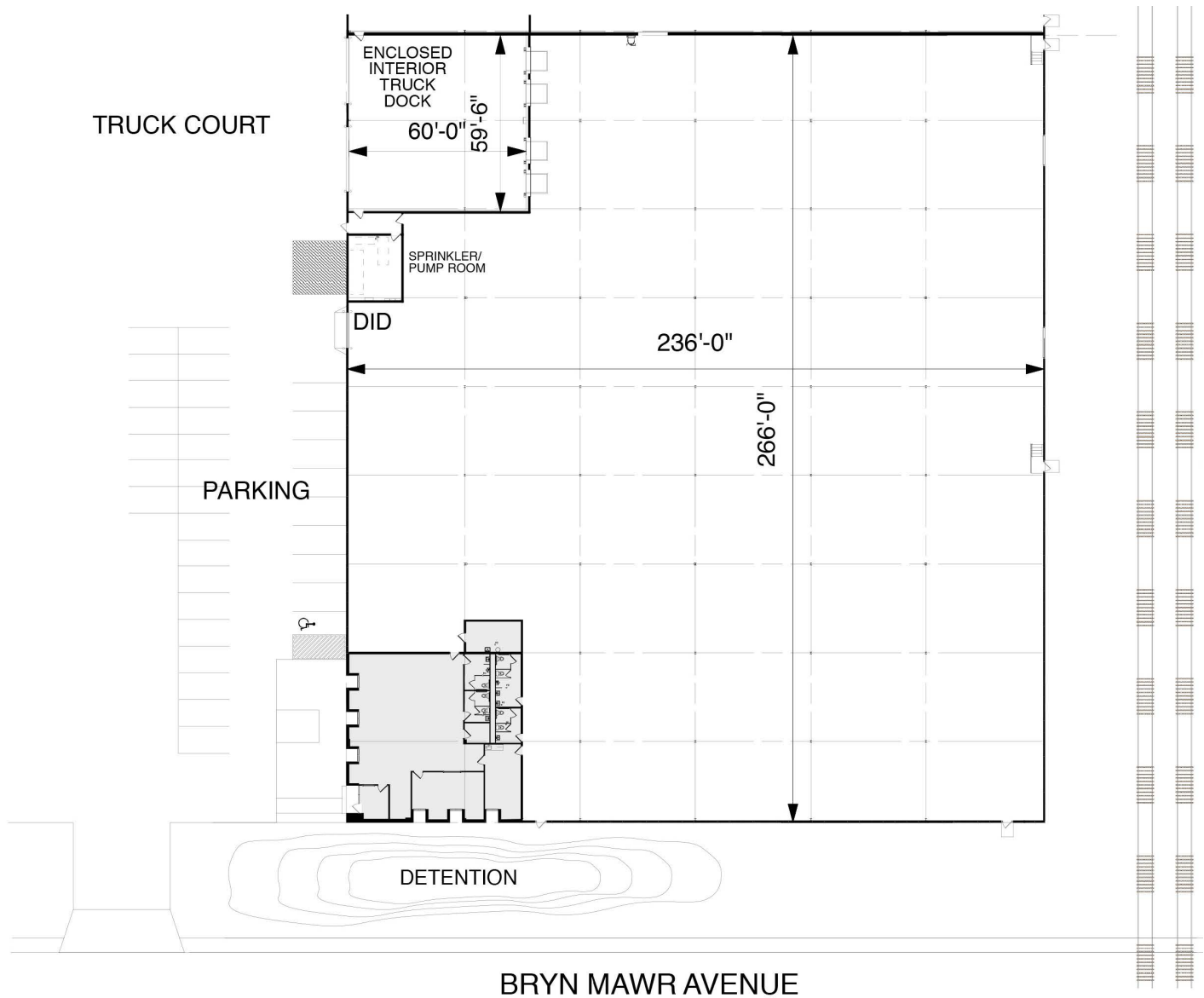
Jeff Janda, SIOR
Principal
jjanda@lee-associates.com
D 773.355.3015

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SUBLEASE

1131 BRYN MAWR AVENUE

ITASCA, IL 60143



Dustin Albers
Senior Vice President
dalbers@lee-associates.com
D 773.355.3031

Jeff Janda, SIOR
Principal
jjanda@lee-associates.com
D 773.355.3015

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.