



OFFICE SPACE FOR LEASE

10031 W. ROOSEVELT ROAD, WESTCHESTER, IL

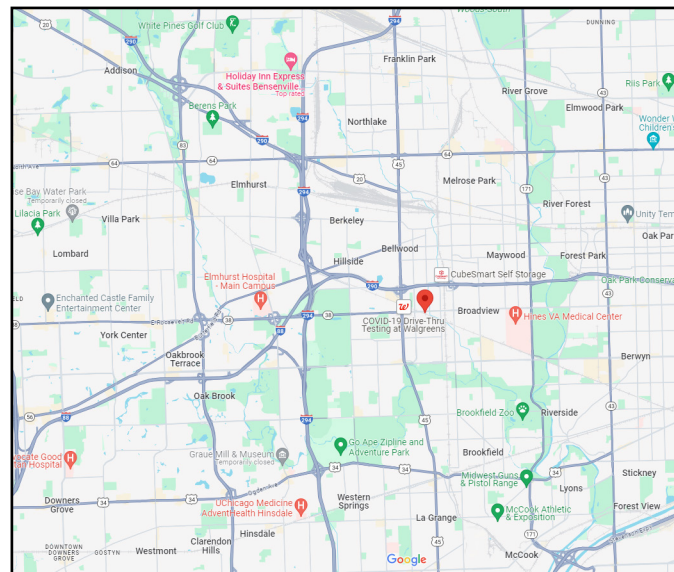


BUILDING FEATURES:

- 421-1,675 SF office space available immediately
- Prominent location on Roosevelt Rd just east of Mannheim Rd
- Easy Access to I-294, I-290 & I-88
- Abundant Parking: 40 + surface parking spaces
- Ideal for any Office Users
- Janitorial Service & HVAC included in rent!!!!
- Walking distance to restaurants and shopping
- Public Transportation on Roosevelt Rd (Pace Bus)
- Zoned: I-Industry
- 24 Hour Tenant Access & private suite entrances
- Move in ready office suites
- 5 night a week janitorial service included in all suites!!!!

AVAILABLE SPACE:

SUITE	SIZE (SF)	Description	Rental Rate PSF
100	1,552 SF	Available 5/1/24	15 MG
202	421 SF	Vacant	\$600 P/Month
203	1,675 SF	Vacant	\$15 MG



FOR MORE INFORMATION:

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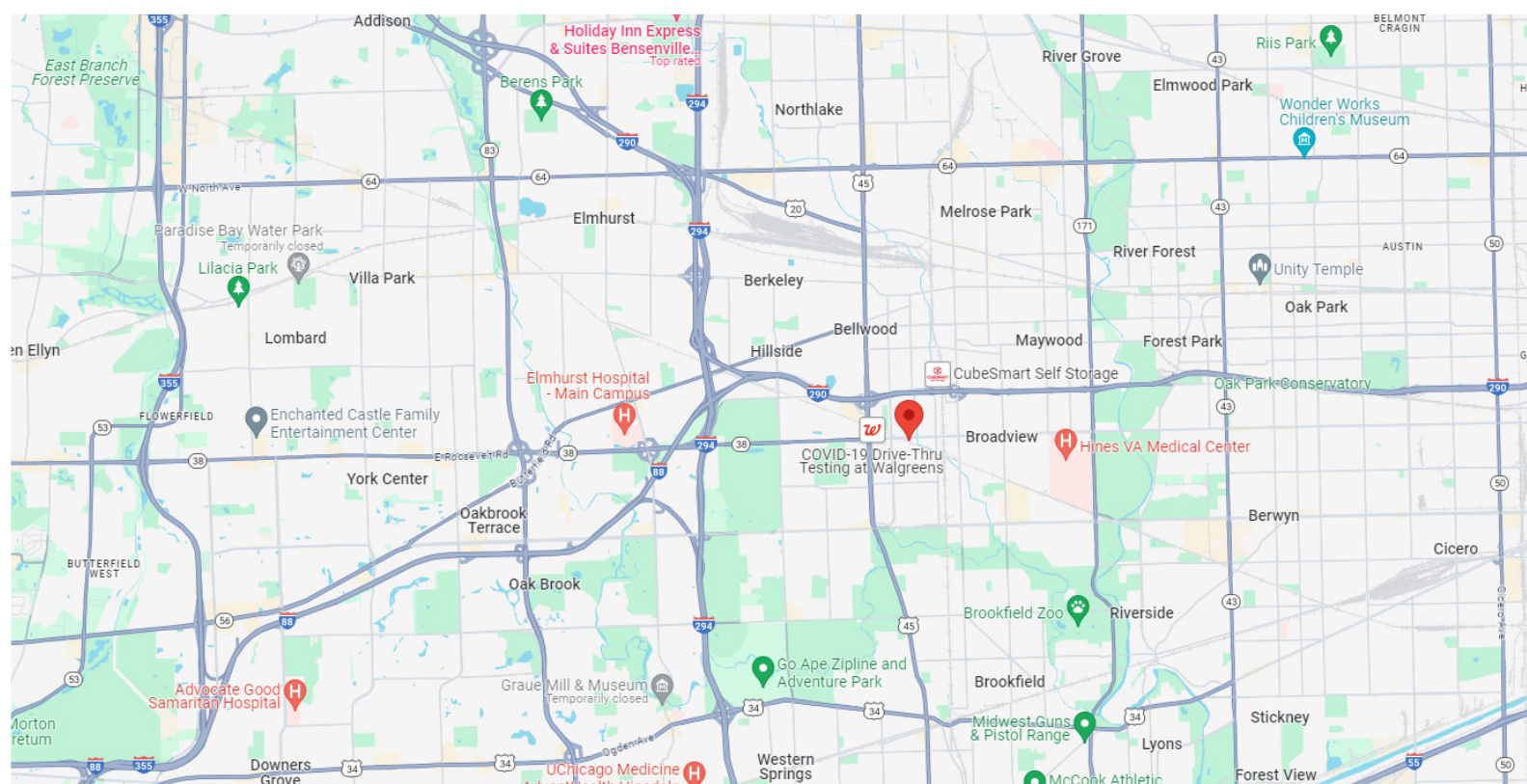
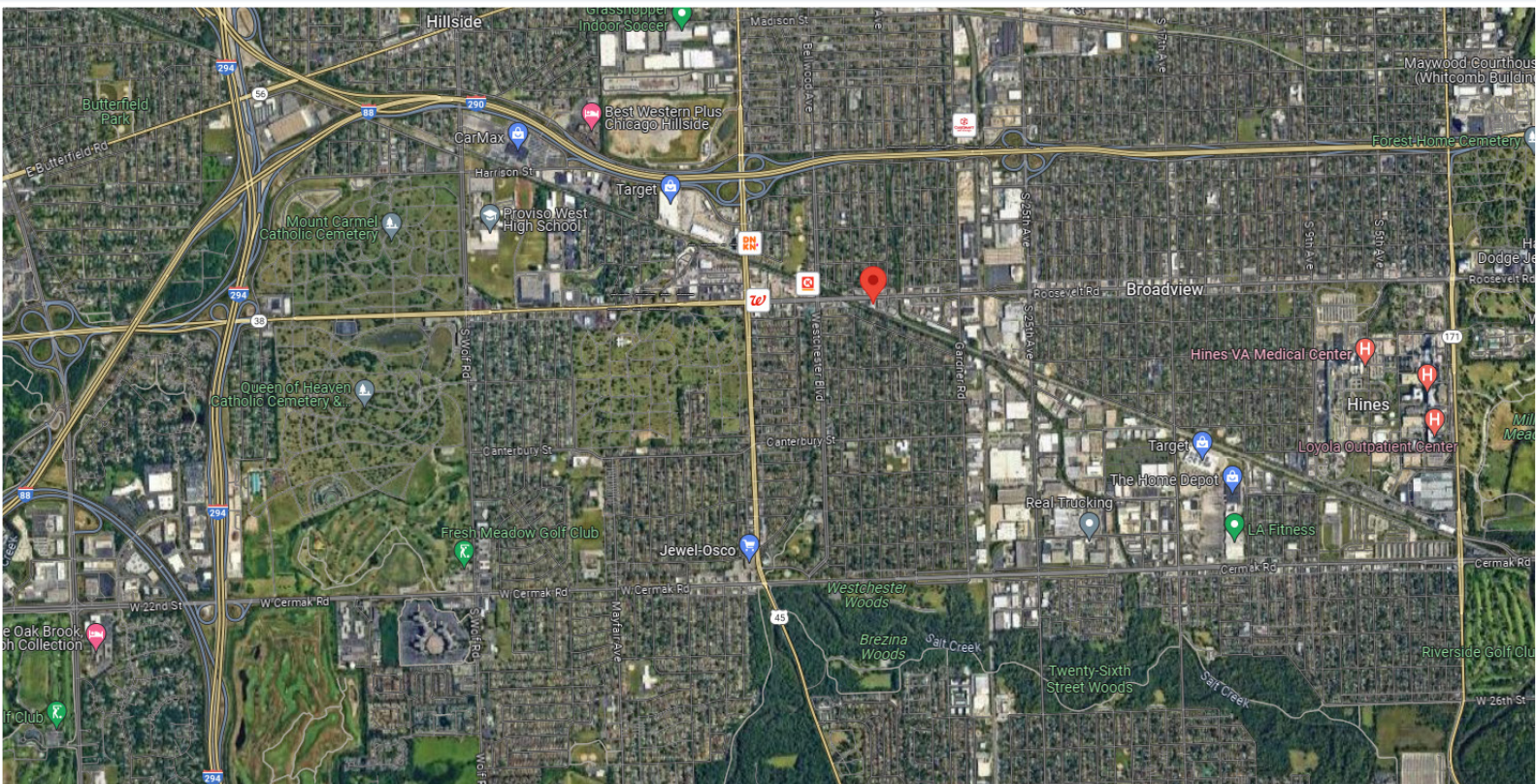


4811 Emerson Ave Suite 112, Palatine, IL



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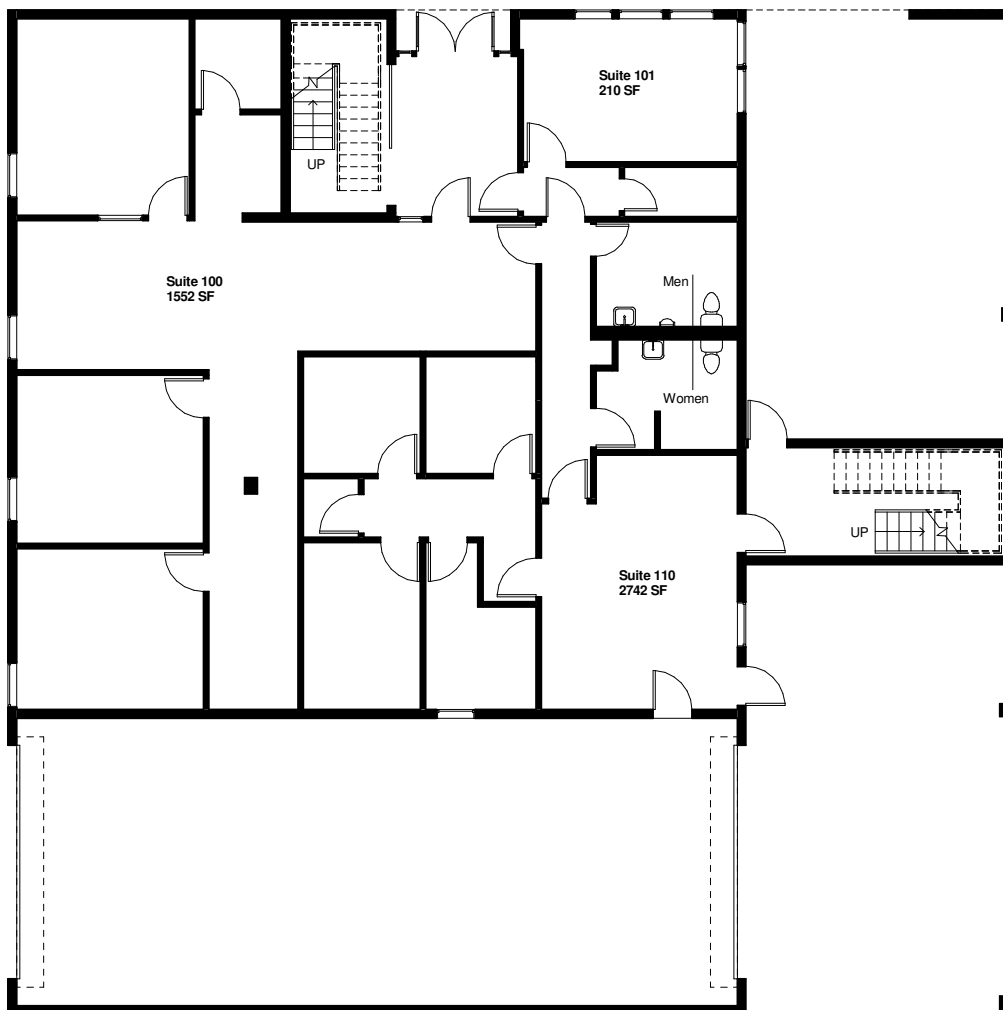
INTERIOR PHOTOS



4811 Emerson Ave-Suite 112., Palatine, IL



1ST FLOOR FLOORPLAN



First Floor Lease Plan 10031 W. Roosevelt Rd., Westchester, IL

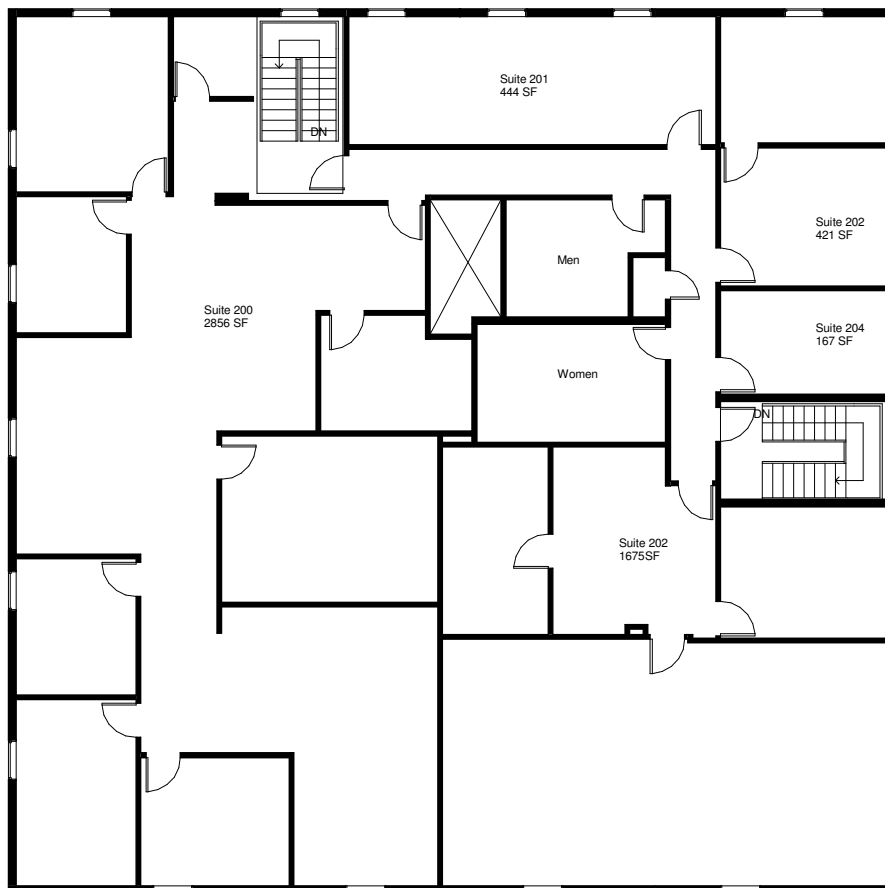
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2ND FLOOR FLOORPLAN



Second Floor Lease Plan

10031 W. Roosevelt Rd., Westchester, IL

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