

# 1300 GREENBROOK BOULEVARD

HANOVER PARK, IL 60133

## OFFICE SPACE FOR LEASE



### OFFERING SUMMARY

<b>Available RSF:</b>	764 - 4,543 SF
<b>Executive Space:</b>	139 -793 SF
<b>Year Built:</b>	1979
<b>Parking Ratio:</b>	4.0/1,000 SF Ratio
<b>Access:</b>	24-7 Access
<b>Utilities:</b>	\$2.50 PSF Per Year
<b>Lease Rate:</b>	\$12.50 PSF (MG)

### PROPERTY HIGHLIGHTS

- Professional Ownership and Management
- Flexible Terms
- Building Storage
- Easy Access to I-390 and Lake Street
- Less than 10 Minutes to I-355
- Executive Spaces Available

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

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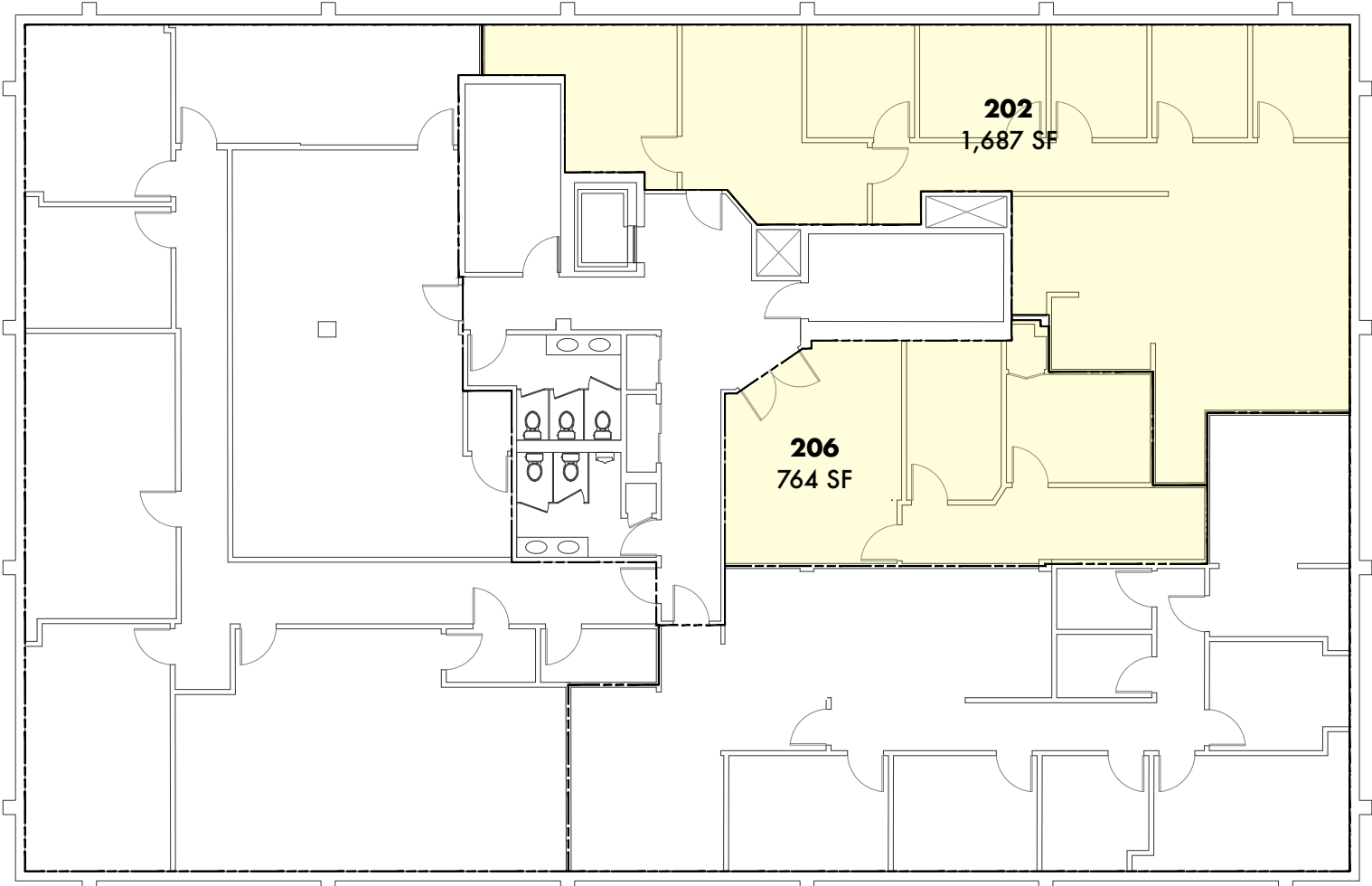
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## SECOND FLOOR OFFICE SPACE



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
206	\$12.50 PSF (MG)	764 SF	\$795.83	Available within 60 Days
202	\$12.50 PSF (MG)	1,687 SF	\$1,757.29	Available within 60 Days
202/206	\$12.50 PSF (MG)	2,451 SF	\$2,553.13	Available within 60 Days

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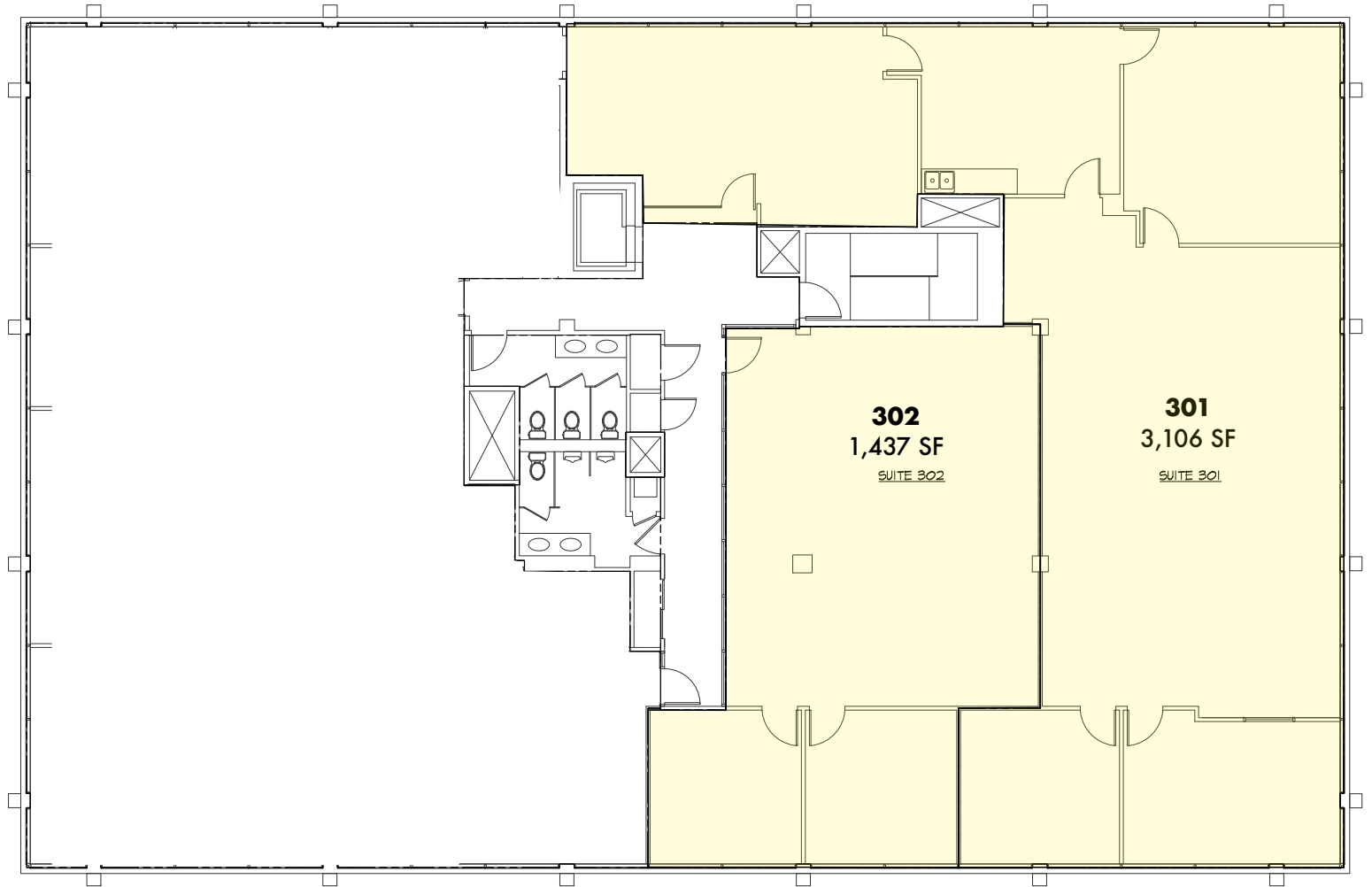


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## THIRD FLOOR



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
302	\$12.50 PSF (MG)	1,437 SF	\$1,496.88	VACANT
301	\$12.50 PSF (MG)	3,106 SF	\$3,235.41	VACANT
301-2	\$12.50 PSF (MG)	4,543 SF	\$4,732.29	VACANT

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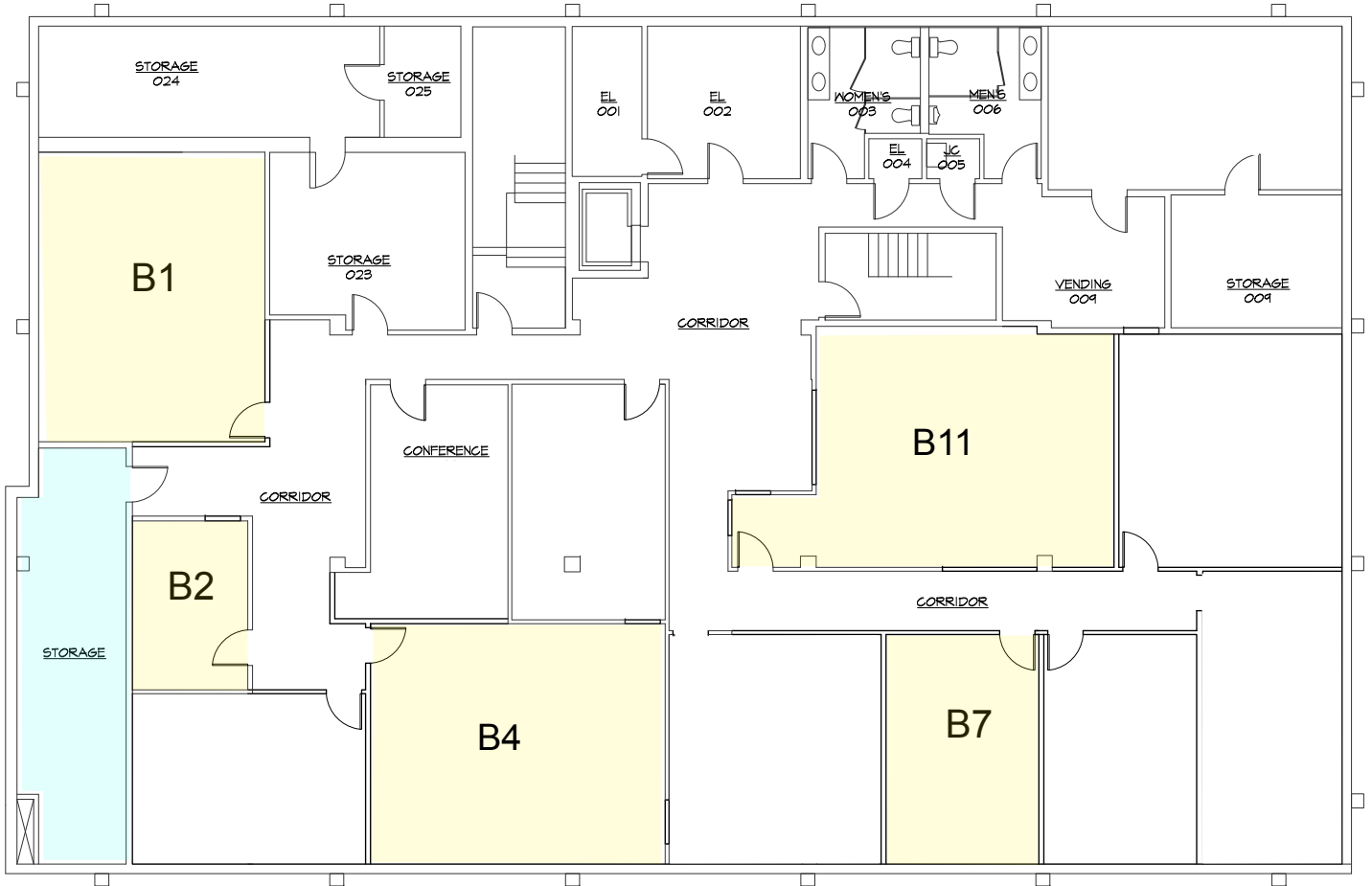
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## LOWER LEVEL EXECUTIVE OFFICE SPACE



SPACE	LEASE RATE	SIZE (SF)
B2	\$232 Per Month	139 SF
B1	\$782 Per Month	469 SF
B4	\$845 Per Month	507 SF
B11	\$1,322 Per Month	793 SF
STORAGE 3	Negotiable	152 SF

### EXECUTIVE SPACE HIGHLIGHTS

- 1 Year Minimum Term
- Common Area Maintenance & Property Taxes Included
- Building Vending
- Building Conferencing
- Tenant is responsible for Internet and Utilities
- No Security Deposit

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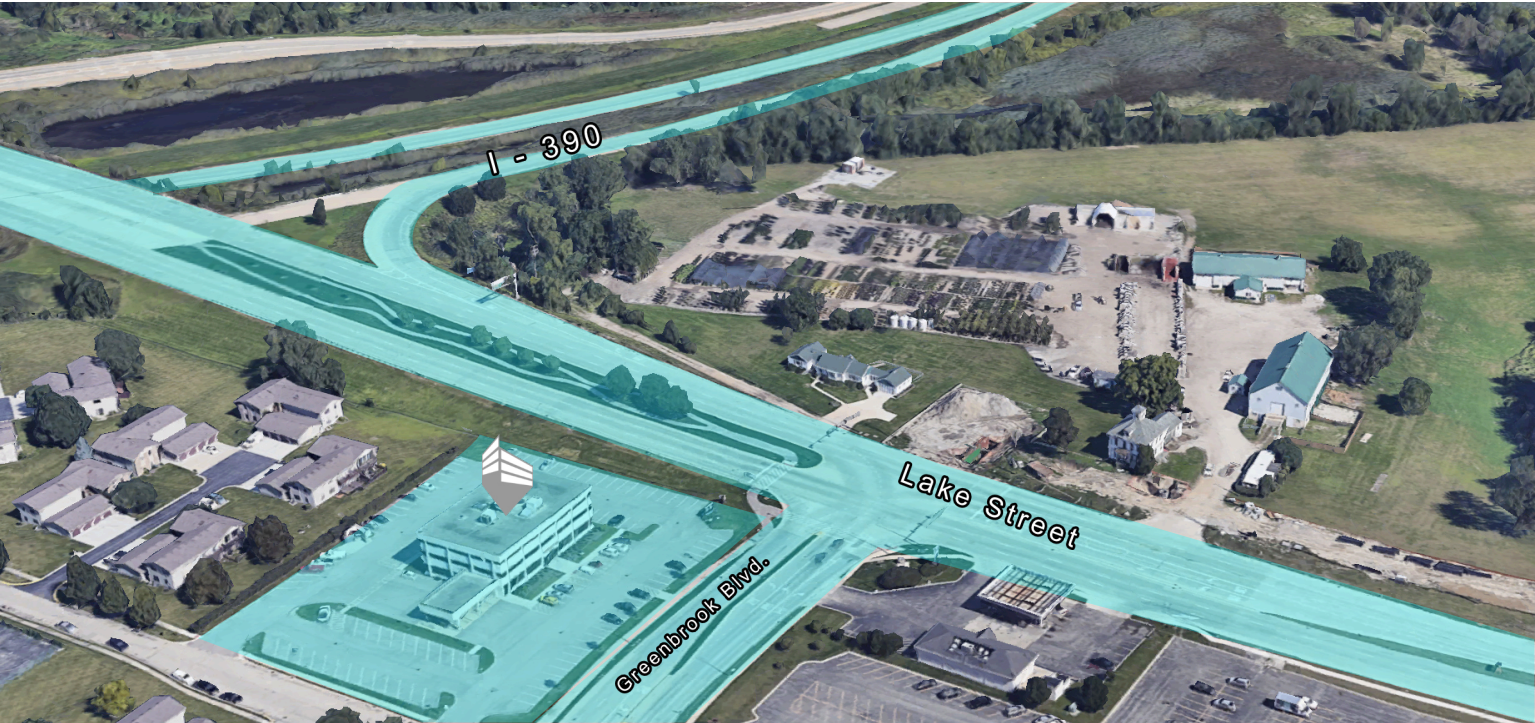


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## LOCATION MAPS



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