

AVAILABLE FOR LEASE

462 N. Park Blvd., Suite 120
Glen Ellyn, IL 60137



2,650 SF

RETAIL/
RESTAURANT
SPACE

\$17.00 PSF NNN

The Shoppes at Glen Crossings

- 2,650 SF end and corner unit available in Glen Crossings. Entries and visibility from Park Blvd. and train station to the north.
- Awesome downtown Glen Ellyn location on Park Blvd. just south of the train tracks, adjacent to the Prairie Path.
- Up to \$15,000 available with Glen Ellyn's Downtown Interior Improvement Grant Program & Retail Façade Improvement Award.



FOR ADDITIONAL INFORMATION CONTACT:

Kimberly Hess

Office: 630.932.5757

khess@key-investment.com

Real Estate

Brokerage

Leasing

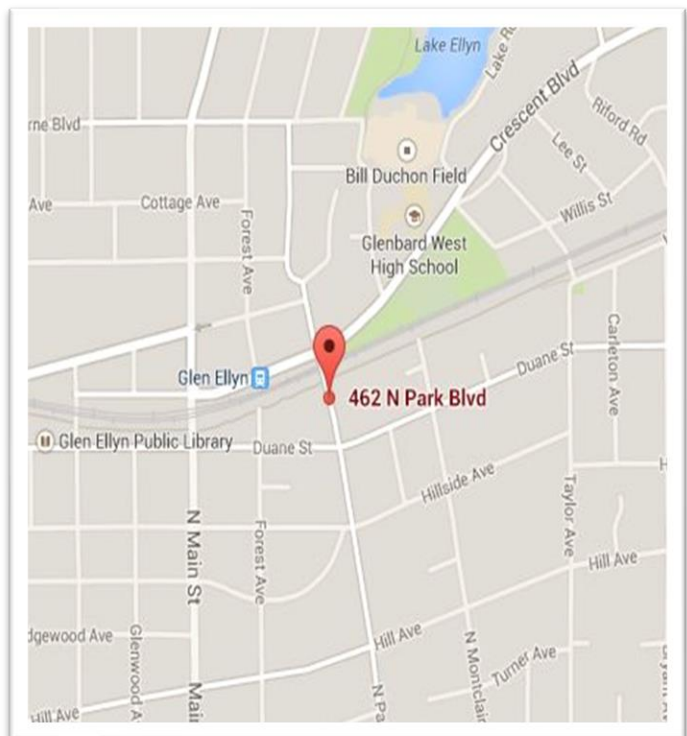
Management

462 N. Park Blvd., Suite 120
 Glen Ellyn, IL 60137

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 Kimberly Hess
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FOR LEASE

PROPERTY SPECIFICATIONS	
Building Size:	10,091 SF
Available Space:	2,650 SF
Year Built:	1991
Zoning:	C5B
Parking:	Private lot – Customers Only 4 Parking Permits for Village Lot
Ceiling Height:	9 FT
Power:	200 AMP
Restrooms:	2
Sprinklered:	Yes
Utilities:	Gas/Electric
Real Estate Taxes:	\$3.62
CAM:	\$5.50
Possession:	Immediate
Lease Term:	3 Year Minimum
Lease Rate:	\$17.00 PSF Base \$9.12 = Tax + CAM \$5,768.17 Per Month



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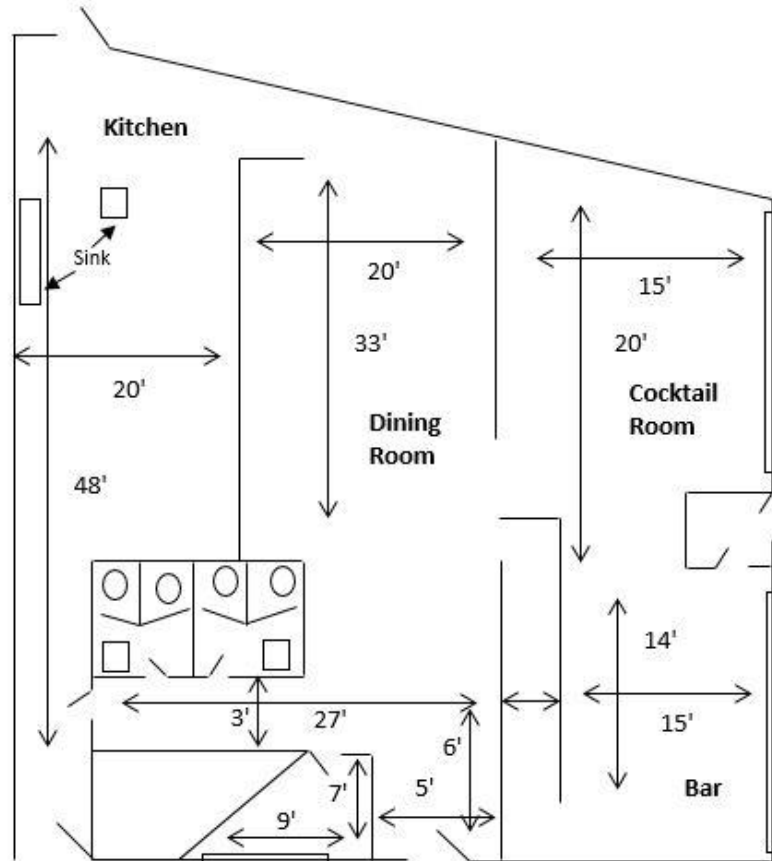
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Floor Plan

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Unit 120
2,650 SF

All dimensions are approximate. Drawing not to scale



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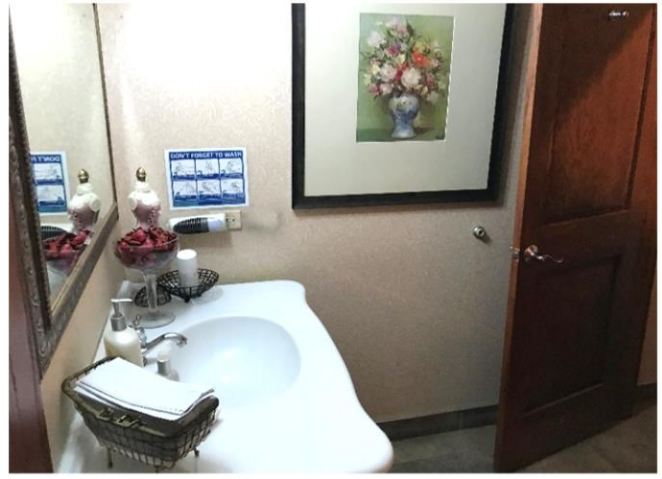
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Interior Pictures



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