

TRIANGLE CORPORATE CENTER

1400 - 1538 S ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

SINGLE STORY OFFICE & FLEX SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	1,436 - 8,156 RSF
Fire Protection:	Sprinklered
Complex Size:	60,000 SF
Office Lease Rate:	\$12.95 - 15.75 PSF (MG)

PROPERTY HIGHLIGHTS

- Close Proximity to O'Hare International Airport
- Minutes from I-90 Full Interchange
- Units with Warehouse and Private Dock Loading
- Professional Ownership & Management
- Conveniently located just off Elmhurst Road, less than 5 minutes from I-90

Professionally Managed and Owned by:



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

JASON SHIBATA
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312.462.1022
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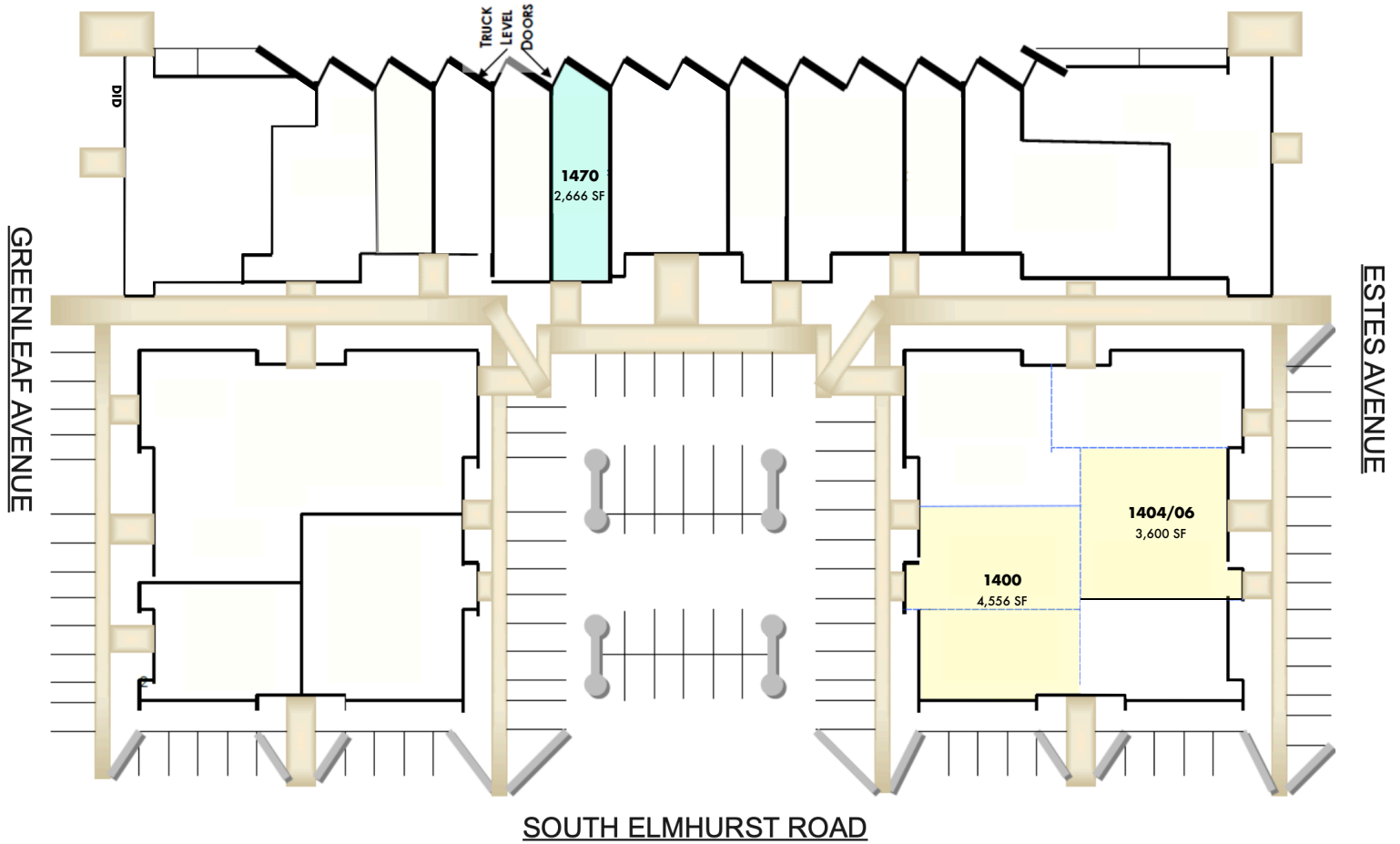
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SITE PLAN



SPACE	LEASE RATE	SIZE (SF)	AVAILABILITY	NOTES
1470	\$12.95 PSF (MG)	2,666 SF	Immediately	<ul style="list-style-type: none"> ~50% Office (can be reduced) Power (225 AMPS, 480 V) 1 Dock
1404/06	\$15.75 PSF (MG)	3,600 SF	Immediately	
1400	\$15.75 PSF (MG)	4,556 SF	Immediately	<ul style="list-style-type: none"> Divisible to approximately 1,436 SF
1400-04/06	\$15.75 PSF (MG)	8,156 SF	Immediately	

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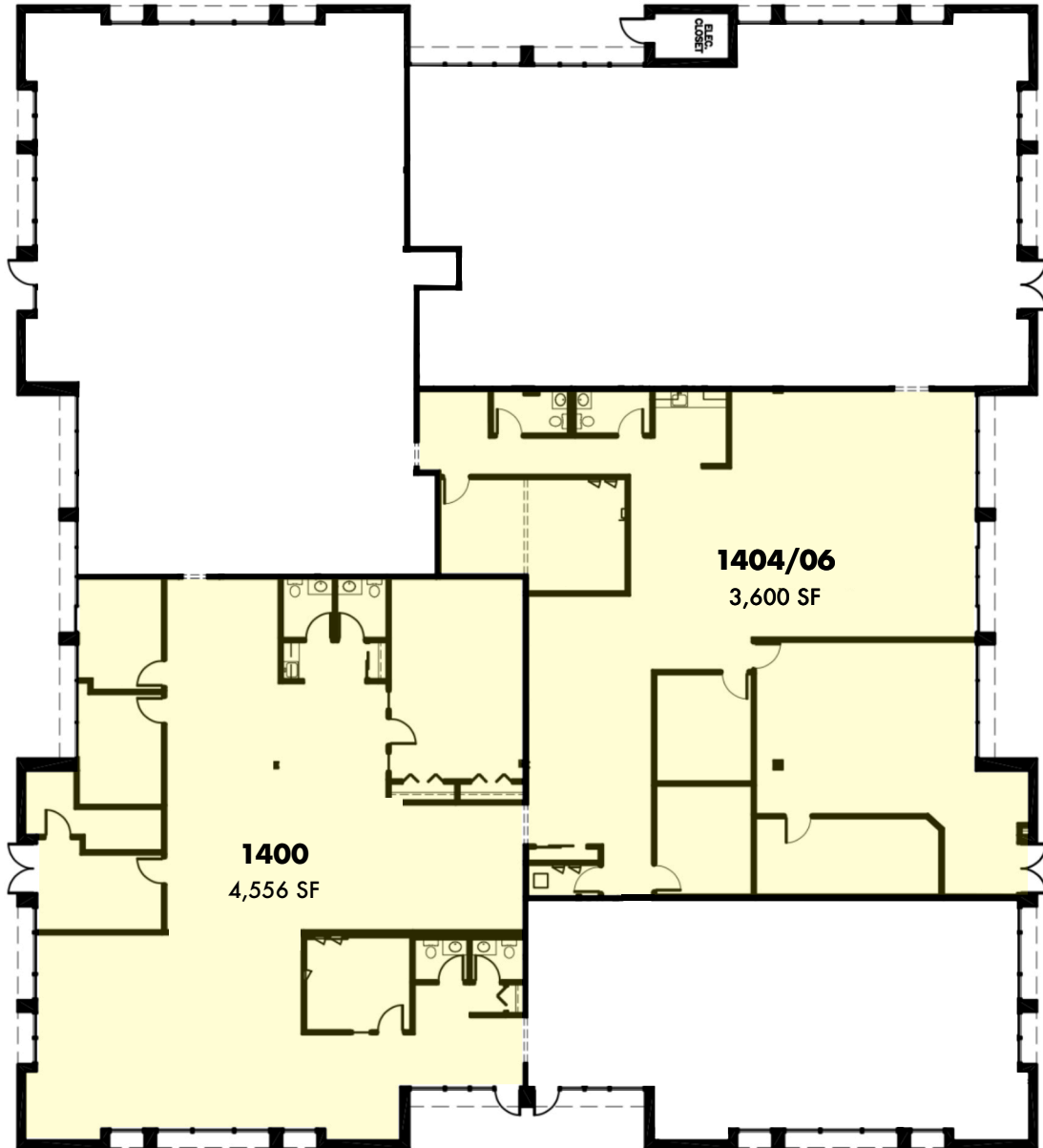
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OFFICE FLOOR PLANS



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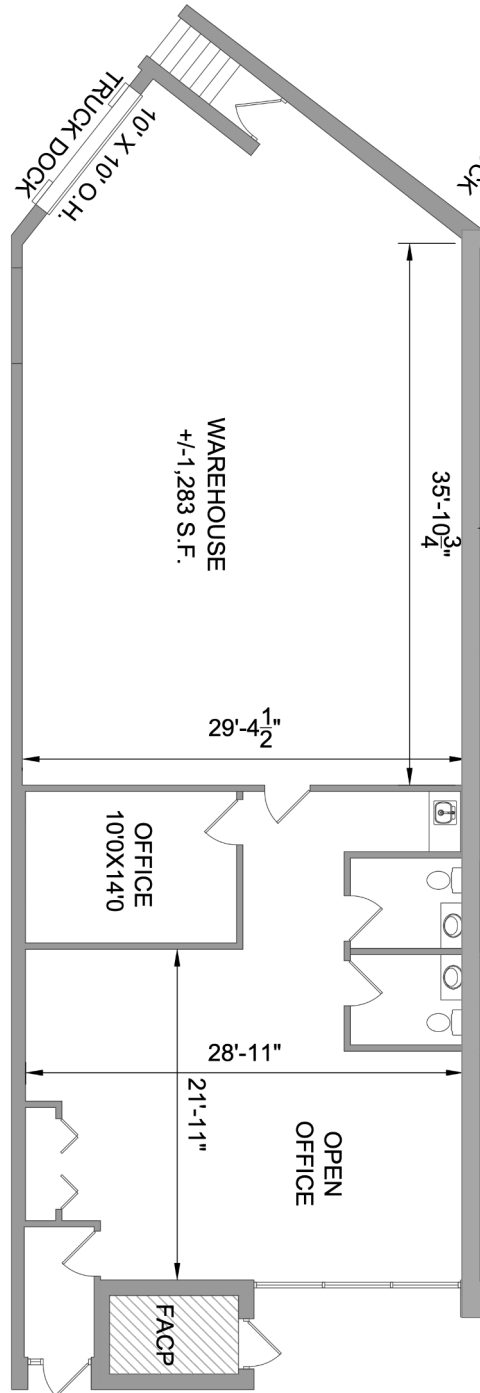
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FLEX FLOOR PLANS



1470
2,666 SF

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ADDITIONAL PHOTOS



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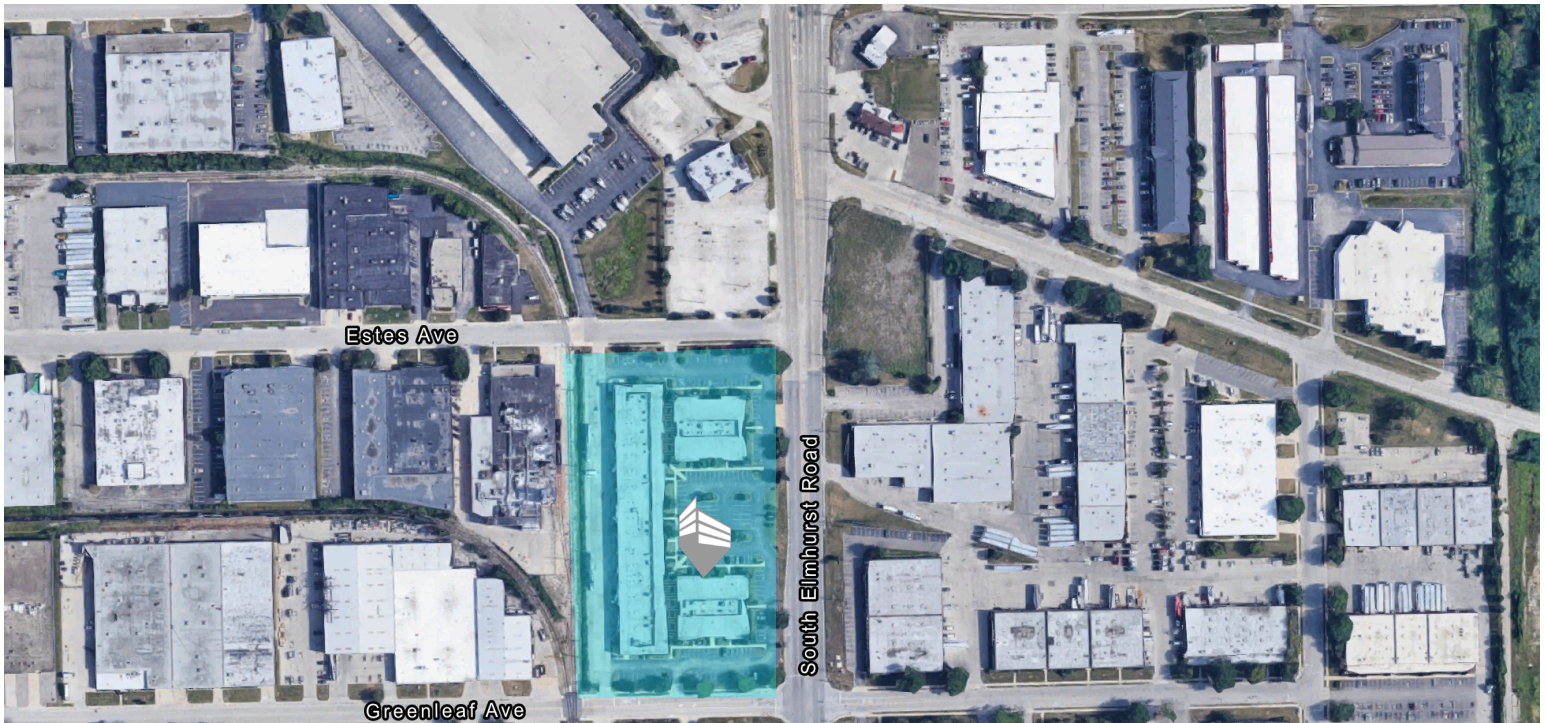
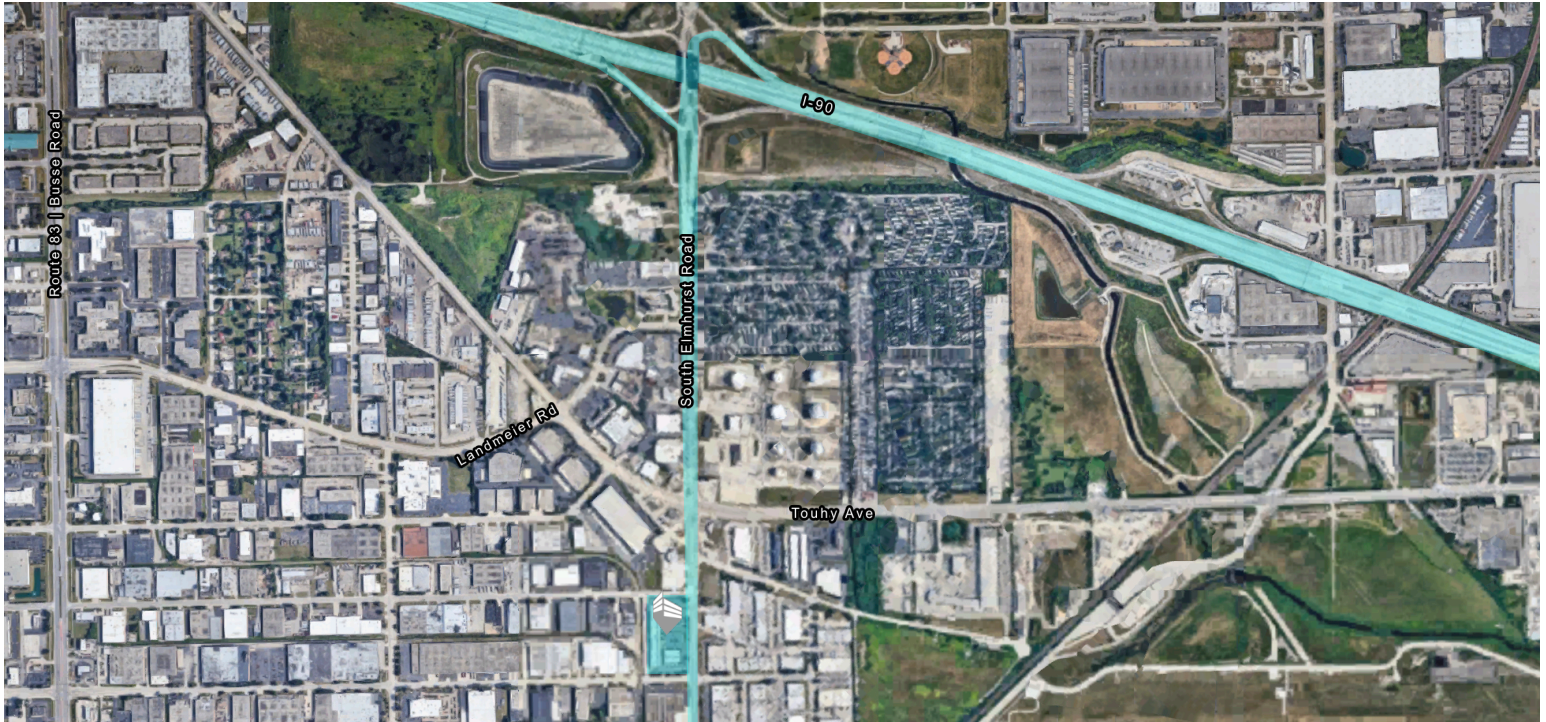
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LOCATION MAPS



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