

EXECUTIVE OFFICE SUITES FOR LEASE

CLASSIC LOFT FEEL

IDEAL LOCATION FOR:

- Tech/IT
- Attorney
- CPA
- Entrepreneurial Startups



PROPERTY SPECIFICATIONS

Description:	Industrial Building
Year Built:	1920
Building Size:	62,235 SF
Space Available:	Executive Office Suites
Land Size:	2.3 Acres
HVAC System:	GFA
Power:	200 Amp
Ceiling Heights:	9' - 11'
Sprinklered:	Yes
Air Conditioned:	Yes
Washrooms:	Common
Dock/Overhead Door:	1- 8' Door
Sewer/Water:	City
Zoning:	C-1 Manufacturing Warehouse
Real Estate Taxes:	Included in rent, with tax stop
Gross Lease Price:	2nd flr - Suite 366: Starting at \$2,100/mo. gross (subject to final SF) 3rd flr - Suite D: \$775/mo. gross 3rd flr - Suites A&E: \$650/mo. gross (ea) includes utilities + net charges

PROPERTY OVERVIEW

EXECUTIVE OFFICE SUITES

- **NEW TO MARKET!** Suite 366 - 2nd floor - Large executive suite that includes walnut-paneled corner conference room with large windows and private bathroom. Designated reception area, shared kitchenette, and storage closets available. Flooring credit will be provided
- 3rd floor office suites have loft feel, with exposed brick, kitchenette, large common area and a shared bathroom
- Clean building, newly renovated interior and exterior
- Located immediately off Route 20 at the Route 25 Exit in Elgin
- All masonry and sprinklered
- Located on Pace bus route
- Agent owned
- **PIN:** 06-24-407-010

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PROPERTIES