

1300 GREENBROOK BOULEVARD

HANOVER PARK, IL 60133

OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	1,781 - 2,209 SF
Executive Space:	193 - 793 SF
Year Built:	1979
Parking Ratio:	4.0/1,000 SF Ratio
Access:	24-7 Access
Utilities:	\$2.50 PSF Per Year
Lease Rate:	\$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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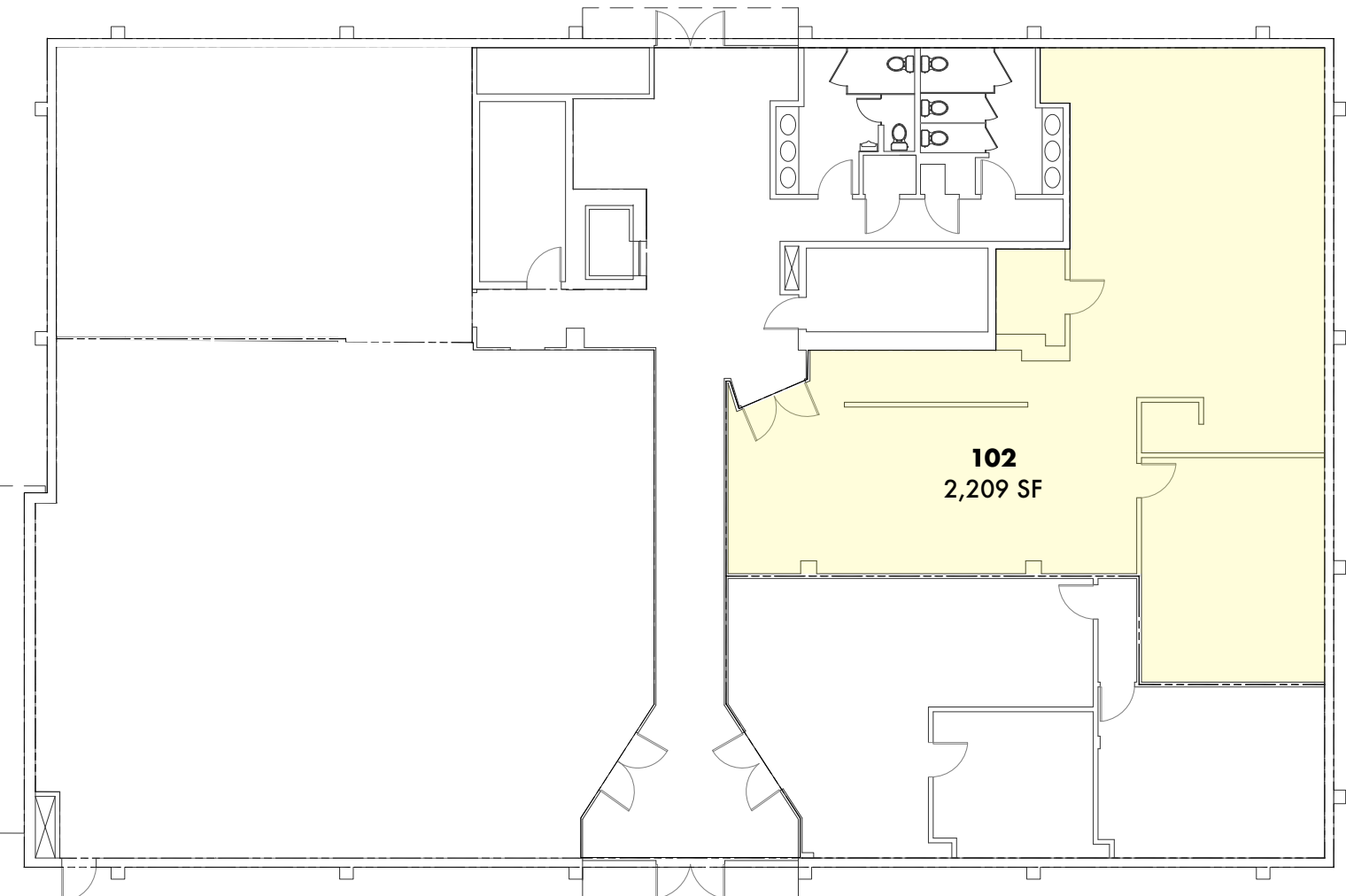
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FIRST FLOOR OFFICE SPACE



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
102	\$12.50 PSF (MG)	2,209 SF	\$2,301.04	Available 01/01/2026

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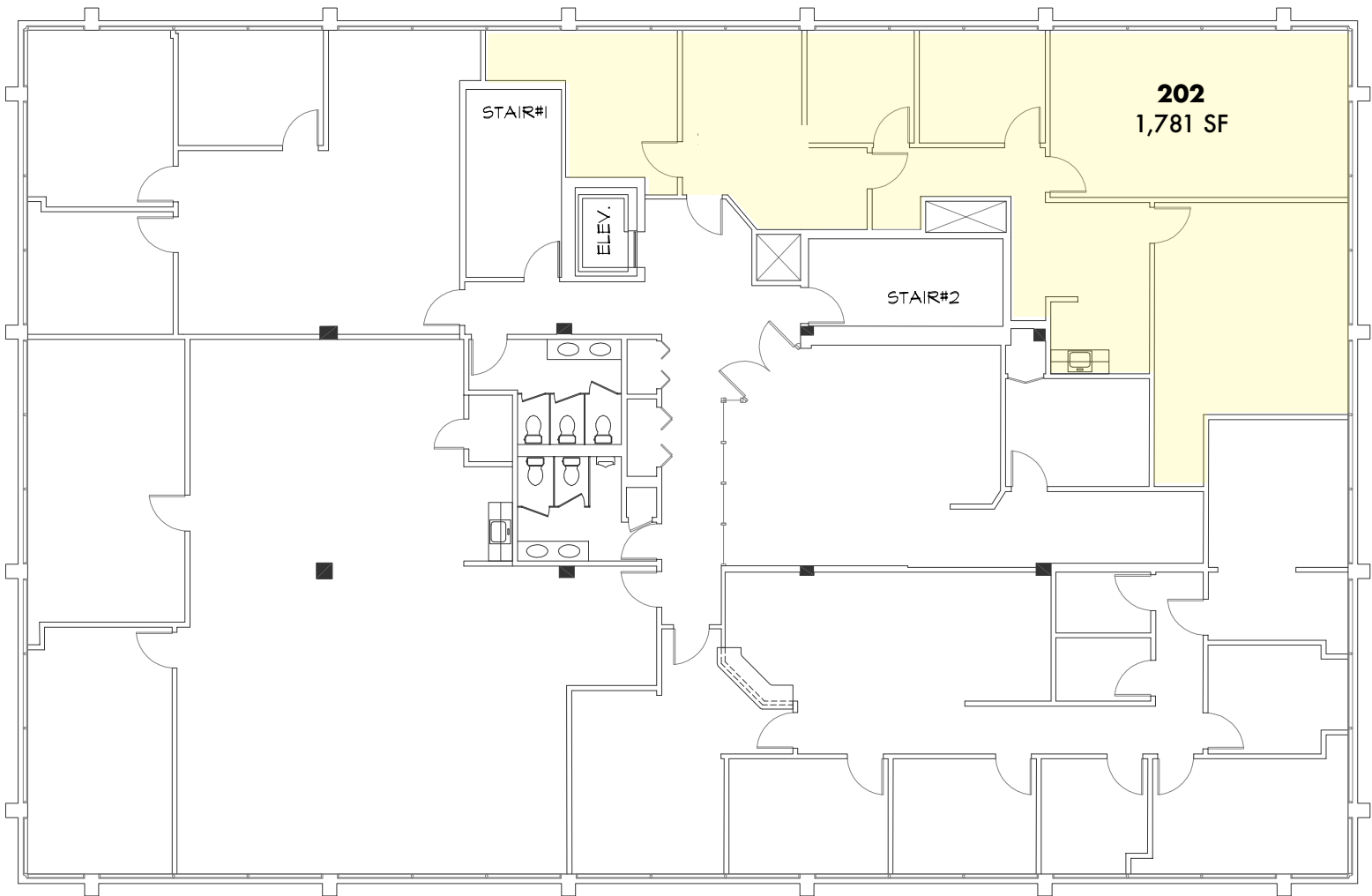
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SECOND FLOOR OFFICE SPACE



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
202	\$12.50 PSF (MG)	1,781 SF	\$1,855.21	Available 01/01/2026

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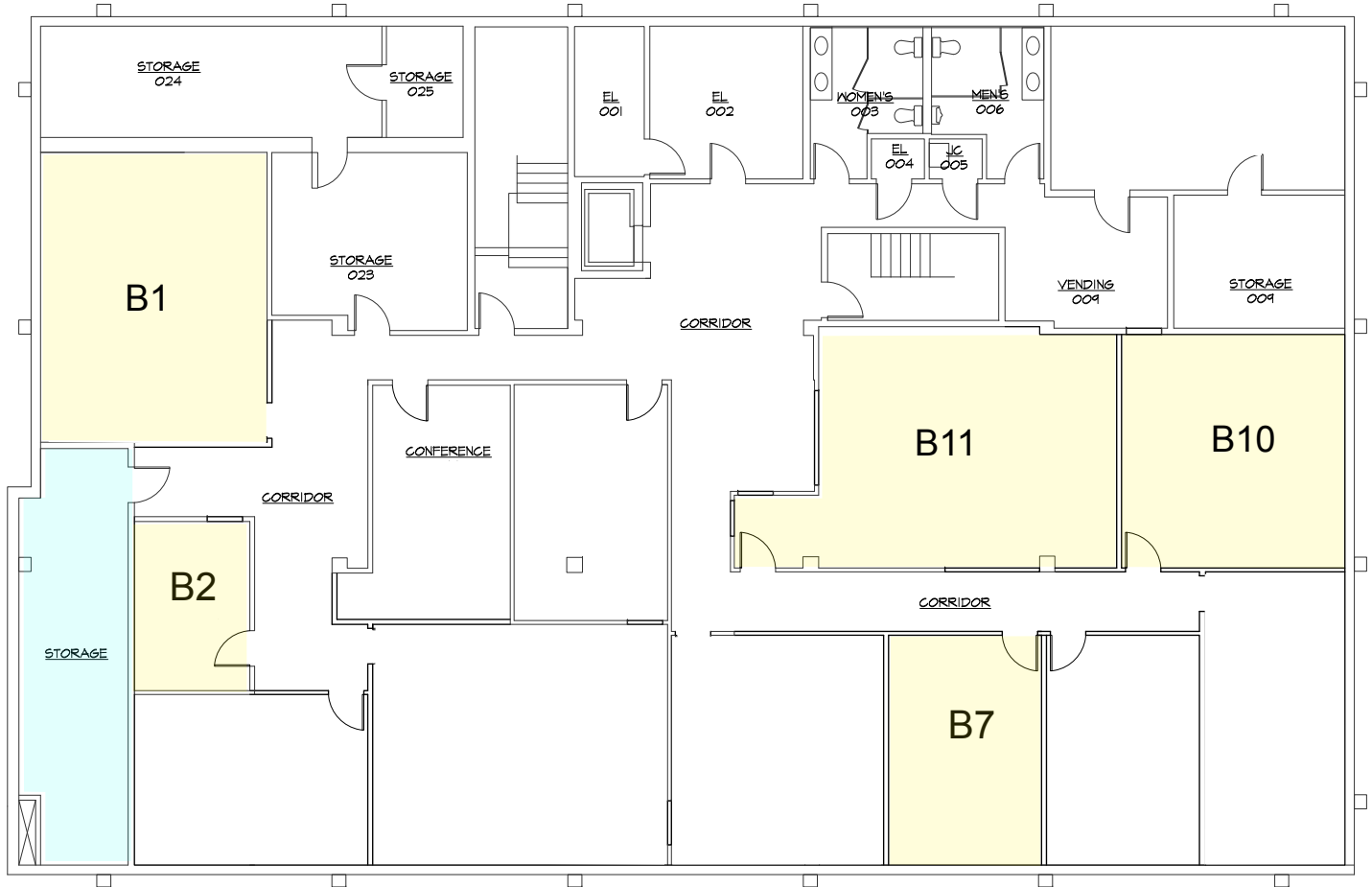
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LOWER LEVEL EXECUTIVE OFFICE SPACE



SPACE	LEASE RATE	SIZE (SF)
B2	\$323 Per Month	193 SF
B7	\$616 Per Month	369 SF
B10	\$900 Per Month	539 SF
B1	\$931 Per Month	558 SF
B11	\$1,322 Per Month	793 SF
STORAGE 3	Negotiable	152 SF

EXECUTIVE SPACE HIGHLIGHTS

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

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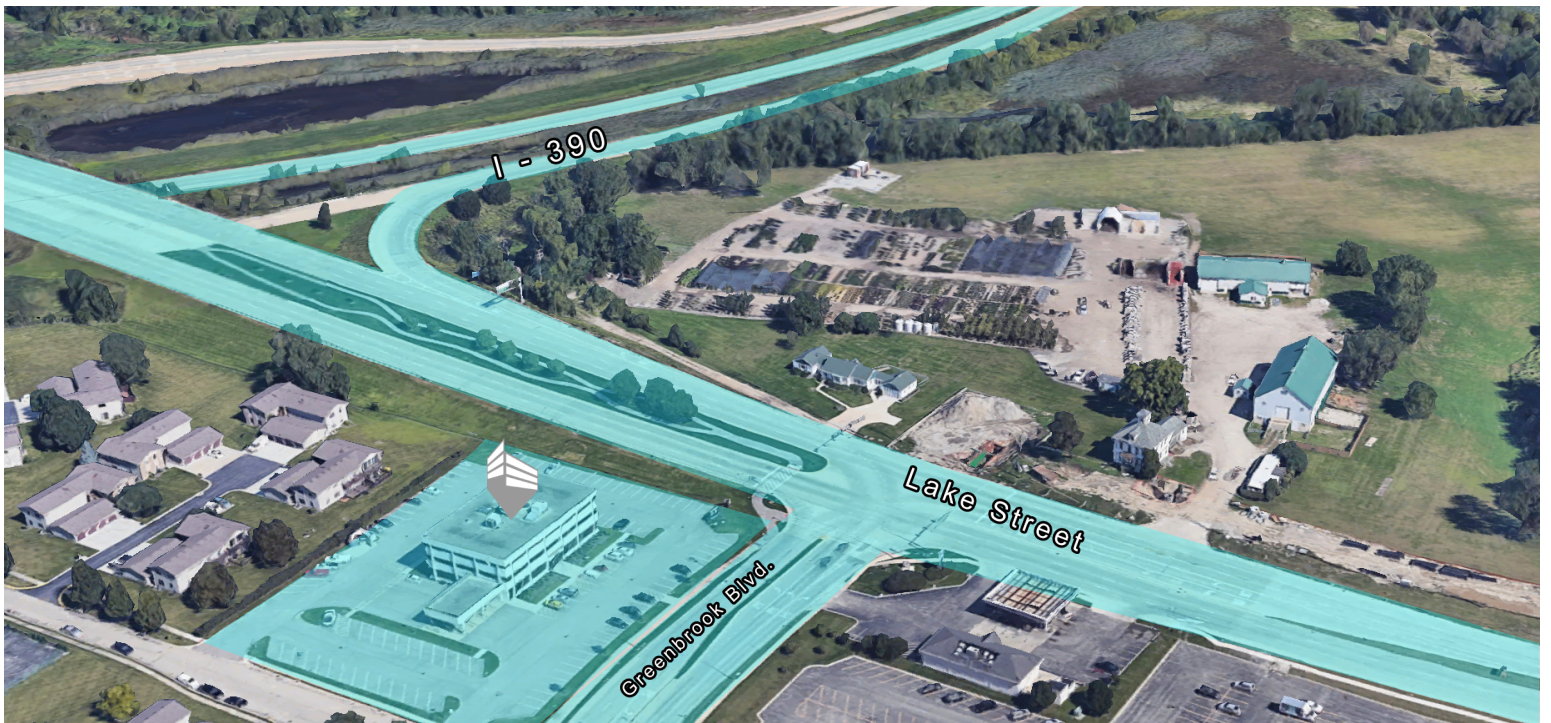
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LOCATION MAPS



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