

ONE HERITAGE PLAZA

7501 LEMONT ROAD, WOODRIDGE, IL 60517

OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	1,015 - 2,198 RSF
Executive Space:	227 - 447 RSF
Year Built:	1990
Parking Ratio:	6.0/1,000 SF Ratio
Access:	24-7 Access
Utilities:	\$1.50 PSF Per Year
Lease Rate:	\$15.50 PSF (FS)

PROPERTY HIGHLIGHTS

- 5 - Day Janitorial Included in Rate
- Full Service Gross Leases
- Executive Suites Available (1 Year Minimum Term)
- Free Building Conference
- Bank Onsite
- Conveniently located just off 75th Avenue, less than 3 minutes from I-355

JBSCRE.COM | 2777 FINLEY ROAD, SUITE 3, DOWNERS GROVE, IL 60515 | 312.462.1020

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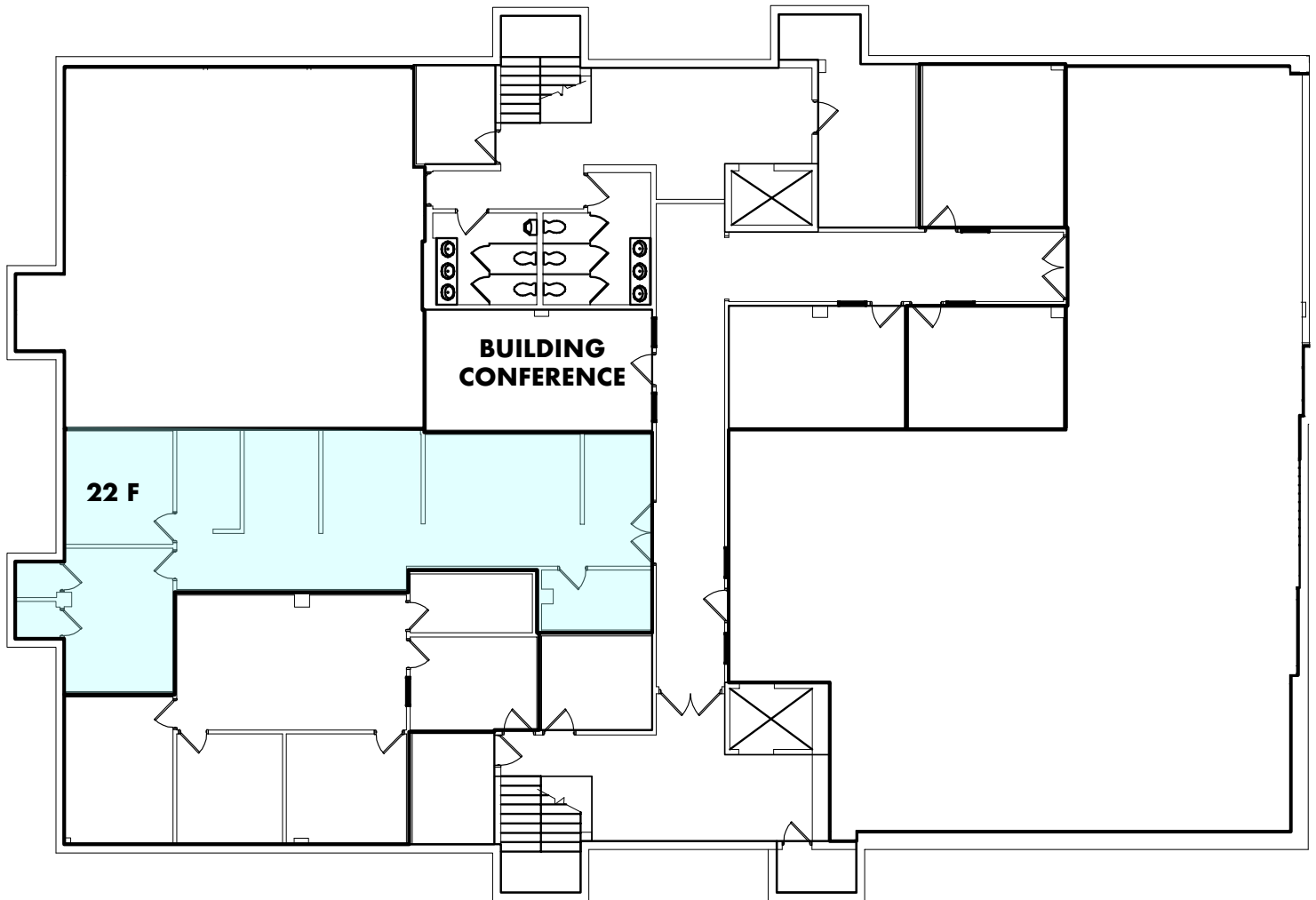


ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED

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LOWER LEVEL



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
22 F	\$22.00 PSF (FS)	227 SF	\$416.17	Executive Space & Includes Utilities

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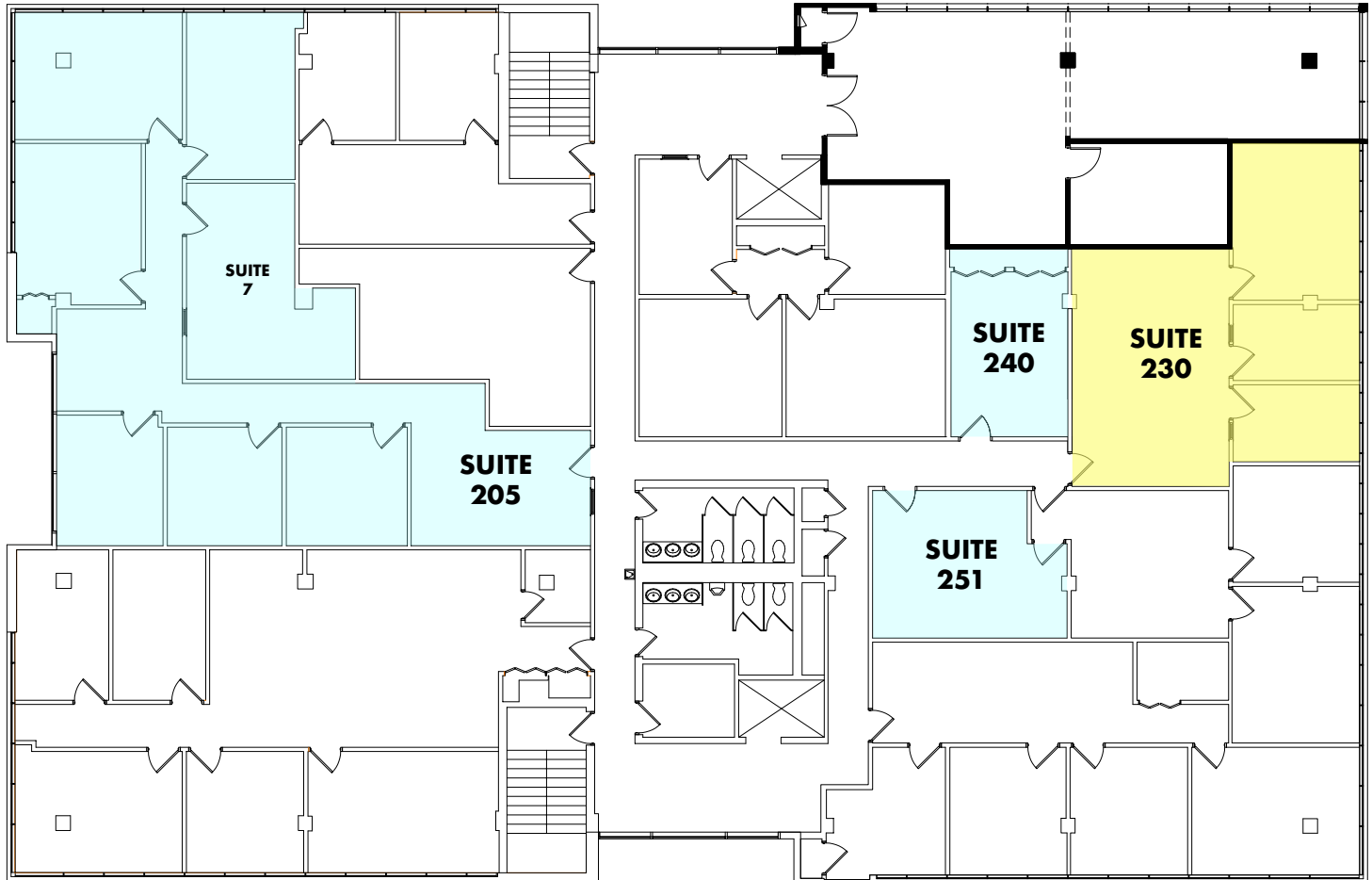


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SECOND FLOOR



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
251	\$22.00 PSF (FS)	280 SF	\$513.33	Executive Space & Includes Utilities
240	\$22.00 PSF (FS)	294 SF	\$539.00	Executive Space & Includes Utilities
205 - 7	\$22.00 PSF (FS)	447 SF	\$874.50	Executive Space & Includes Utilities
230	\$15.50 PSF (FS)	1,015 SF	\$1,311.04	

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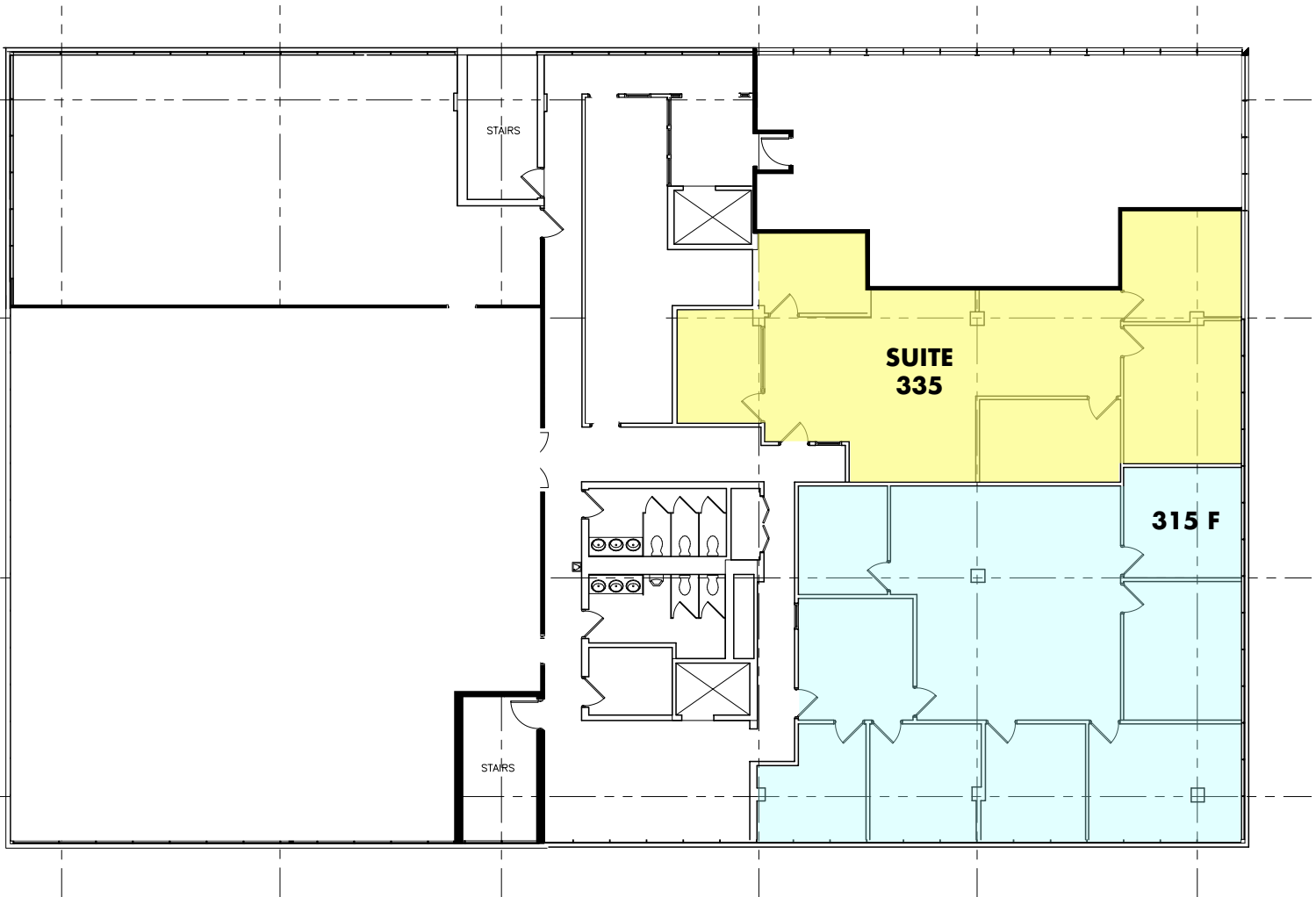


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THIRD FLOOR



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
315 F	\$24.00 PSF (FS)	259 SF	\$518.00	Executive Space & Includes Utilities
335	\$15.50 PSF (FS)	1,753 SF	\$2,264.29	

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