

4152 ROOSEVELT ROAD

HILLSIDE, IL 60162

PROPOSED BTS MEDICAL/RETAIL BUILDING



OFFERING SUMMARY

Available RSF:	1,209 - 4,953 RSF
Parking Ratio:	7.0/1,000 SF Ratio
VPD:	29,000
Utilities:	Separately Metered
Lease Rate:	Subject to Offer (STO)

PROPERTY HIGHLIGHTS

- Can Accommodate Medical, Office & Retail
- Less than 1 Mile from I-290 Full Interchange
- One Block from Mannheim Road
- Ability to Add Drive-Thru

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

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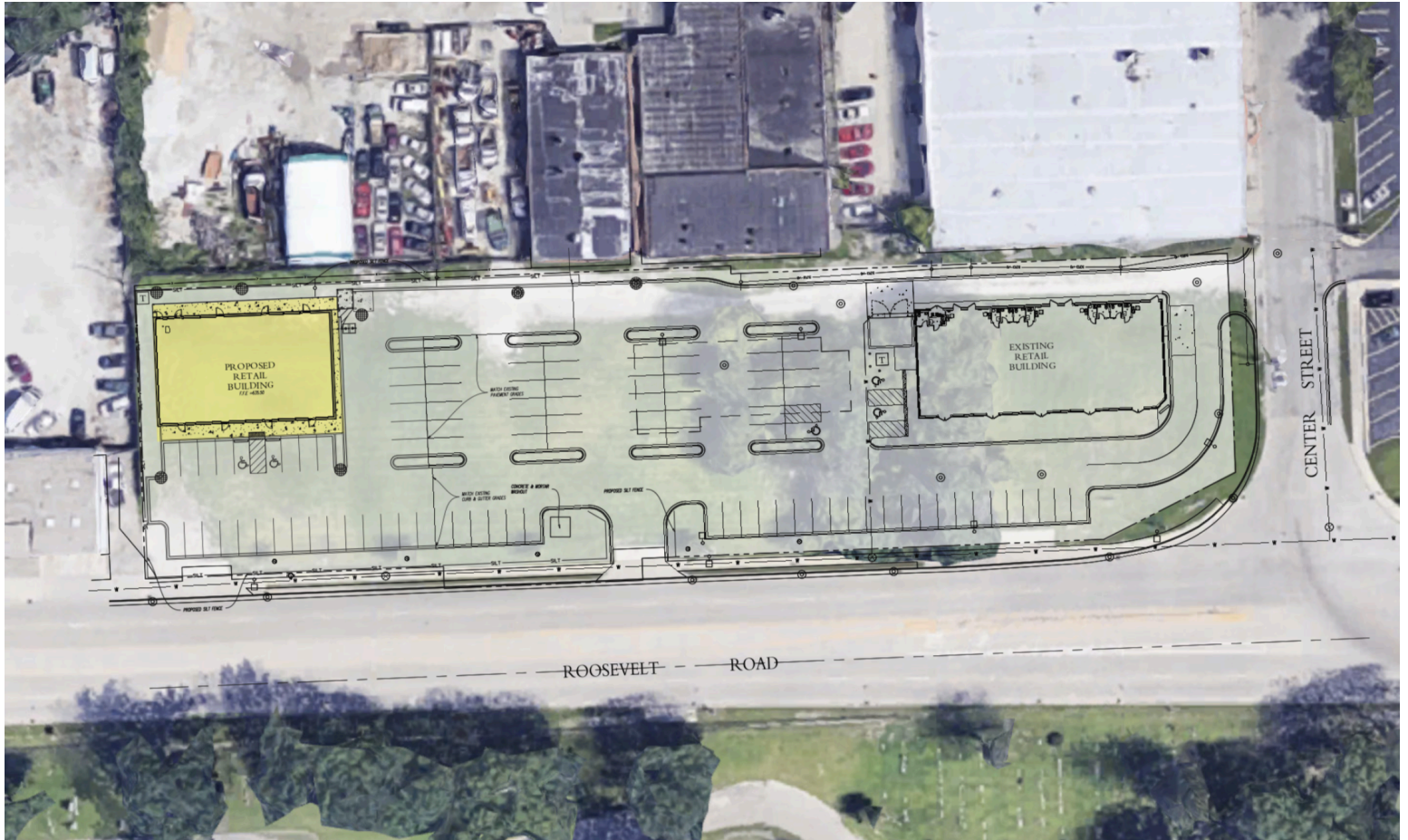
ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED



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SITE PLAN



PROPERTY HIGHLIGHTS

- Drive-Thru Capabilities
- Building Size Can Be Adjusted to Fit Single-Tenant

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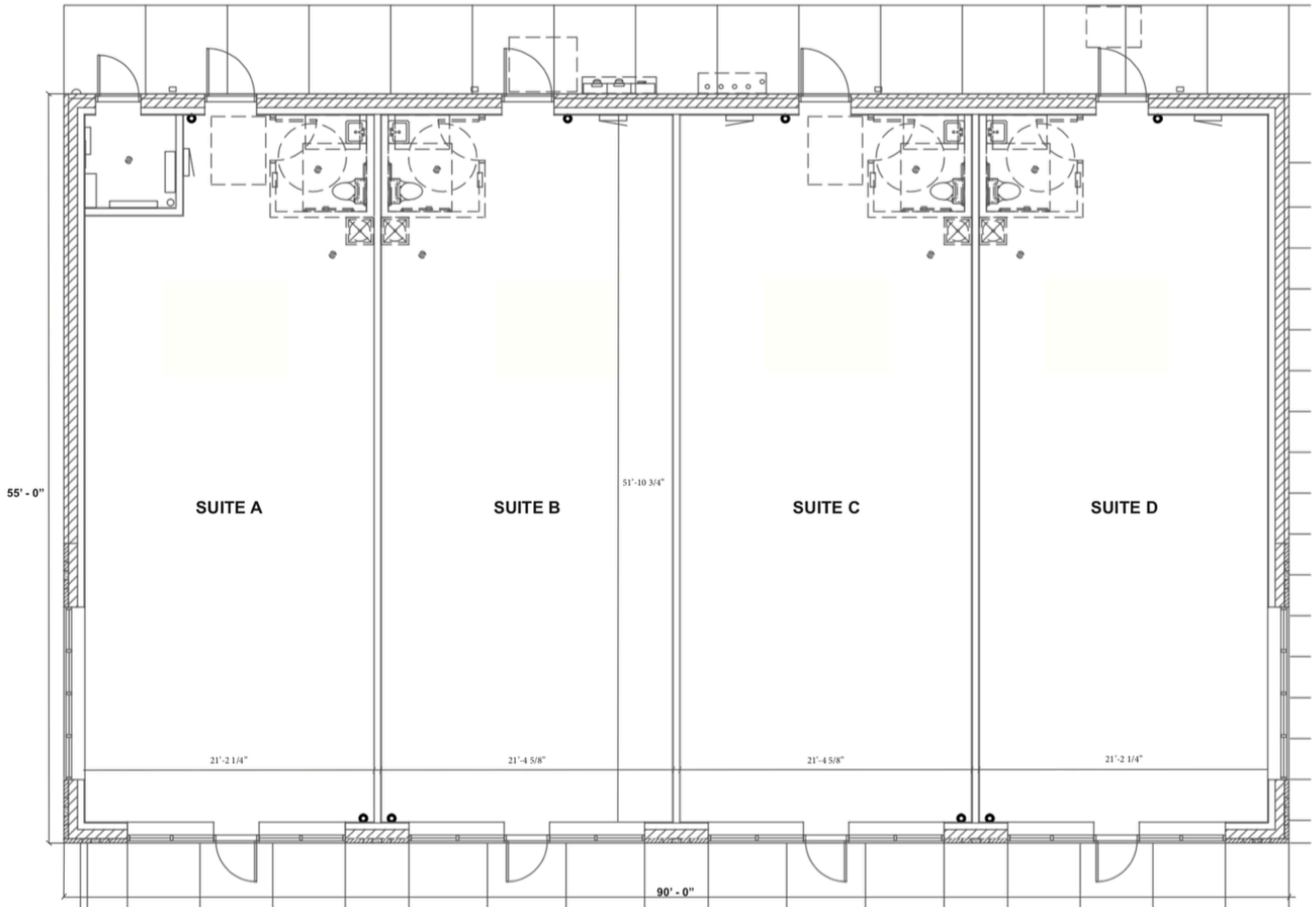
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PROPOSED DEMISED AVAILABILITIES



SPACE	LEASE RATE	SIZE (SF)	COMMENTS
SUITE A	STO	1,209 SF	
SUITE B	STO	1,227 SF	
SUITE C	STO	1,227 SF	
SUITE D	STO	1,290 SF	
ENTIRE BUILDING	STO	4,953 SF	For 1/2 or Full Building, Drive-Thru can be accommodated.

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