



OFFICE SPACE FOR LEASE

3115-3135 N.WILKE ARLINGTON HTS,IL



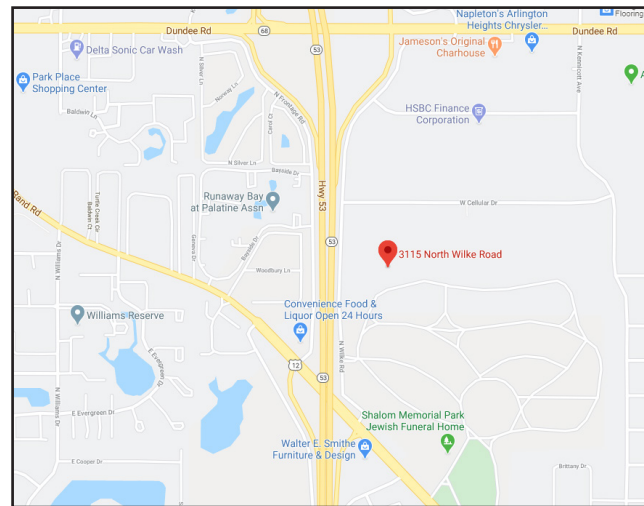
ENTERPRISE OFFICE CENTER BUILDING FEATURES:

- 1,000 - 4,504 SF Available w/ several combinations
- Located 1 block East of full Rt 53 & Dundee Rd full interchange
- Ideal for Office or Medical with operable windows
- Tenant controlled HVAC and 24 hour access
- Comcast high-speed internet and cable available
- Private Restrooms
- Professional Park-Like Setting
- Building Signage Available
- Free Conference Room & Fitness Area with locker rooms & showers
- Visit www.chicagolandcommercial.com for 3-D Virtual Tours of select suites!
- **Rental Rate:\$16.50 PSF Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	LAYOUT
3125-C	1,000	2 Offices, Conf Kitchen & reception
3125-H	1,548	Mostly open plan
3125-I	1,956	6 private offices, conference room
3125 C & H	2,548	1 private office, conf, & open area
3125-C,H,I	4,504	Private offices & Open space
3115- P & Q	3,050	Mostly Open Space

See page 2 for all combinations



FOR MORE INFORMATION:

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4811 Emerson Ave Suite 112 Palatine, IL



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AVAILABLE SPACE COMBINATIONS



Enterprise Office Center Available Spaces for Lease

All spaces feature:

- Professional park-like setting
- Excellent parking access
- Common area conference room
- Work-out area on-site
- Zoned M-1
- Good access to Route 53, Dundee Rd, & Rand Rd
- Operable windows
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered

Suite	Rentable SF	Monthly Gross Rent	
3115-Q	1,000	\$1,375	1 private office, open area, kitchenette
3125-I	1,956	\$2,690	6 private offices, conference room
3115-P	2,050	\$2,819	6 private open area, kitchenette
3125-C,H	2,548	\$3,504	1 private office, conf rm, server rm, open area
3125-P,Q	3,050	\$4,194	
3125-C,H,I	4,504	\$6,193	

Net Rent PSF	Op Ex PSF	Tax PSF	Gross Rent PSF
\$6.95	\$4.56	\$4.99	\$16.50

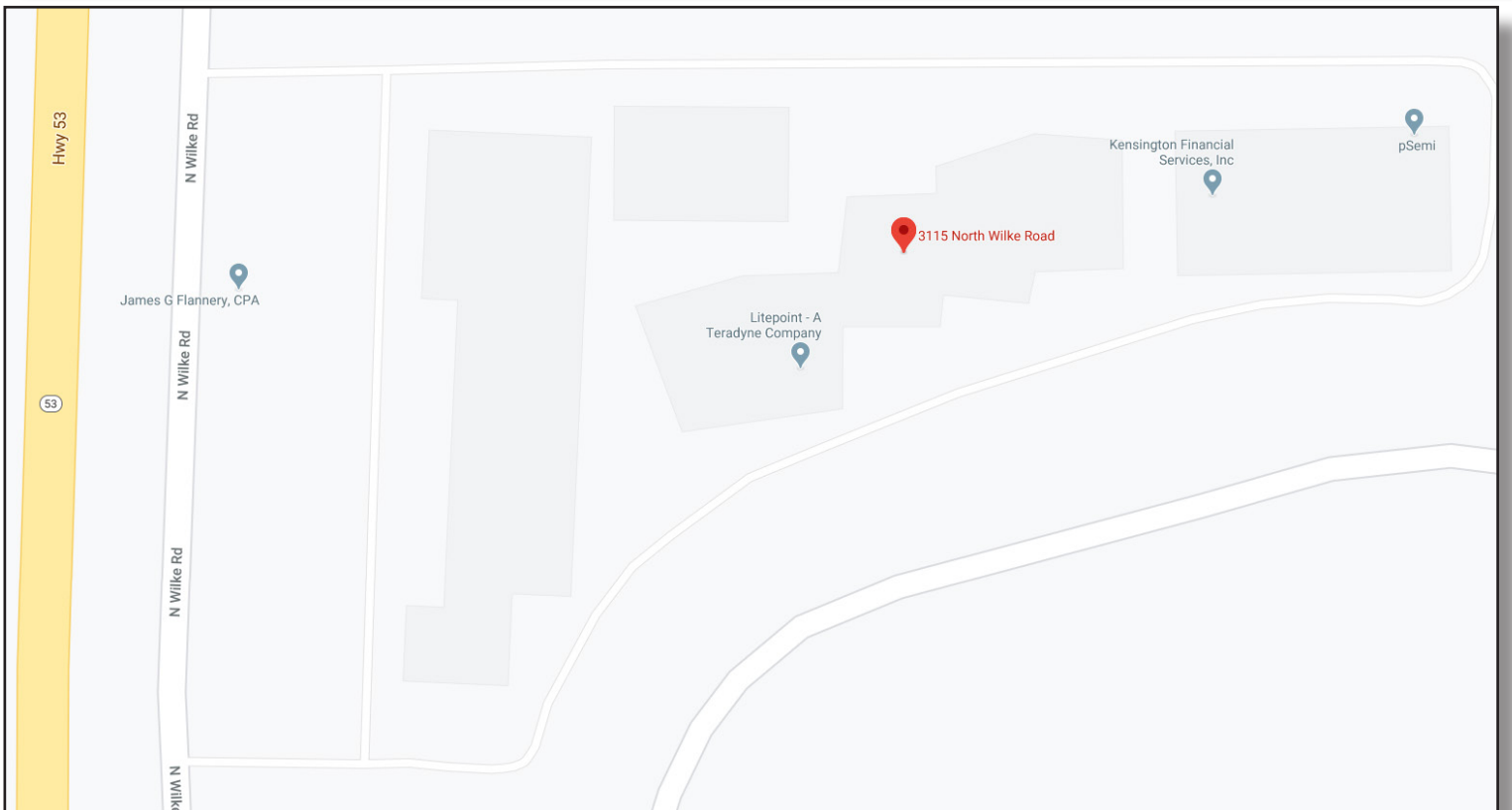
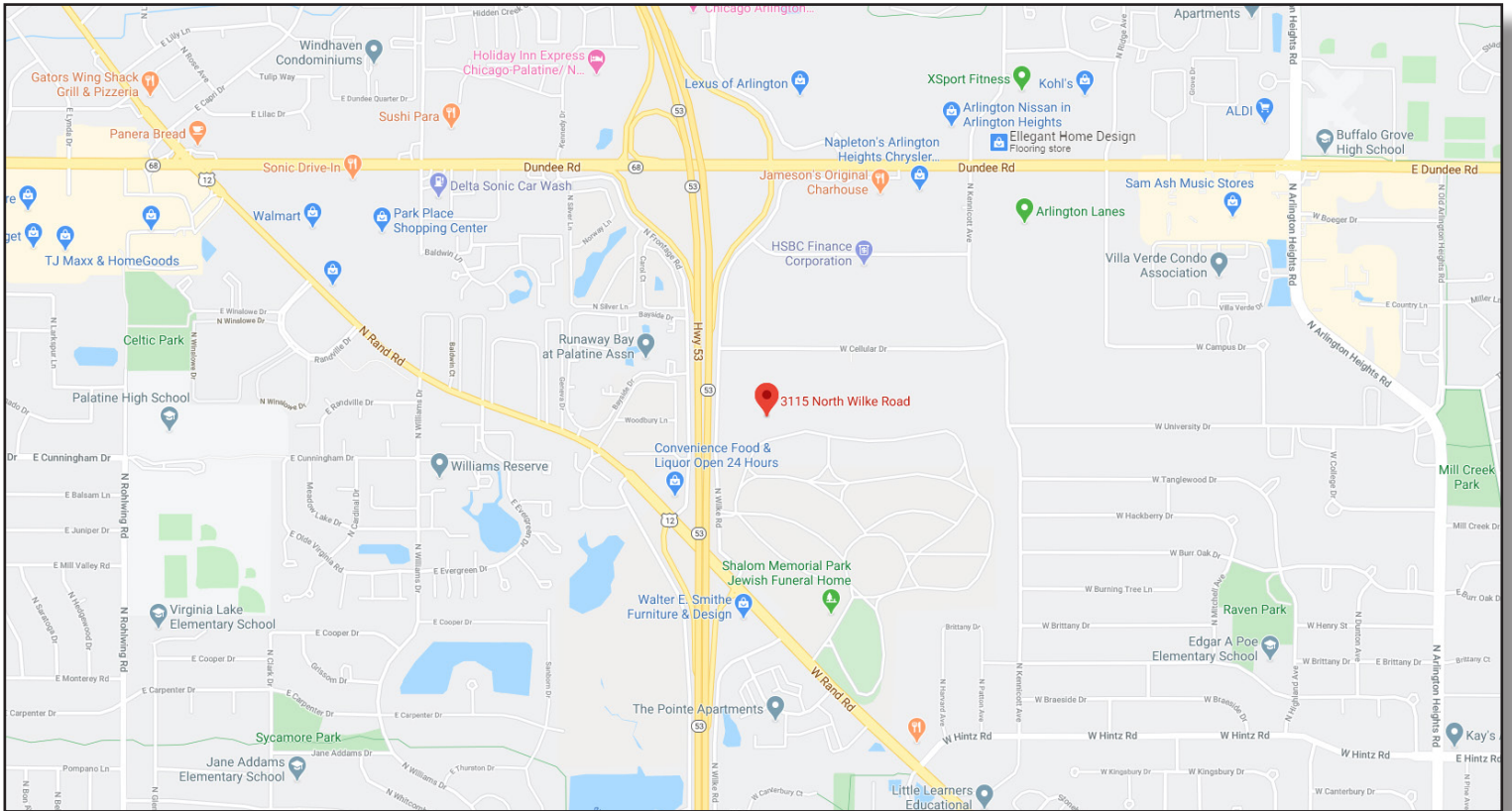
*****UNITS AVAILABLE FOR LEASE OR SALE*****



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LOCATION MAPS

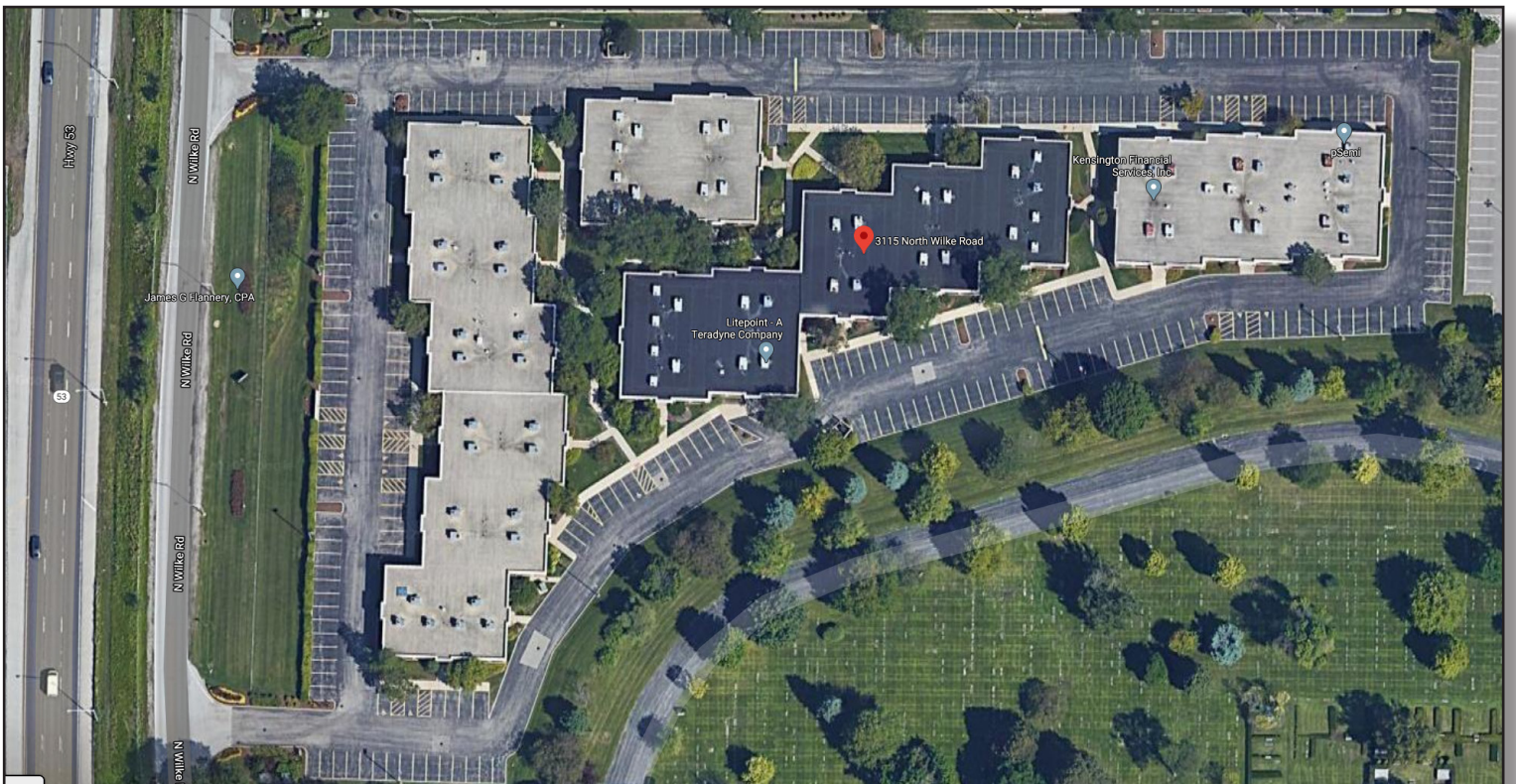
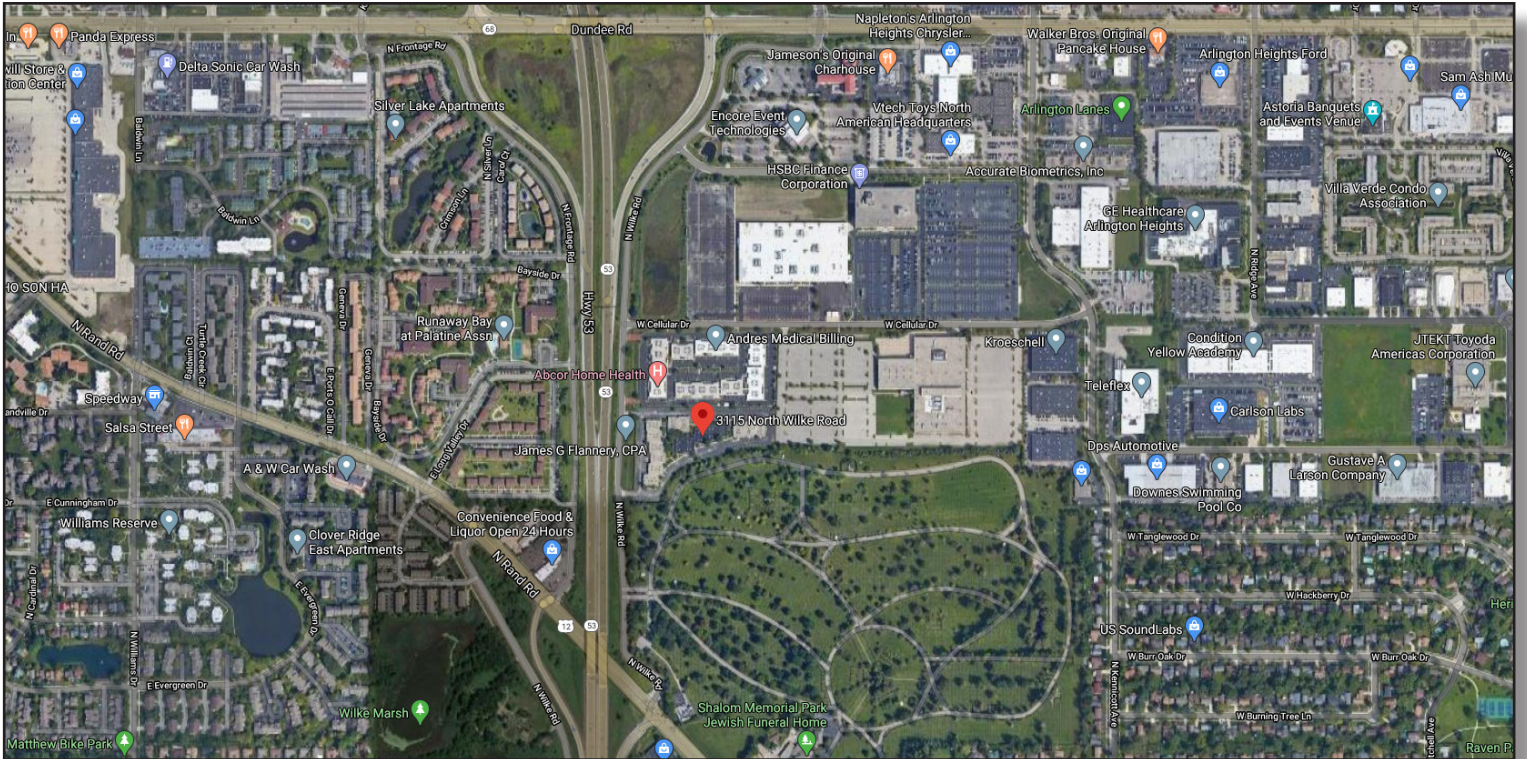




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AERIAL VIEW





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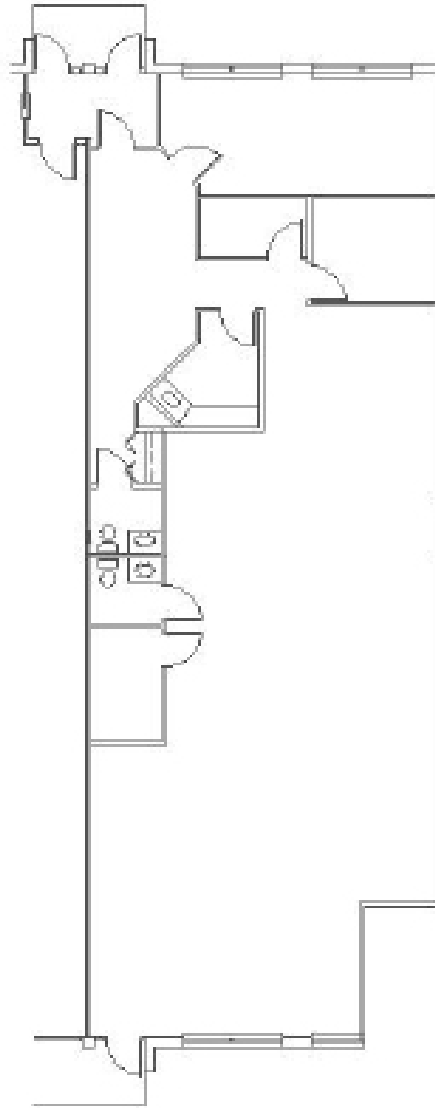
PROPERTY PHOTOS





FLOORPLAN

3125 SUITE C & H (1,000-2,548 SF)



3125 N. Wilke Suite C,H

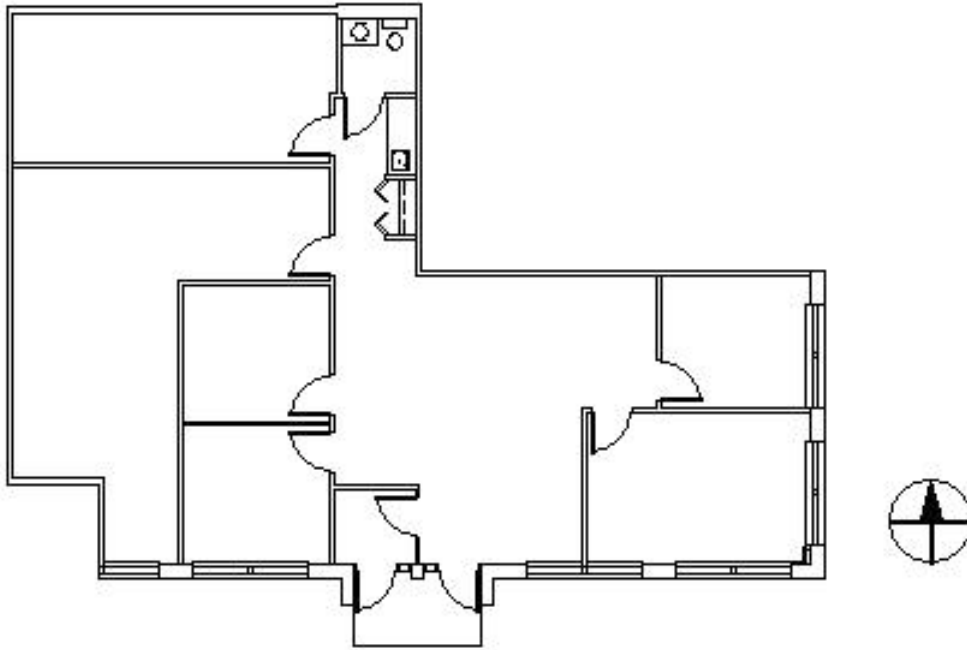
2,548 Rentable SF

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Operable windows



FLOORPLAN

3125 SUITE I (1,956 SF)



3125 N. Wilke Rd. Suite I

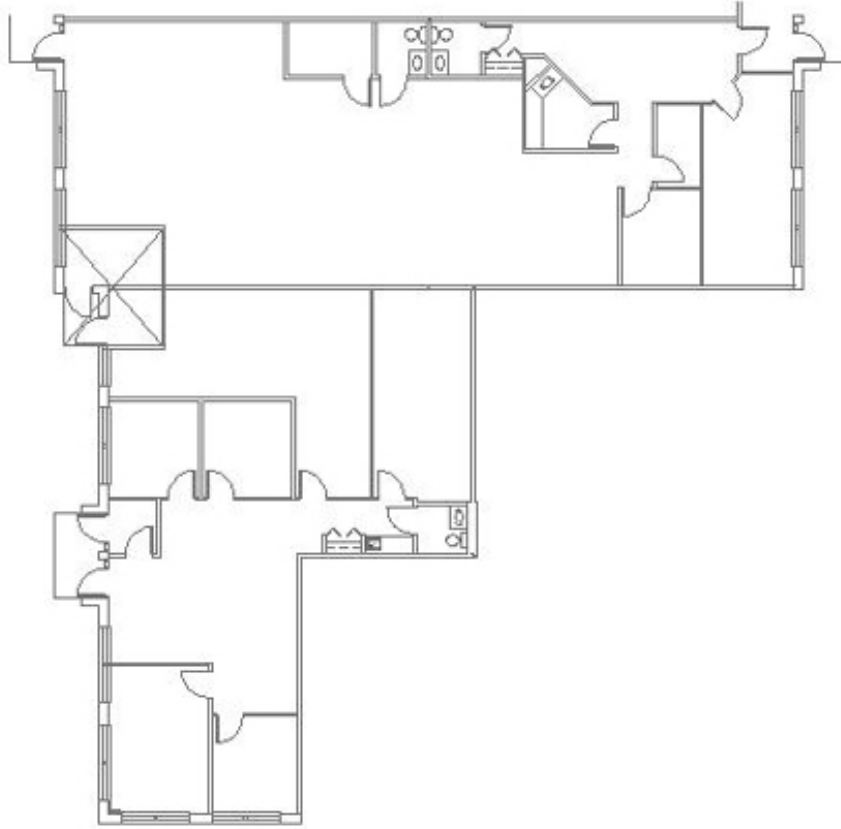
1,956 Rentable SF

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Operable windows



FLOORPLAN

3125 SUITE C,H & I (4,504 SF)



3125 N. Wilke Suite C,H,I

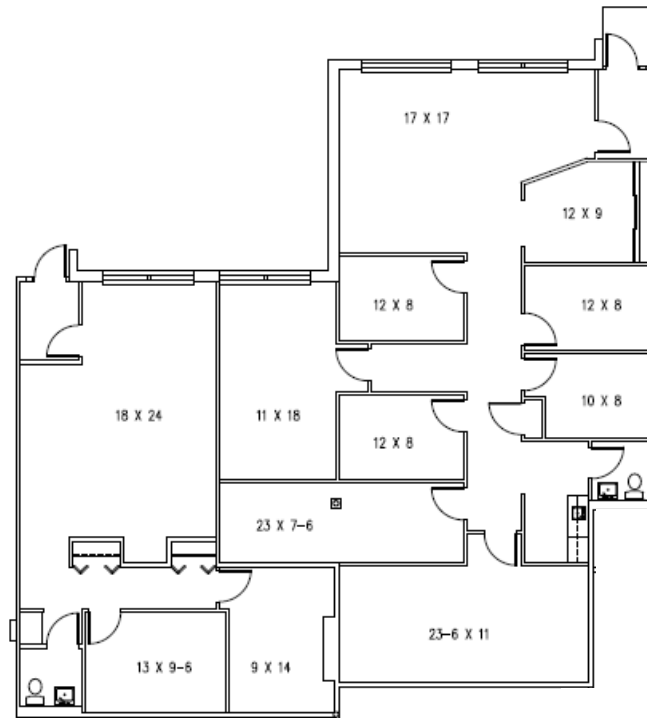
4,504 Rentable SF

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Operable windows



FLOORPLAN

3115 SUITE P & Q (3,050 SF)



**3115 N. Wilke
Suite P,Q
3,050 Rentable SF**

- Professional park-like setting
- Excellent parking access
- 3.61:1,000 parking ratio
- Good access to Route 53
- Common area conference room
- Work-out area on-site
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered
- Operable windows

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