



LEASE

**Build to Suit Office
Last Unit 4,425 SF
Brighton Corporate
Office Park II**

20624 ABBEY WOODS COURT

Frankfort, IL 60423

PRESENTED BY:

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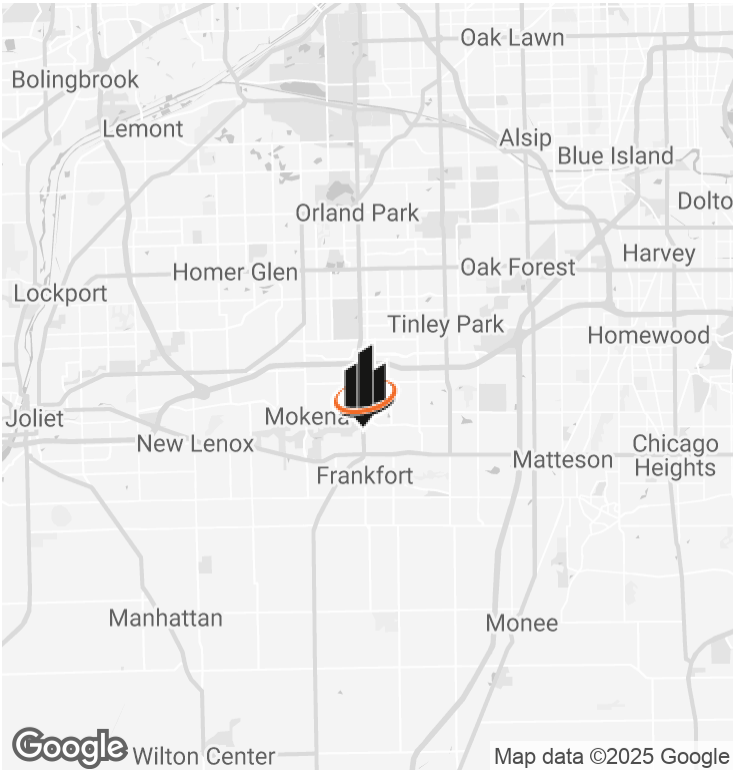
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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	"As-Is" \$16.95/SF NNN
	NNN/SF \$5.75/SF
AVAILABLE SF:	+/- 4,425 SF Third Floor
LOT SIZE:	2.13 Acres
BUILDING SIZE:	30,521 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 20624 Abbey Woods Court, Class A office building in Frankfort, IL. Located in the Brighton Corporate Park II PUD of Will County the building features +/- 4,425 SF second generation office with open concept, 3 offices, windows throughout, and many layout options. Join K-12 Alliance, Guild Mortgage, Murray & Regan Law, Healthier Tomorrows, Dowling Financial Services, and Lindsey Haskett Photography.

PROPERTY HIGHLIGHTS

- +/- 4,425 SF Third Floor Availability | Elevator
- Build-to-Suit Unit | Variety of Floor Plan Options
- 162 surface parking spaces plus Interior Garage Spaces
- Windows throughout | Restrooms | Class A finishes

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60-120 months
TOTAL SPACE:	4,425 SF	LEASE RATE:	\$16.95/SF Base (raw space)

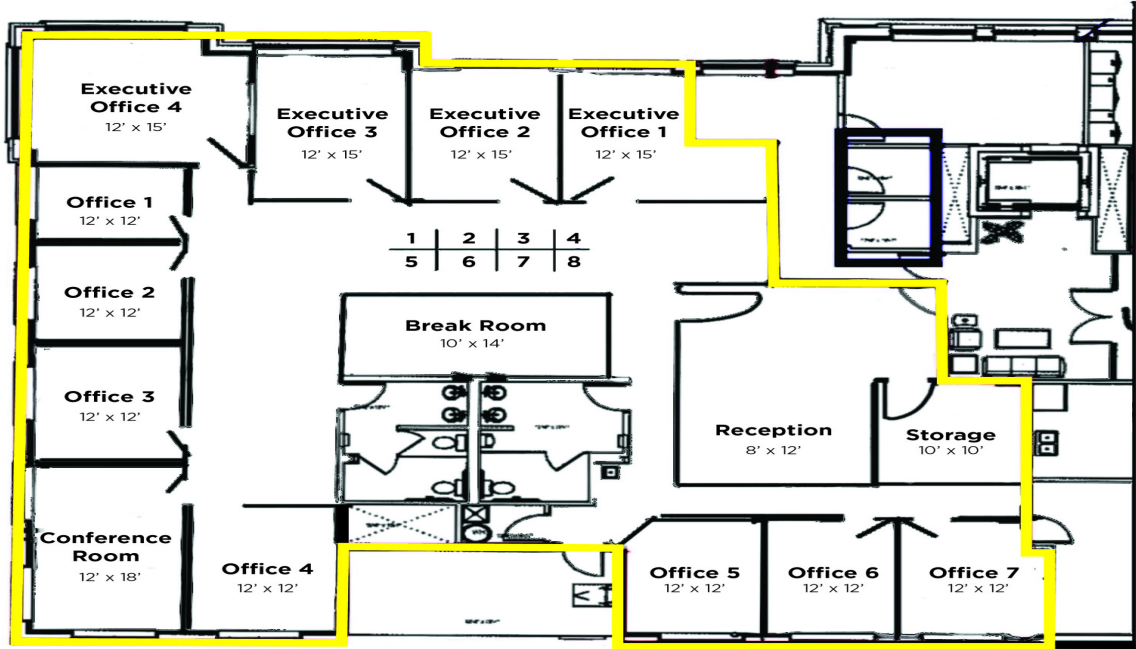
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 300	Available	4,425 SF	\$5.75 NNN Expenses	\$16.95 SF/yr	Second generation space, approximately 1/2 of top floor. Mix of private offices, conference room, open area with restrooms in space.

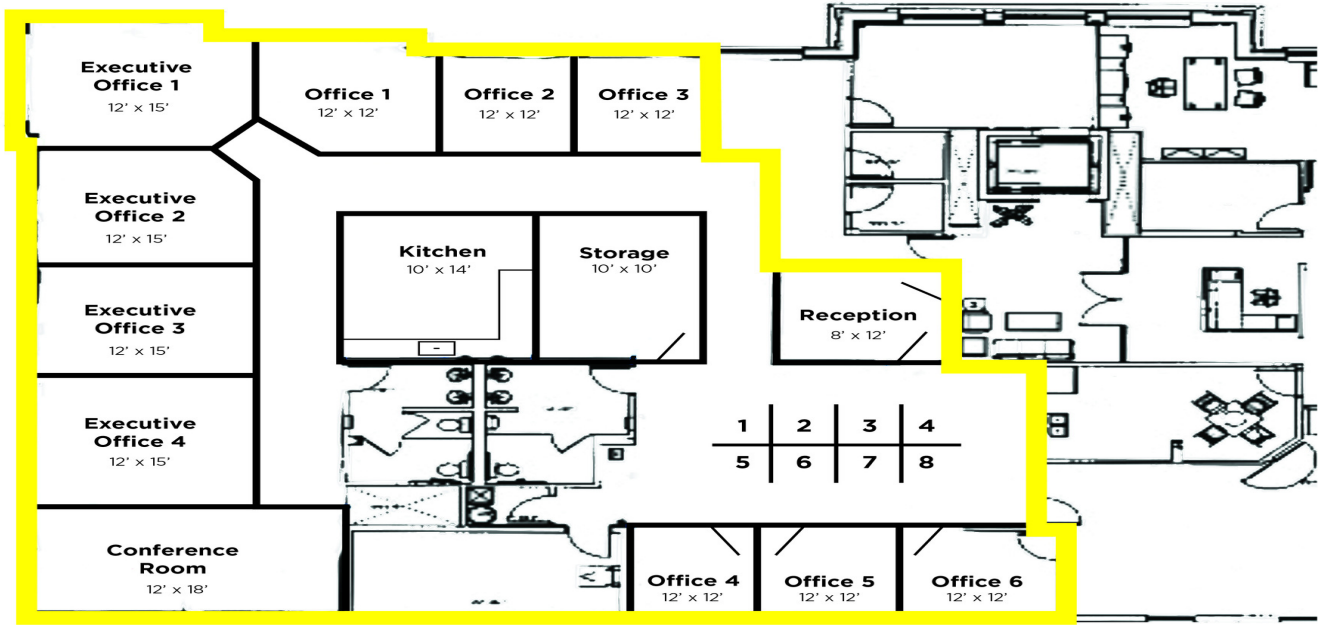
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UNIT 300 4,425 SF CONCEPTUAL FLOOR PLAN



* Dimensions of floor plan are approximate.



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ADDITIONAL UNIT PHOTOS



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ARIAL PHOTO



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AREA RETAILERS AND TRAFFIC COUNT



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