

Available Offices for 711 South Blvd. Oak Park, Ill. 60302
Rent able sq. ft. , Rent Rate, Space Description updated 2/2020

Introduction: This office building provides a unique working environment which can contribute to a wellness factor. One third of buildings square footage is dedicated in providing a arboretum like environment by providing natural light from three enormous skylights producing natural light and fresh air. Since every office space has windows viewing this "Atrium" area health benefits or wellness are shared with each and every inhabitant.

A more recent acquisition to office building is the installation of a high tech/military grade "Starlight" extremely low light functionality security camera system with zoom image capability and multi month recording storage capacity.

#2) Rent-able 410 Sq. Ft. (First floor location) \$1,250.00/mo. (office use) or \$1,350.00 (for public use) + \$95.00/mo./pkg.space. **Business furniture included.**

*Includes-Large reception area with doors at each end leading to very large private office which could be divided into two offices due to dual entries from reception area.

#3) Rent-able 454 Sq. Ft. (First floor location) \$1,150.00/mo.(office use) or \$1,250.00 (for public use)+ \$95.00/mo/pkg. space

* Includes- Large open space with two sizeable functional double hung windows.

#5) Rent-able 410 Sq. Ft. (First floor location) \$1,000.00/mo (office use) or \$1,150.00 (public use)+ \$95.00/mo/pkg space

*Includes-Space sectioned off with interior walls to serve multiple functions.

#9) Rent-able 518 Sq. Ft. (Second floor location) \$1,250.00/mo.(office use) or \$1,350.00/mo. (public use) + 95.00/mo./pkg. space.

*Includes reception area w/ ample seating and large pass through to secretarial area

*Secretarial area including file cabinet space and large exterior window, access to large private office with two large exterior windows. Locking doors separate each room.

Please Note:

All offices are in close proximity to men's and women's restrooms and drinking fountains.*

Definition of "public use"- Tenant office space used for serving groups of people at one time or single client base with appointments on a bi-hourly or hourly basis.

Example: classroom, exercise, spiritual, counseling, entertainment etc.

2020 Continued information for 711 South Blvd. Oak Park, IL. Office Building

- 1) *Office building is located right across the street from "Green Line" L-station*
- 2) *All building exterior windows servicing office spaces open for fresh air ventilation.*
- 3) *Enormous atrium consumes 1/3 overall square footage of office building*
- 4) *Management office #1 is located on premises. Contact-Robert Ransom (708)655-8888*
- 5) *Three enormous arcade sky lights provide natural light and fresh air ventilation.*
- 6) *Rent includes office building maintenance, repairs and upgrades to common area's, property taxes, building insurance, snow removal, custodian service and H.V.A.C. (tenants expenses include separate insurance, electrical, communication and maintaining light fixtures)..*
- 7) *Tenant leases are available from one to five year terms.*
- 8) *Customized business wall plaques can be purchased and installed for \$175.00 with first printing free (additional printings are \$50.00 each). Printing costs for tenants identification on office building directory is \$75.00 per printing.*
- 9) *Custodian service fee for applying EnviroShield to individuals office space can be obtained through John Irving (630)306-8156. EnviroShield is a hospital grade disinfectant applied to all common area's of office building at no cost to tenants. This application is presently used to help protect against COVID-19.*
- 10) *Tenant requiring plumbing for a single sink (at their expense) is additional \$75.00/mo Details- one cold water line to "point of use electric water heater" tied into tenant electric.*
- 11) *Each office space has a independent self supporting heating and cooling system with thermostat. This system also brings in fresh air from the outdoors to support wellness. There is no shared force air system that shares common air from other office spaces which could provide a un-healthy working environment.*