

1300 GREENBROOK BOULEVARD

HANOVER PARK, IL 60133

OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	764 - 8,167 SF
Executive Space:	139 -793 SF
Year Built:	1979
Parking Ratio:	4.0/1,000 SF Ratio
Access:	24-7 Access
Utilities:	\$2.50 PSF Per Year
Lease Rate:	\$12.50 PSF (MG)

PROPERTY HIGHLIGHTS

- Professional Ownership and Management
- Flexible Terms
- Building Storage
- Easy Access to I-390 and Lake Street
- Less than 10 Minutes to I-355
- Executive Spaces Available

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

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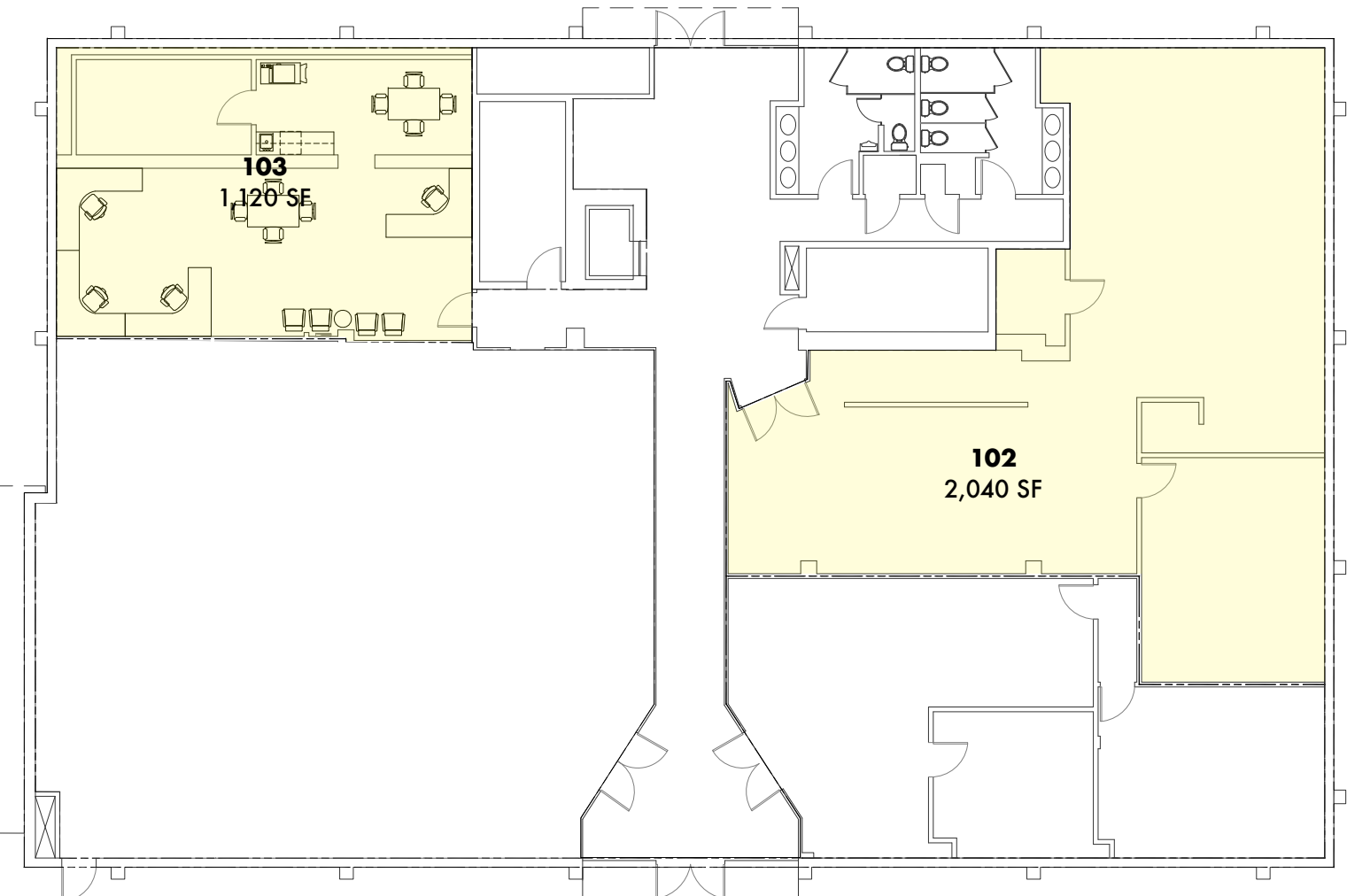
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FIRST FLOOR OFFICE SPACE



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
103	\$12.50 PSF (MG)	1,120 SF	\$1,166.67	Available 01/01/2026
102	\$12.50 PSF (MG)	2,040 SF	\$1,855.21	Available 01/01/2026

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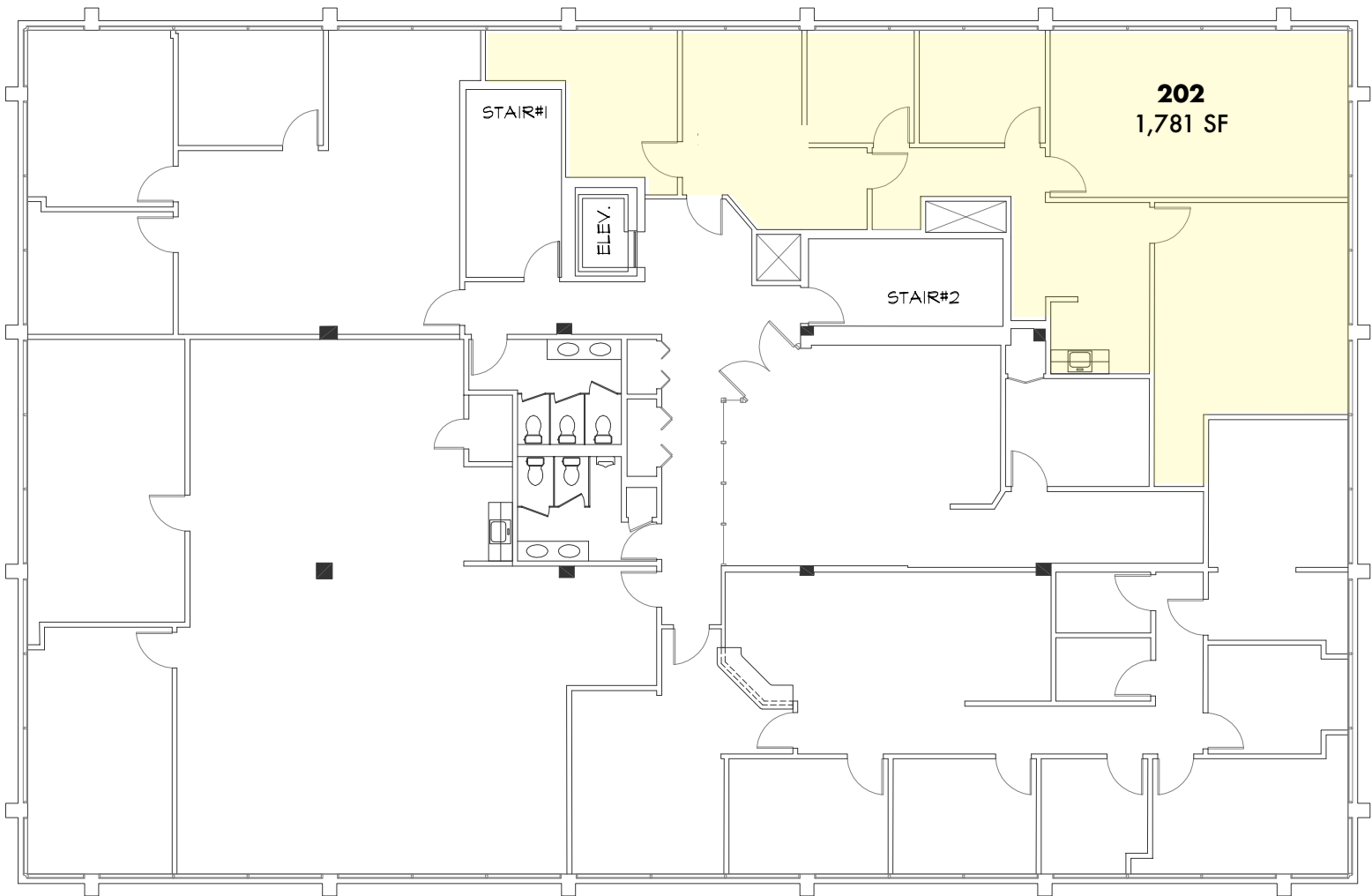
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SECOND FLOOR OFFICE SPACE



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
202	\$12.50 PSF (MG)	1,781 SF	\$1,855.21	Available 01/01/2026

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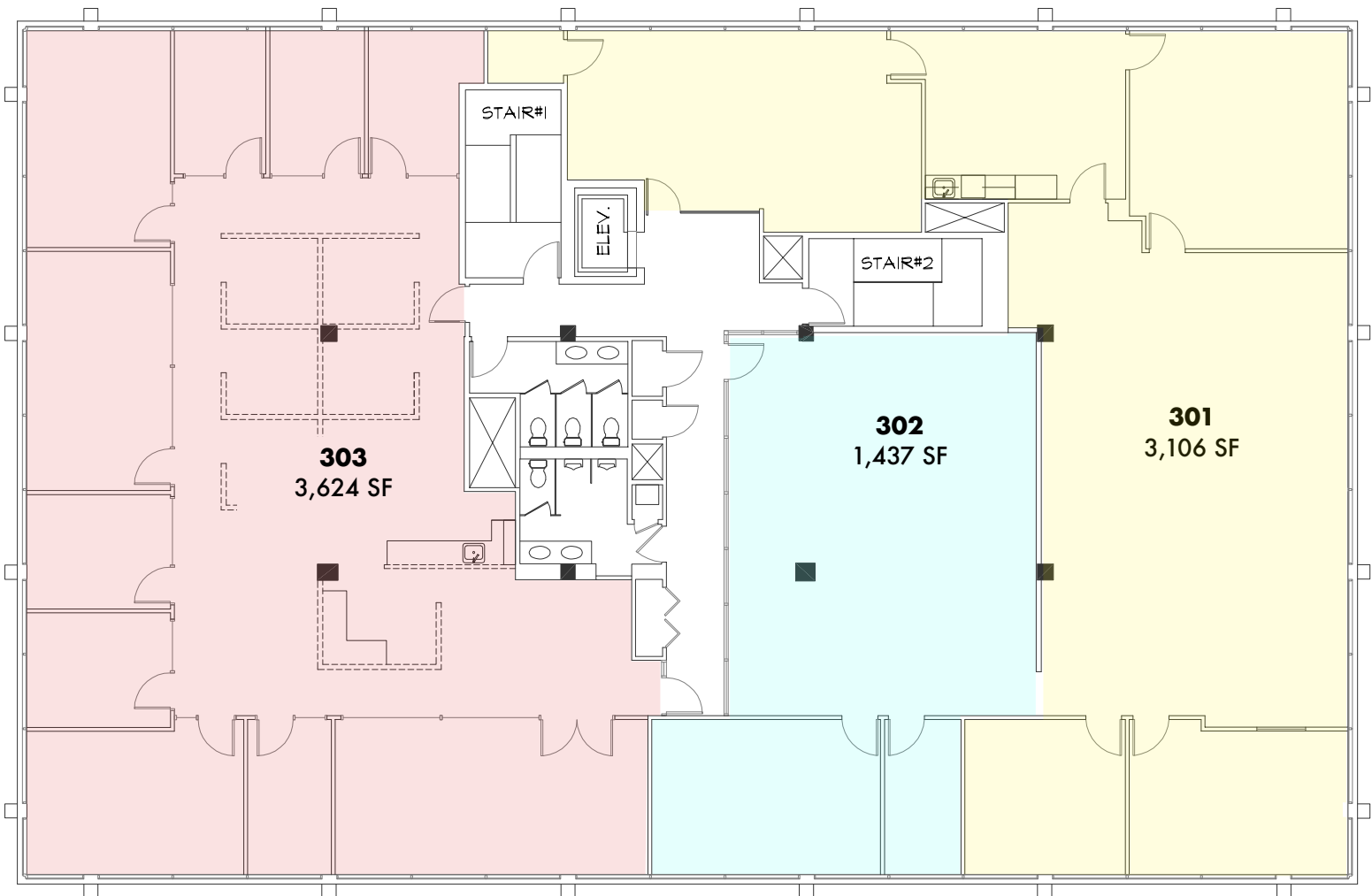
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THIRD FLOOR



SPACE	LEASE RATE	SIZE (SF)	YEAR 1 RENT	COMMENTS
302	\$12.50 PSF (MG)	1,437 SF	\$1,496.88	VACANT
301	\$12.50 PSF (MG)	3,106 SF	\$3,235.41	VACANT
301-2	\$12.50 PSF (MG)	4,543 SF	\$4,732.29	VACANT
302-3	\$12.50 PSF (MG)	5,061 SF	\$5,271.88	Available 08/01/2025
FULL FLOOR	\$12.50 PSF (MG)	8,167 SF	\$8,507.29	Available 08/01/2025

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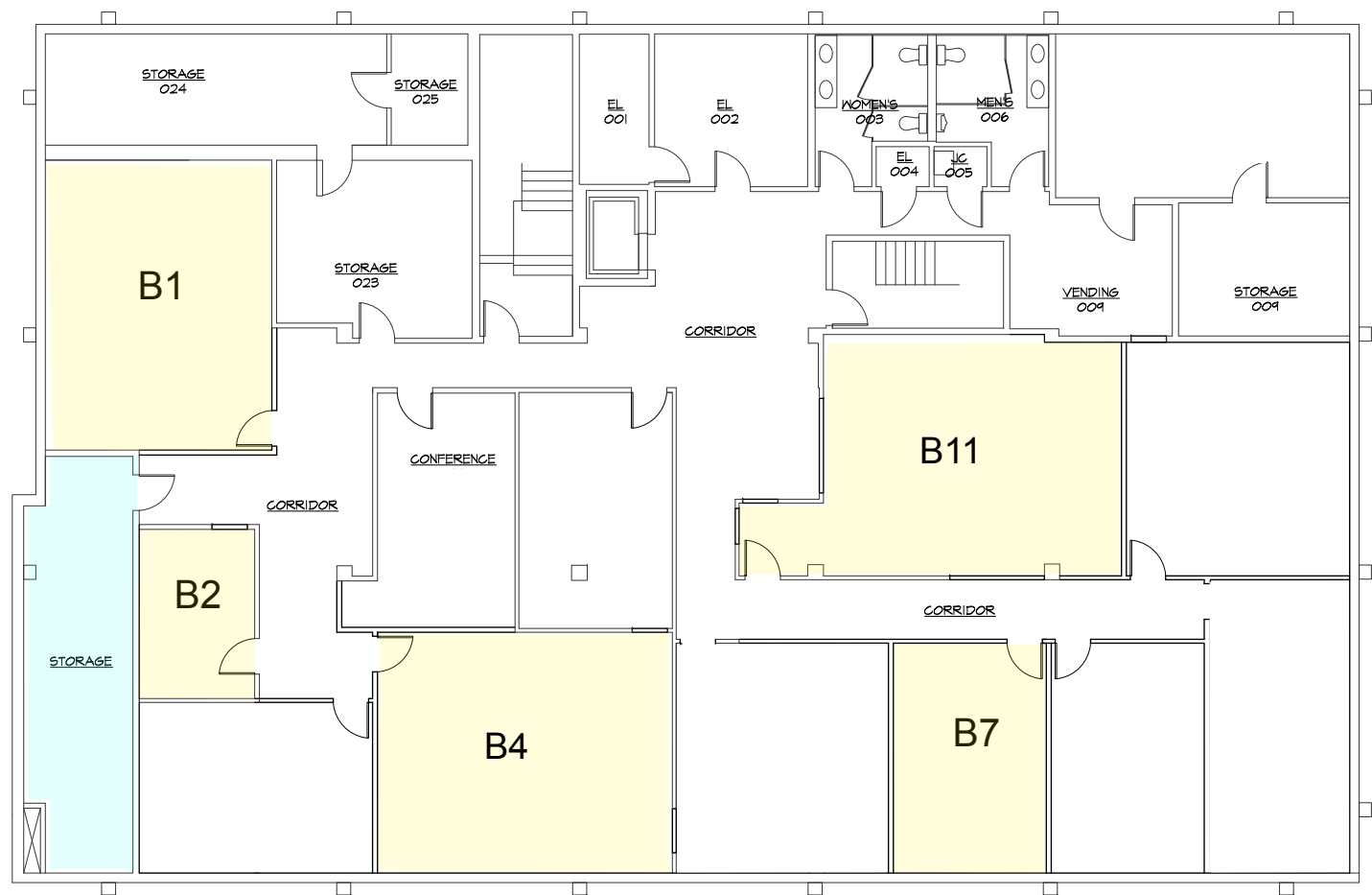
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LOWER LEVEL EXECUTIVE OFFICE SPACE



SPACE	LEASE RATE	SIZE (SF)
B2	\$232 Per Month	139 SF
B1	\$782 Per Month	469 SF
B4	\$845 Per Month	507 SF
B11	\$1,322 Per Month	793 SF
STORAGE 3	Negotiable	152 SF

EXECUTIVE SPACE HIGHLIGHTS

- 1 Year Minimum Term
- Common Area Maintenance & Property Taxes Included
- Building Vending
- Building Conferencing
- Tenant is responsible for Internet and Utilities
- No Security Deposit

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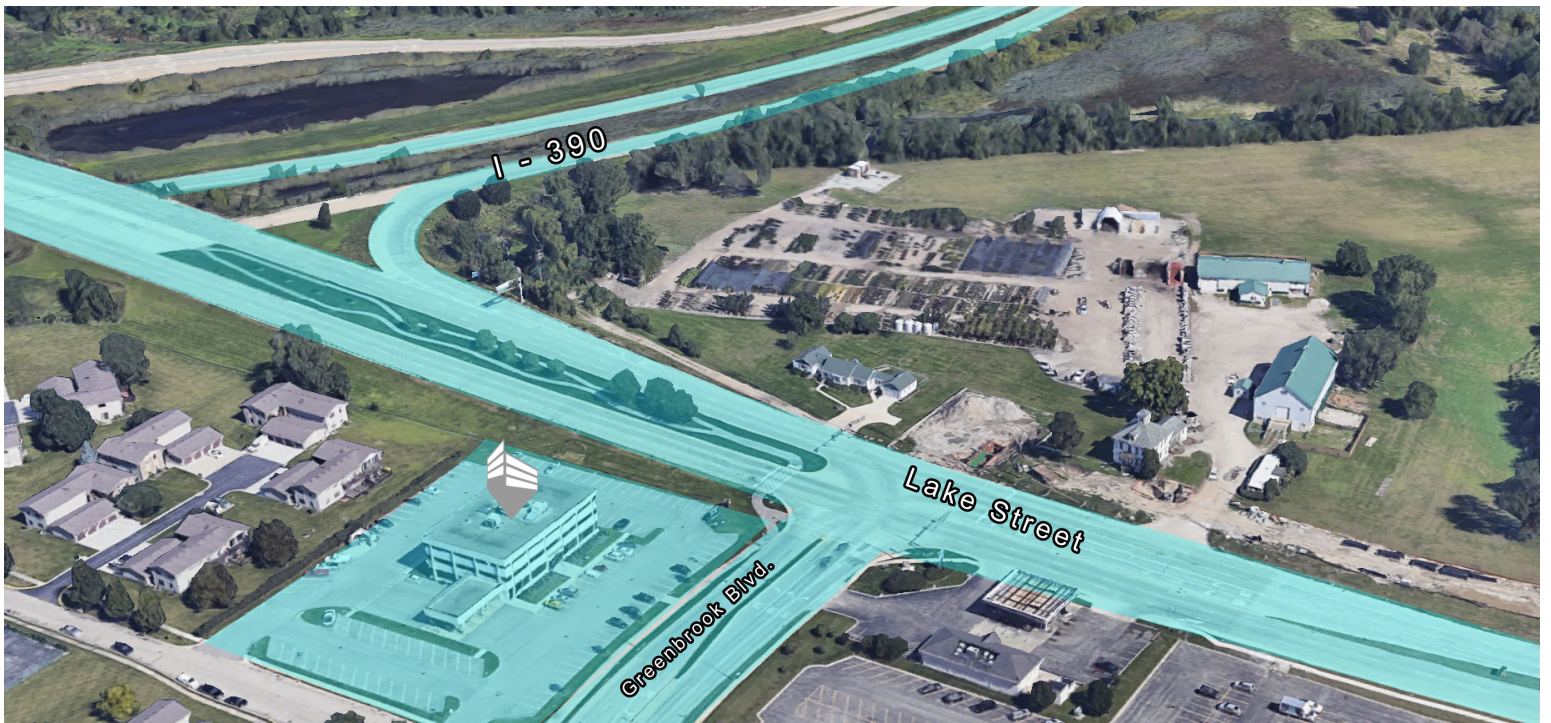
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LOCATION MAPS



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