

**LEASING INFORMATION FOR**

# **2300 WISCONSIN**

**DOWNERS GROVE, IL 60515**



**Designed, Developed and Managed by**

**MacNeil Real Estate Holdings LLC**

**1 MacNeil Court**

**Bolingbrook, IL 60440**

**Rich Curran**

**Property Manager**

**MacNeil Automotive / MacNeil Real Estate Holdings, LLC**

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**Phone: 630.743.8406**

## THREE DIFFERENT SINGLE UNIT OPTIONS BRONZE | SILVER | GOLD

**Thank you for your inquiry about leasing one or more units at the 2300 Wisconsin project.**

There are floor plans for three different single unit options – **Bronze, Silver & Gold**. Single units range from 1,560 sq. ft. to 1,750 sq. ft. Units can also be combined. Currently there are plans for concrete block walls between the units but at this time you could combine units with or without walls.

The approximate dimensions are 30' x 55' which will vary per unit. The clear ceiling height is approximately 20' which will vary due to a sloping roof. The drive through garage door is 12' high by 10' wide.

**Multiple units can be combined for larger leasing options.**





# BRONZE

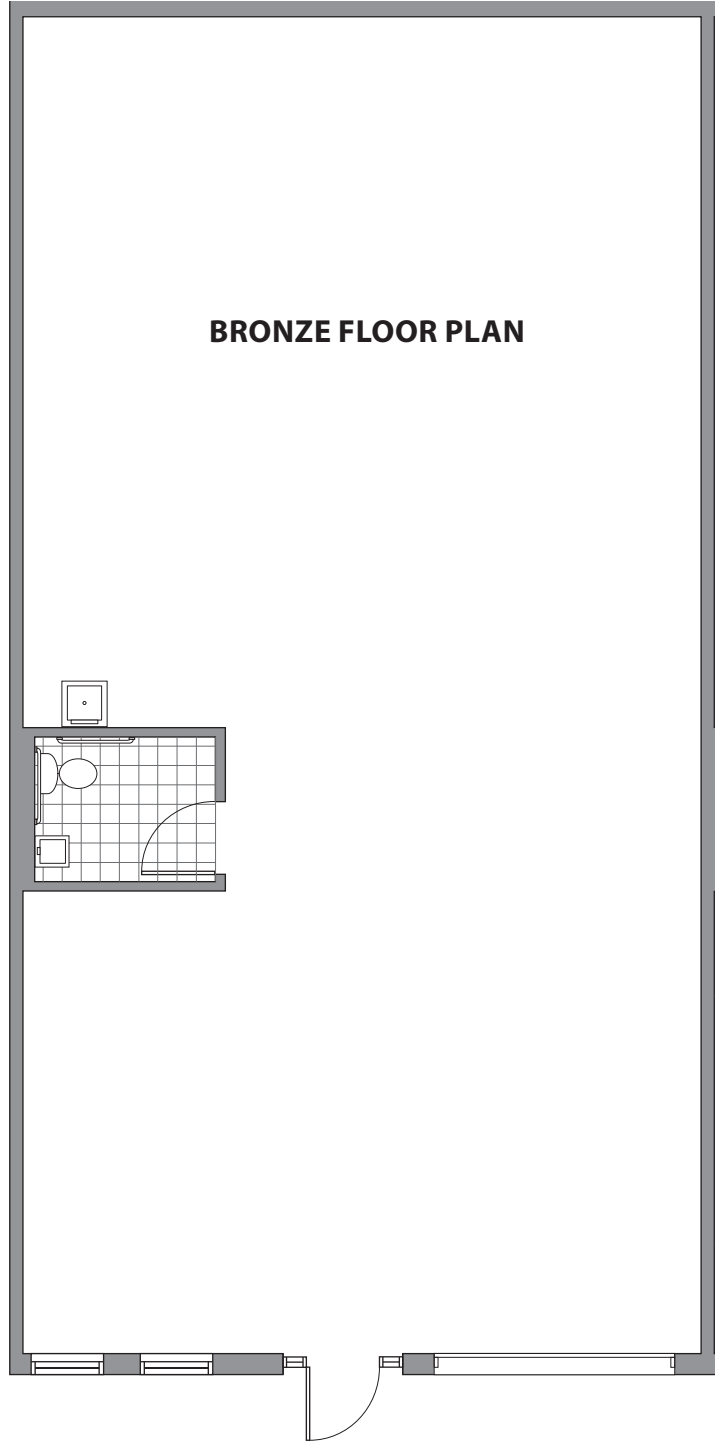
## Bronze Plan

- » ADA restroom with commercial grade fixtures
- » Utility Sink
- » High efficiency roof-top heating unit with Honeywell controls
- » Emergency exit sign with battery back-up
- » Fire pull-station
- » 3-phase, 150A breaker panel
- » Convenient outlets at the breaker panel  
*Inside the ADA restroom, by the slop sink and by the entry door*
- » Two 2'x4' fluorescent fixtures in the warehouse area
- » One 2'x4' fluorescent light fixture in the restroom
- » A commercial sized 10'x12' drive-thru overhead door
- » High performance Low-E insulated glass
- » 1st & 2nd floor picture windows
- » 5'x7' front entry facade with sidelites and transom
- » 3' entry door
- » Trough drain at garage door entry  
Leading to triple catch-basin allows for vehicular parking, maintenance or storage
- » ESFR (early suppression fast response) fire sprinkler system  
*This high output, high volume sprinkler system allows the renter the option of installing a racking system and replaces the need & additional expense for a supplemental in-rack fire sprinkler system.*

<b>First Year Monthly Leasing Price</b>	<i>(1650 sq. ft. unit)</i>
1 year contract includes TAXES & CAM	<b>\$2,550</b>
Expires 07/01/2025	

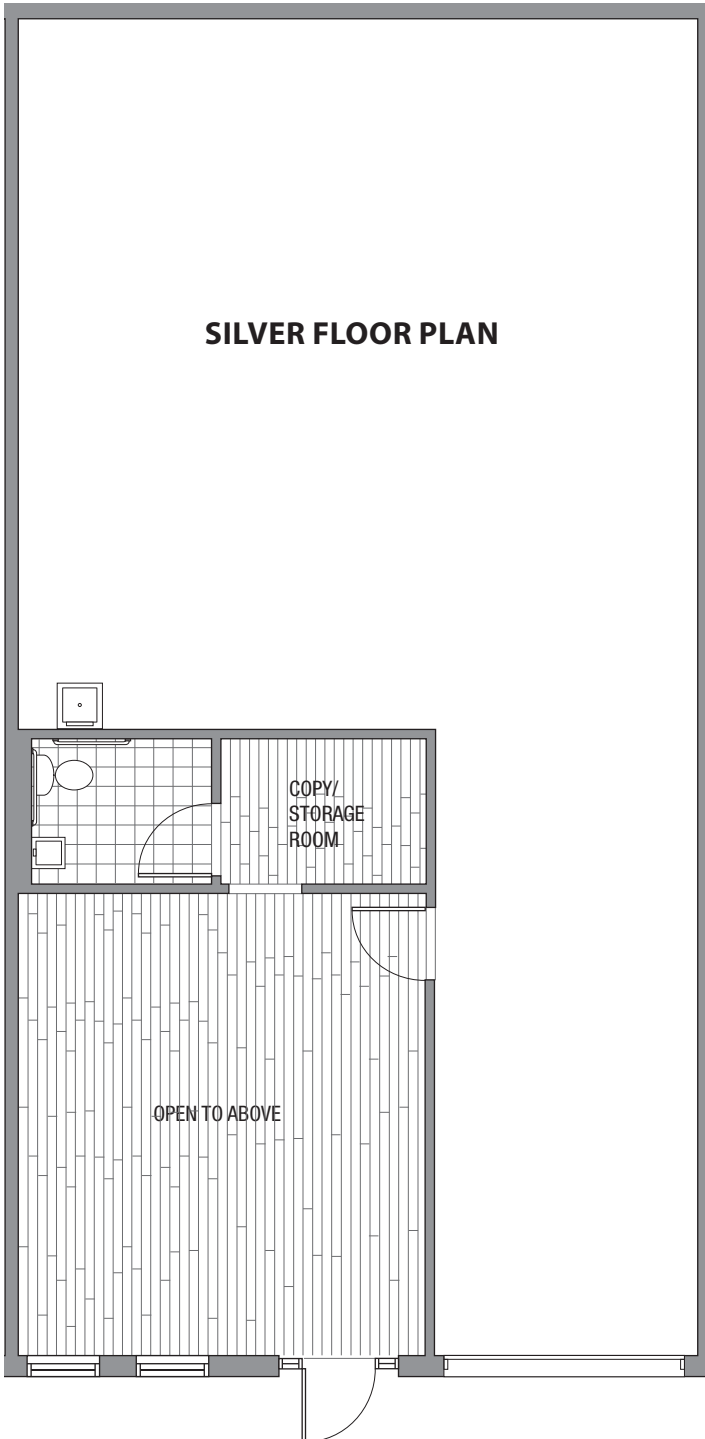
<b>Available Upgrades for Bronze</b>	<b>Additional per month</b>
Air conditioning	<b>\$225</b>
Power overhead door opener	<b>\$200</b>
White painted concrete walls and roof decking/trusses	<b>\$200</b>
Lighting package (10 fixtures total)	<b>\$200</b>
Other options available	<b>TBD</b>

## BRONZE FLOOR PLAN





**SILVER FLOOR PLAN**



**The Silver package includes all of the amenities of the Bronze plus**

**Silver Plan**

- » Large 17'x19' open ceiling office space with access to warehouse
- » Copier/storage area
- » Additional warehouse lighting & convenience power outlets
- » Pipe chases for phone/cable/networking

**First Year Monthly Leasing Price** (1650 sq. ft. unit)

1 year contract includes TAXES & CAM	<b>\$3,150</b>
Expires 07/01/2025	

Available Upgrades for Silver	Additional per month
Air conditioning	<b>\$225</b>
Power overhead door opener	<b>\$200</b>
White painted concrete walls and roof decking/trusses	<b>\$200</b>
Lighting package (10 fixtures total)	<b>\$200</b>
Other options available	<b>TBD</b>



# GOLD

**The Gold package includes all of the amenities of the Bronze & Silver plus**

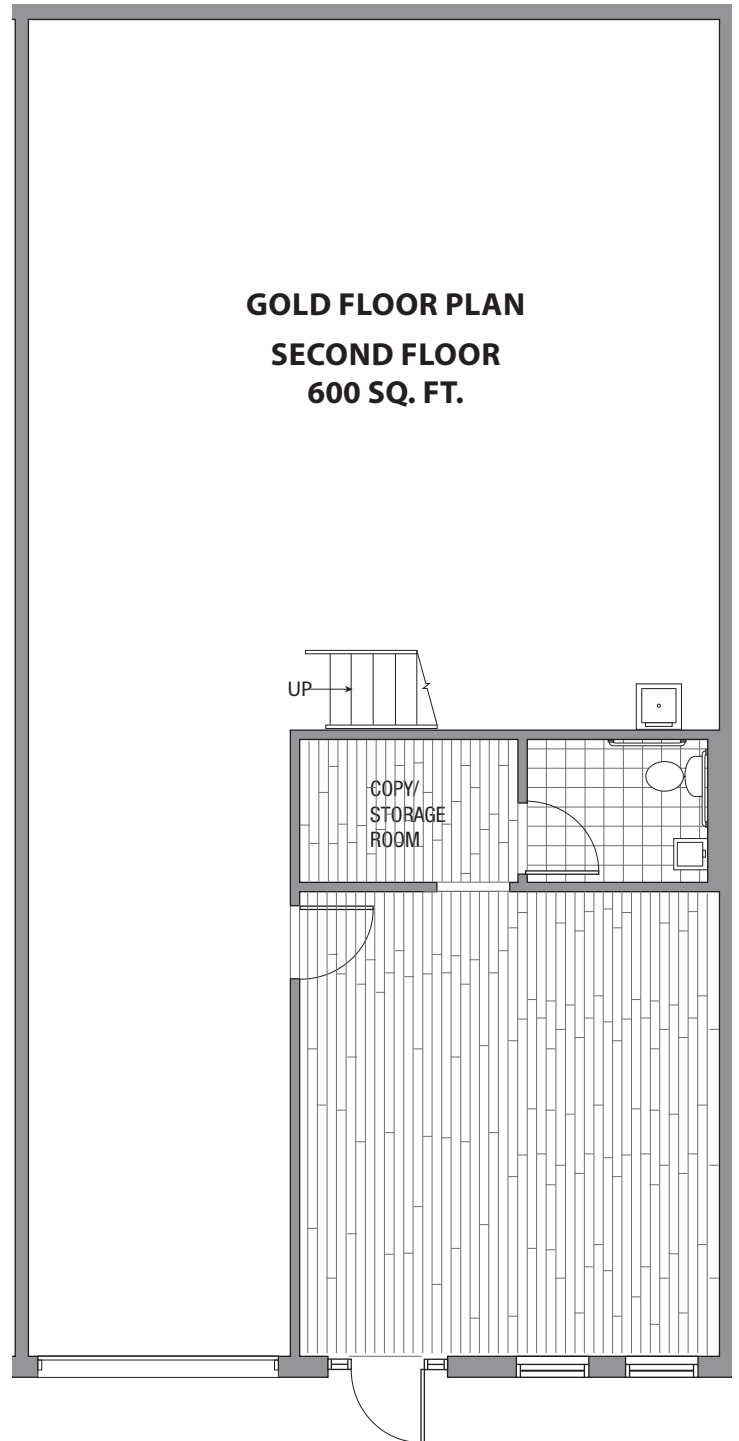
## Gold Plan

- » 2nd floor mezzanine (600 sq. ft.) with staircase access and railing above the office space
- » Zoned heating control for the separate office & warehouse spaces
- » Additional lighting (10 fixtures)
- » Separate light switching and convenience outlets for warehouse and mezzanine
- » Premium VCT (vinyl composite tile) flooring throughout 1st floor enclosed areas
- » Epoxy-painted ¾" T&G painted plywood on mezzanine
- » Dimensional 2'x2' ceiling tiles
- » Additional fluorescent lighting in the enclosed areas

<b>First Year Monthly Leasing Price</b> <small>(1650 sq. ft. unit)</small>	
1 year contract includes TAXES & CAM	<b>\$3,700</b>
Expires 07/01/2025	

Available Upgrades for Gold	Additional per month
Air conditioning	<b>\$225</b>
Power overhead door opener	<b>\$200</b>
White painted concrete walls and roof decking/trusses	<b>\$200</b>
Other options available (limited availability)	<b>TBD</b>

## GOLD FLOOR PLAN SECOND FLOOR 600 SQ. FT.



The Landlord pays and is responsible for real estate taxes, landscaping and snow removal along with normal garbage pickup and normal HVAC maintenance.

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Tenant is responsible for heat, lights, water, sanitary and internet/telephone/security alarm, if desired. Tenant is responsible for the cost of their sign in the common tenant sign panel. If door signage is requested, it may consist of tasteful white lettering installed by the official sign supplier for the project. Tenant is also responsible for the registration of any business with the village.

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Outside storage of any vehicle or property is not permitted. Parking spots are not assigned.

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Any modifications, alterations or construction must be approved by the landlord. All modifications will be done to code by the landlord at the landlord's discretion.

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First month, last month and a security deposit of one month's rent are due upon signing the lease. A \$25 discount per month is available if your rent is automatically withdrawn from your bank account on the first of every month.



**BRONZE**



**SILVER**



**GOLD**







## 2300 WISCONSIN AVENUE

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