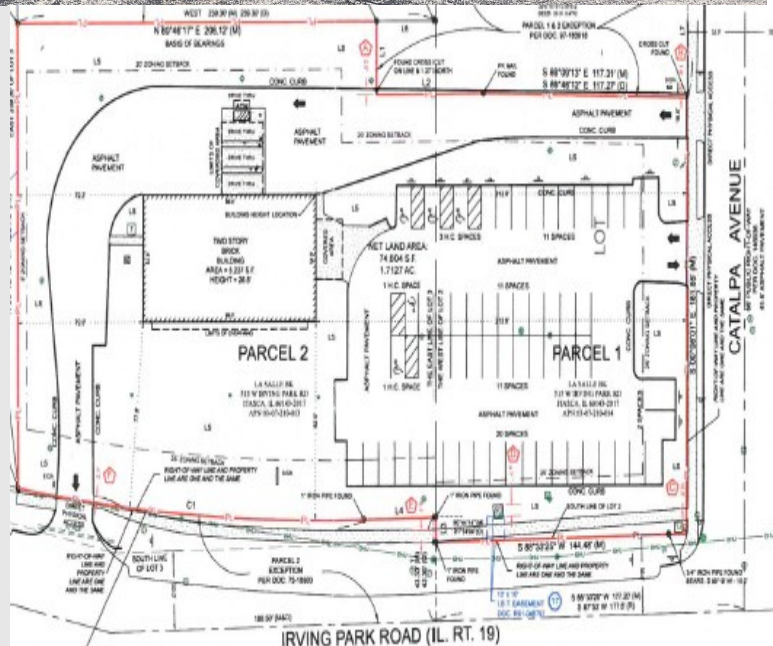




Building a better image

## Building Highlights

- Total Land: 1.71 Acres +/-
- Total Building: 10,800 S.F. +/-
- Two-Story Office Building
- Three Lane Drive-Thru
- Car Parking: 57 +/-
- Zoning: B-6
- Rental Rate: Subject to Offer
- CAM: Lessee Responsibility
- Immediate Possession
- Signalized intersection on Irving Park Road
- Ideal for Financial, Medical, and Retail Services



For more information contact: Giovanni Gullo or Mariann Gullo | Phone: 847.364.7000 | Email: info@gullo.com  
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All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.  
In compliance with Illinois law, Gullo International Realty Group (broker) hereby gives written notice of the existence of an agency relationship between broker and the owner of the above referenced property.  
All Gullo International Realty Group real estate agents represent the owner of the above property in negotiation of price terms, conditions, and the consummation of any lease or sale contract.



ILLINOIS STATE PLANE COORDINATES,  
ILLINOIS EAST ZONE, NAD 1983, WITH THE  
NORTH LINE OF THE SUBJECT PROPERTY  
HAVING A BEARING OF N 89°45'17" E AS  
SHOWN HEREON.

55	STANDARD PARKING SPACES
5	HANDICAP PARKING SPACES
60	TOTAL PARKING SPACES

1.7127 ACRES  
74,604 SQUARE FEET

5,237 SQUARE FEET  
(SEE NOTE 9)

26.8 FEET ±  
(SEE NOTE 8)

- (A) ASPHALT PAVEMENT AND CONCRETE CURB ARE NORTH OF THE NORTH LINE BY UP TO 2.5'.
- (B) ASPHALT PAVEMENT AND CONCRETE CURB ARE NORTH OF THE NORTH LINE BY UP TO 1.6'.
- (C) CONCRETE WALK AND UTILITIES ARE NORTH OF THE SOUTH LINE BY UP TO 10.5'.
- (D) CONCRETE PAD AND UTILITIES ARE NORTH OF THE NORTH LINE OF THE EASEMENT BY UP TO 4.7'.
- (E) CONCRETE WALK IS NORTH OF THE SOUTH LINE BY UP TO 5.1'.
- (F) CONCRETE WALK IS NORTH OF THE SOUTH LINE BY UP TO 3.2'.

(NOT TO SCALE)

**CDS**  
**COMMERCIAL**  
**DUE DILIGENCE SERVICES**  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444

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0' 15' 30' 45' 60'

SCALE: 1" = 30'

- FOUND MONUMENTATION
- FOUND CROSS CUT
- AIR CONDITIONER
- AUTOMATED TELLER MACHINE
- GUARD POST (BOLLARD)
- SIGN POST
- WATER VAULT
- TELEPHONE VAULT
- TELEPHONE BOX
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET OPEN GRADE
- STORM DRAIN MANHOLE
- UTILITY POLE
- GROUND LIGHT
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- OILY AND/OR
- ELECTRIC BOX
- TRANSFORMER

SUBJECT PROPERTY LINE

EASEMENT LINE

ADJACENT PROPERTY LINE

CENTER LINE

BUILDING FACE

BUILDING OVERHANG

OVER HEAD UTILITY

ZONING SETBACK

CONCRETE PAVEMENT

(D) = DEED CALL  
(M) = MEASURED CALL  
(R) = RECORD CALL  
H = HATCH  
L = LANDSCAPE

SF = SQUARE FEET  
AC = ACRES  
CONC = CONCRETE

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.  
(Effective February 23, 2016)

**This Work Coordinated By:**

**CDS**  
**COMMERCIAL**  
**DUE DILIGENCE SERVICES**  
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Norman, Oklahoma 73072  
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Toll Free: 888.457.7878

Prepared For:

Bank of America,  
National Association

Client Ref. No.: IL4-302

515 W. IRVING PARK ROAD  
ITASCA, IL 60143

Project Name

BOA IL Sites

CDS Project Number:

19-02-0542:003

Sheet 2 of 2