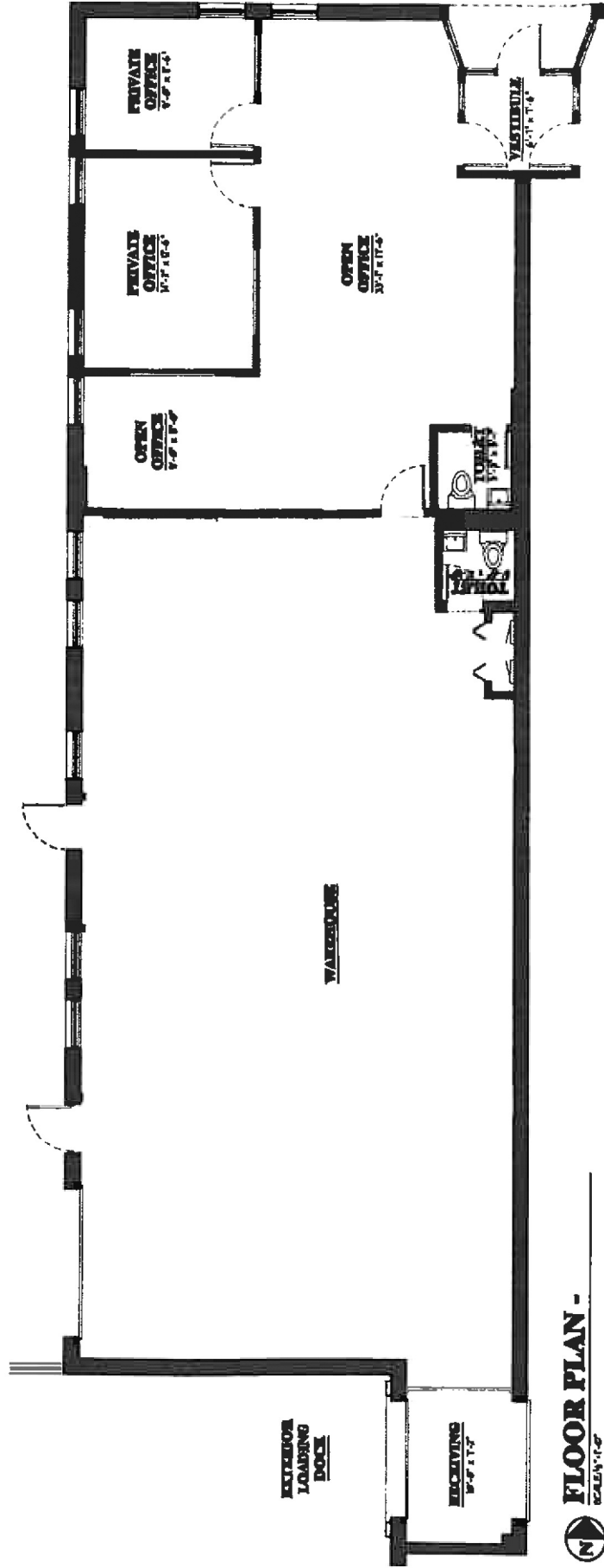




- **Location:** 1201 Oakton Street, Suite 2
Elk Grove Village, IL 60007
- **Space Available:** 2,950 Sq. Ft.
- **Total Building Size:** 14,900 Sq. Ft.
- **Land Area:** 37,327 Sq. Ft.
- **Office:** 1,050 Sq. Ft.
- **Parking:** 6 Stalls
- **Loading:** One (1) Drive-In Door
One (1) Depressed Dock
- **HV/AC:** Gas Unit Heaters/Air Conditioned Office
- **Power:** 200 Amps, 120/240 Volts 3 Phase
- **Ceiling Height:** 14 -6" Clear
- **Net Lease Price:** \$7.92 Per Sq. Ft.
(\$1,947.00 Per Month)
- **Escalation:** 3% Annual Increases
- **Real Estate Taxes:** \$1.89 Per Sq. Ft.
(\$433.00 Per Month)
Escalation Lessee's Responsibility
- **Building Insurance:** \$0.15 Per Sq. Ft.
(\$34.00 Per Month)
Escalation Lessee's Responsibility
- **Snow Plowing/Landscaping:** \$0.75 Per Sq. Ft.
(\$185.00 Per Month)
Escalation Lessee's Responsibility
- **Lease Term:** Minimum Three (3) Years
- **Security Deposit:** One (1) Month Gross Rent

All information herein is from sources deemed reliable but not guaranteed accurate, subject to errors, omissions, and to change of price and term, prior to sale or lease, all without notice.



FLOOR PLAN -
SCALE: 1/8" = 1'-0"