



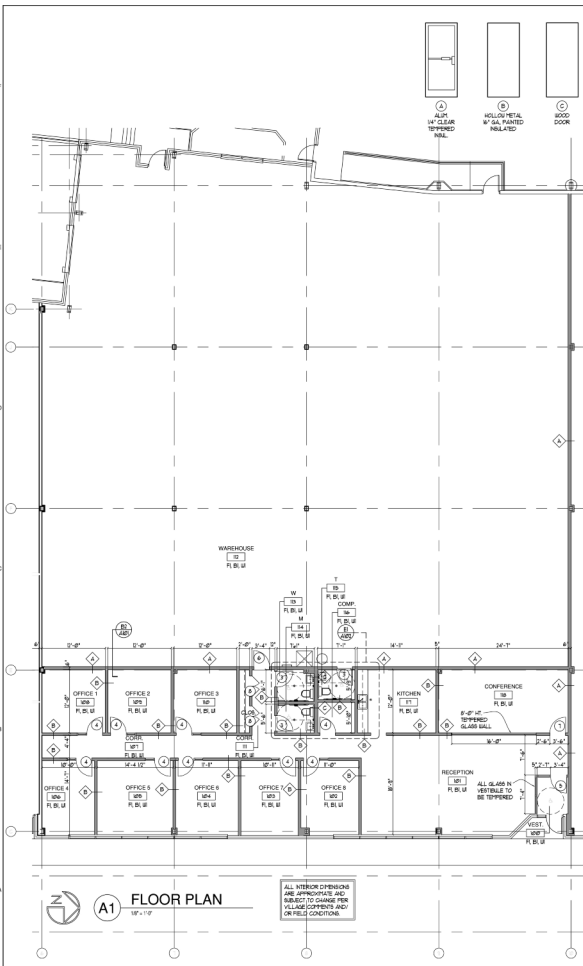
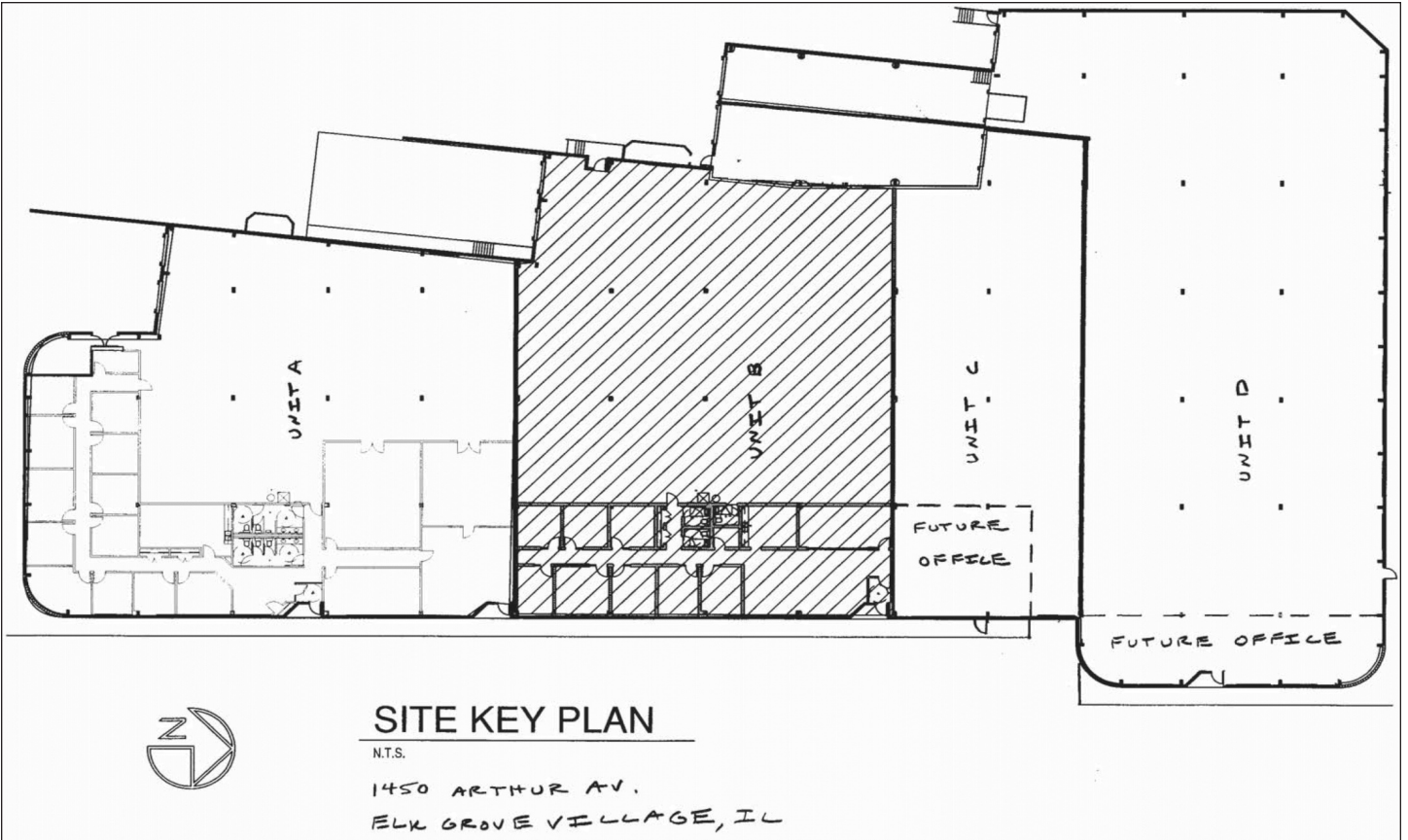
1450 Arthur Avenue, Unit B



- **Location:** 1450 Arthur Avenue, Unit B
Elk Grove Village, IL 60007
- **Space Available:** 12,611 Sq. Ft. +/-
- **Total Building Size:** 50,800 Sq. Ft. +/-
- **Land Area:** 2.34 Acres +/-
- **Office:** 3,240 Sq. Ft. +/-
- **Parking:** 12 Stalls
- **Loading:** One (1) Depressed Exterior Dock
One (1) Drive-In Door
- **HV/AC:** Gas Unit Heaters/Air Conditioned Office
- **Power:** 400 Amps, 480 Volts, 3 Phase
- **Ceiling:** 16 +/-
- **Net Lease Price:** Negotiable
- **Escalation:** Negotiable
- **Real Estate Tax:**
6B 12 Year Low Taxes: \$1.18 Per Sq. Ft.
(\$1,240.00 Per Month)
Escalation Lessee's Responsibility
- **Building Insurance:** \$0.07 Per Sq. Ft.
(\$74.00 Per Month)
Escalation Lessee's Responsibility
- **CAM:** \$0.43 Per Sq. Ft.
(\$452.00 Per Month)
Escalation Lessee's Responsibility
- **Operating Expense:** Not Included
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable

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.

Contact Information • Mario Gullo • (847) 439-4400 Ext. 227 • mgullo@georgegullo.com
2050 E. Higgins Road • Elk Grove Village, IL 60007 • Tel: 847-439-4400 • Fax: 847-439-1465

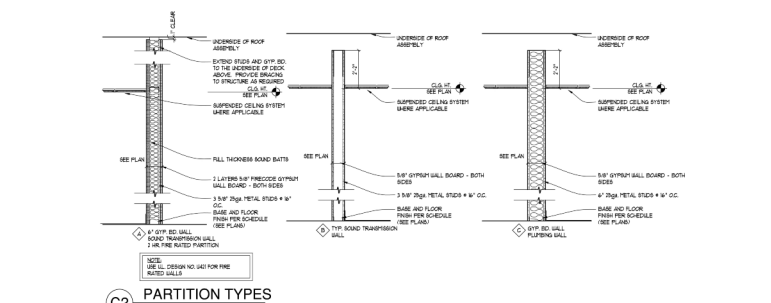
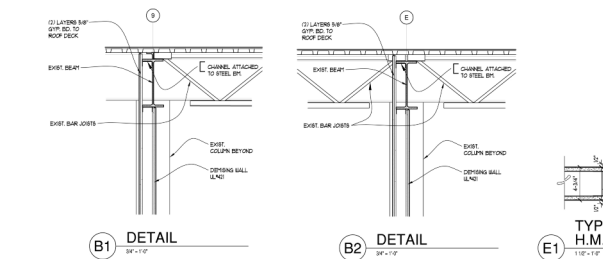


DOOR AND FRAME SCHEDULE

DOOR NO.	SIZE	TYPE	DOOR FRAME	HARDWARE										LOCATION	REMARKS		
				A	B	PL	LK	P	C	K	F	G	T				
1	NOT USED																
2	3'-0" x 7'-0" x 1 3/4"	C	WOODING														TOILET ROOMS
3	3'-0" x 7'-0" x 1 3/4"	C	WOODING														OFFICE 1-6
4	3'-0" x 7'-0" x 1 3/4"	A	ALUMINUM														3'-0" DOOR, STAINED FINISH
5	3'-0" x 7'-0" x 1 3/4"	A	ALUMINUM														3'-0" DOOR, STAINED FINISH w/ 3/8" SLOTTED
6	3'-0" x 7'-0" x 1 3/4"	B	HT														3'-0" DOOR
7	3'-0" x 7'-0" x 1 3/4"	C	WOODING														1 1/4" RATED DOOR, PAINTED, PAINTED FINISH
8	3'-0" x 7'-0" x 1 3/4"	C	WOODING														3'-0" DOOR, STAINED FINISH
9	4'-0" x 7'-0" x 1 3/4"	C	WOODING														4'-0" DOOR, STAINED FINISH

A - 1 1/2" PRE-BENT JAMBES
 B - WALL TOP
 PL - PRIVACY LOCKSET
 LK - KEYPAD LOCKSET
 P - PANDA HARDWARE
 C - DOOR CLOSER
 K - KICK PLATE/RAMP SIDE
 F - FLUSH BOLTS
 G - SPONDER LOCKSET
 T - DOOR THRESHOLD PER ACCESSIBILITY CODES
 HT - HOLLOW METAL ALUMINUM ALLOY ALIGHTING
 ST - STAINLESS STEEL
 3/8" - 3/8" SLIP ON

NOTES:
 1. SEQUENTIUM ALL EXTERIOR DOORS
 2. ALL DOORS AND HARDWARE SHALL BE PER ACCESSIBILITY CODES



GENERAL PLAN NOTES
ALL INTERIOR OPENINGS ARE APPROXIMATE AND SUBJECT TO CHANGE PER VILLAGE CONDITIONS AND/OR FIELD CONDITIONS.

WALL DESIGNATION KEY
EXISTING WALL TYPE
NEW GYPSUM BOARD WALL CONSTRUCTION

ROOM FINISH SCHEDULE
FLOORING
R - POLYMER FLOOR MATERIALS BY OWNER
F1 - POLYMER FLOOR
F2 - CONCRETE FLOOR
BASE
B1 - POLYMER BASE MATERIAL BY OWNER
B2 - POLYMER BASE
B3 - POLYMER BASE
WALLS
W1 - GYPSUM BOARD w/ PLANT

REVISIONS

MINISCALCO ARCHITECTS, LTD.
1450 ARTHUR AV. SUITE 200
ELK GROVE VILLAGE, IL 60007
TEL: 815.353.8888

FLOOR PLAN

TENANT BUILD-OUT:
1450 ARTHUR AV. SUITE 200
ELK GROVE VILLAGE, IL

FILE: PL1011.DWG
DATE: 6/6/08
DRAWN: TLI
JOB NO.: 08011
SHEET NO.: A101