



SMALL OFFICE SUITES

MOVE-IN CONDITION

AVAILABLE FOR LEASE

PROPERTY ADDRESS: 919-939 Parkview Boulevard, Lombard IL.
Woodlake Corporate Park

BUILDING DESCRIPTION: Multi-tenant, single story office building

TOTAL BUILDING SIZE: 40,225 square feet

UNITS AVAILABLE IMMEDIATELY:

909 Parkview - 1,744 sf	LEASED
911 Parkview - 1,502 sf	LEASED
913 Parkview - 2,314 sf	LEASED
915 Parkview - 2,123 sf	LEASED
917 Parkview - 2,028 sf	LEASED
919 Parkview - 3,160 sf	
939 Parkview - 3,617 sf	
941 Parkview - 1,704 sf	

SITE SIZE: 3.276 acres

OFFICE FINISH: Up to 100 percent office, warehouse/flex space available as well.

PARKING: 161 vehicles - 4 per 1,000 sf (expandable)

FIRE PROTECTION: Fully sprinklered, wet system

REMARKS: Plug and play small office suites located in the beautiful Woodlake Corporate Park. These new units have separate entrances, tenant controlled HVAC and first class finishes. This 35-acre corporate park is conveniently located just minutes north of the Roosevelt Road interchange on the North-South Tollway (I-355).

RENTAL RATE:

Base Rent:	\$13.50 psf NET
Real Estate Tax Budget:	\$ 1.74 psf
Operating Expense Budget:	<u>\$ 1.91 psf</u>
Estimated Gross Rent:	\$17.15 psf

CONTACT:

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licensed real estate broker

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