nicolsonporter&list
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AVAILABLE FOR LEASE

PROPERTY ADDRESS:	941-969 Parkview Boulevard, Lombard IL. Woodlake Corporate Park
BUILDING DESCRIPTION:	Multi-tenant single story office/flex building
BUILDING SIZE:	31,331 square feet
AVAILABLE SPACE:	16,563 square feet (divisible to 1,500 square feet)
SITE SIZE:	3.4 acres
OFFICE FINISH:	Up to 100 percent
PARKING:	125 vehicles
POWER:	1600 amps-120/208 volts (to be verified)
CLEAR HEIGHT:	12 Feet
FIRE PROTECTION:	Fully sprinklered, wet system
LOADING FACILITIES:	Provisions for grade level overhead doors
REMARKS:	Extremely flexible building located in the beautiful Woodlake Corporate Park. 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:		
	Net Rental:	$12.95
	Real Estate Taxes:	$ 2.00
	CAM:	$ 2.13
	Estimated Gross Rent:	$17.08 psf per year

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licensed real estate broker
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