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# Office Space Availability Report

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PREPARED BY:

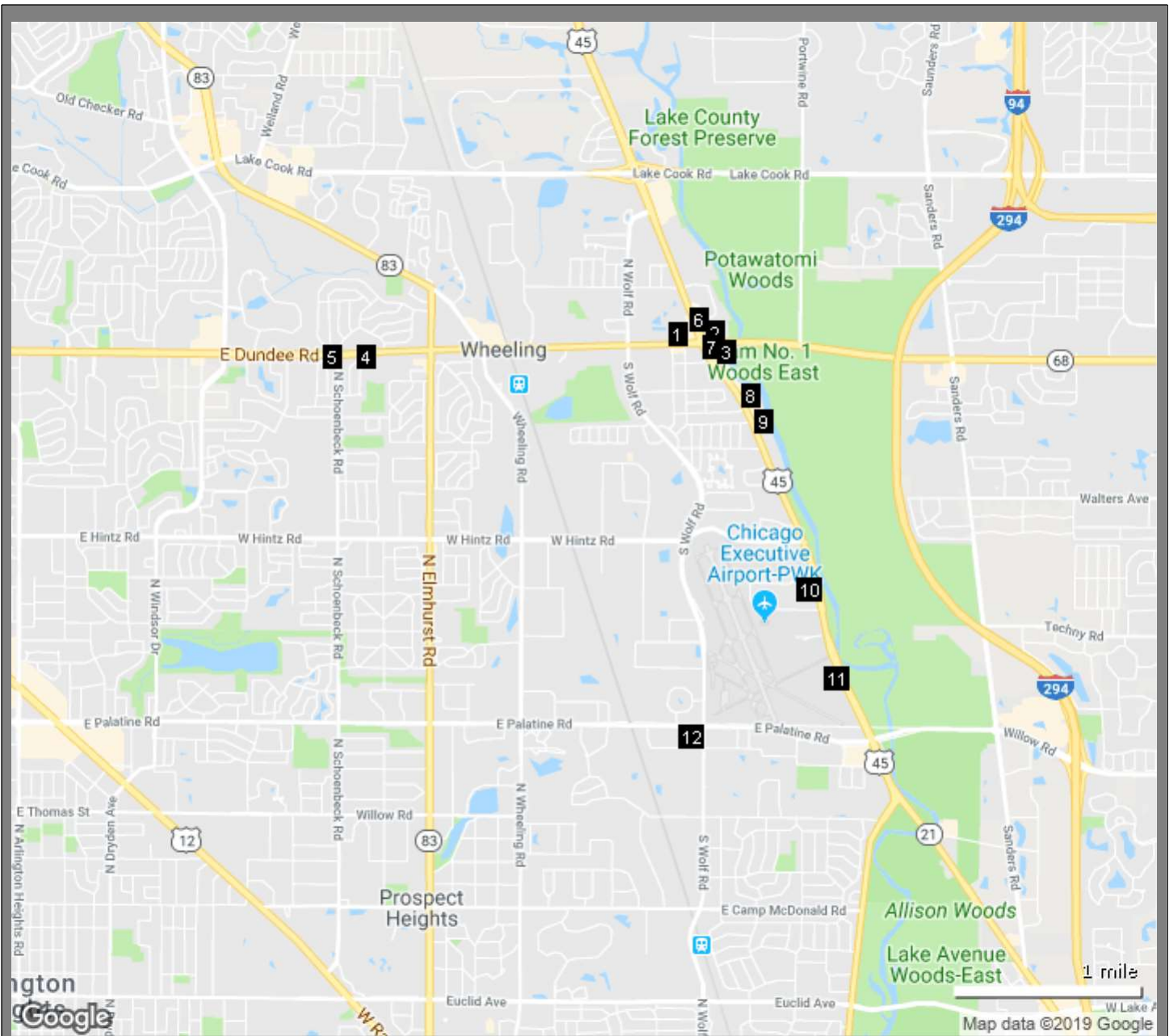


**The Village of Wheeling, Illinois**

2 Community Blvd  
Wheeling, IL 60090

**John C. Melaniphy**

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1



**222 E Dundee Rd**  
**Wheeling, IL 60090**

**Cook County**

**Central North Submarket**

Building Type: **Class C Office/Medical**  
 Status: **Built 1982**  
 Building Size: **6,000 SF**  
 Typical Floor Size: **2,000 SF**  
 Stories: **3**  
 Expenses: **2017 Tax @ \$5.56/sf**

Space Avail: **2,000 SF**  
 Max Contig: **2,000 SF**  
 Smallest Space: **2,000 SF**  
 Rent/SF/Yr: **\$12.00**  
 % Leased: **66.7%**









Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or [jmelaniphy@wheelingil.gov](mailto:jmelaniphy@wheelingil.gov)  
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 Only properties with valid lat/lon display on map

2		<p><b>350 E Dundee Rd</b>  <b>Dundee Commons</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>N/E/C</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office/Office Live/Work Unit</b>  Status: <b>Built 1978</b>  Building Size: <b>57,971 SF</b>  Typical Floor Size: <b>19,323 SF</b>  Stories: <b>3</b>  Expenses: <b>2014 Tax @ \$5.75/sf</b></p>	<p>Space Avail: <b>57,962 SF</b>  Max Contig: <b>57,962 SF</b>  Smallest Space: <b>1,000 SF</b>  Rent/SF/Yr: <b>\$19.00</b>  % Leased: <b>0.0%</b></p>
3		<p><b>395 E Dundee Rd</b>  <b>Riverside Plaza</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office/(Neighborhood Ctr)</b>  Status: <b>Built 1982</b>  Building Size: <b>34,666 SF</b>  Typical Floor Size: <b>26,464 SF</b>  Stories: <b>2</b>  Expenses: <b>2010 Tax @ \$6.70/sf</b></p>	<p>Space Avail: <b>2,315 SF</b>  Max Contig: <b>1,665 SF</b>  Smallest Space: <b>650 SF</b>  Rent/SF/Yr: <b>\$20.00</b>  % Leased: <b>98.1%</b></p>
4		<p><b>1111 W Dundee Rd</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>S/E/C</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office</b>  Status: <b>Built 1975</b>  Building Size: <b>6,004 SF</b>  Typical Floor Size: <b>6,004 SF</b>  Stories: <b>1</b>  Expenses: <b>2017 Tax @ \$5.45/sf</b></p>	<p>Space Avail: <b>480 SF</b>  Max Contig: <b>480 SF</b>  Smallest Space: <b>123 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>92.0%</b></p>
5		<p><b>1205 W Dundee Rd</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office/Medical</b>  Status: <b>Built 1973</b>  Building Size: <b>1,500 SF</b>  Typical Floor Size: <b>1,500 SF</b>  Stories: <b>1</b>  Expenses: <b>2017 Tax @ \$15.85/sf</b></p>	<p>Space Avail: <b>1,500 SF</b>  Max Contig: <b>1,500 SF</b>  Smallest Space: <b>1,500 SF</b>  Rent/SF/Yr: <b>\$35.00</b>  % Leased: <b>100%</b></p>
6		<p><b>109 N Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office/Medical</b>  Status: <b>Built 2012</b>  Building Size: <b>4,322 SF</b>  Typical Floor Size: <b>2,456 SF</b>  Stories: <b>2</b>  Expenses: <b>2010 Tax @ \$0.40/sf</b></p>	<p>Space Avail: <b>1,800 SF</b>  Max Contig: <b>1,800 SF</b>  Smallest Space: <b>1,800 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>100%</b></p>
7		<p><b>39 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>S/E/C</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office</b>  Status: <b>Built 1973</b>  Building Size: <b>9,766 SF</b>  Typical Floor Size: <b>4,883 SF</b>  Stories: <b>2</b>  Expenses: <b>2017 Tax @ \$5.77/sf</b></p>	<p>Space Avail: <b>4,883 SF</b>  Max Contig: <b>4,883 SF</b>  Smallest Space: <b>4,883 SF</b>  Rent/SF/Yr: <b>\$14.00</b>  % Leased: <b>50.0%</b></p>




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Only properties with valid lat/lon display on map

8		<p><b>307 S Milwaukee Ave</b>  <b>Brittany Court</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>2 blocks south of Dundee Rd</b>  <b>- East</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1975</b>  Building Size: <b>15,594 SF</b>  Typical Floor Size: <b>15,594 SF</b>  Stories: <b>1</b>  Expenses: <b>2017 Tax @ \$4.38/sf</b></p>	<p>Space Avail: <b>3,280 SF</b>  Max Contig: <b>875 SF</b>  Smallest Space: <b>540 SF</b>  Rent/SF/Yr: <b>\$14.50</b>  % Leased: <b>92.9%</b></p>
9		<p><b>401 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1975</b>  Building Size: <b>26,681 SF</b>  Typical Floor Size: <b>13,000 SF</b>  Stories: <b>2</b>  Expenses: <b>2017 Tax @ \$4.06/sf</b></p>	<p>Space Avail: <b>2,378 SF</b>  Max Contig: <b>1,280 SF</b>  Smallest Space: <b>1,098 SF</b>  Rent/SF/Yr: <b>\$15.00</b>  % Leased: <b>91.1%</b></p>
10		<p><b>1040 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1980, Renov 2004</b>  Building Size: <b>26,000 SF</b>  Typical Floor Size: <b>13,000 SF</b>  Stories: <b>2</b>  Expenses: <b>2016 Tax @ \$0.56/sf, 2011 Est Tax @ \$3.46/sf; 2013 Ops @ \$1.91/sf</b></p>	<p>Space Avail: <b>7,450 SF</b>  Max Contig: <b>4,000 SF</b>  Smallest Space: <b>700 SF</b>  Rent/SF/Yr: <b>\$14.00</b>  % Leased: <b>71.4%</b></p>
11		<p><b>1098 S Milwaukee Ave</b>  <b>Aviation Plaza</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Schaumburg Area Submarket</b></p>	<p>Building Type: <b>Class C Office</b>  Status: <b>Built 1972</b>  Building Size: <b>27,400 SF</b>  Typical Floor Size: <b>7,500 SF</b>  Stories: <b>4</b>  Expenses: <b>2017 Tax @ \$3.25/sf; 2015 Ops @ \$2.73/sf</b></p>	<p>Space Avail: <b>17,511 SF</b>  Max Contig: <b>7,600 SF</b>  Smallest Space: <b>400 SF</b>  Rent/SF/Yr: <b>\$18.00</b>  % Leased: <b>36.1%</b></p>
12		<p><b>1400 S Wolf Rd</b>  <b>Wi-Fi Corporate Square</b>  <b>Wheeling</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office/Telecom</b>  <b>Hotel/Data Hosting</b>  Status: <b>Built 1970</b>  Building Size: <b>73,399 SF</b>  Typical Floor Size: <b>73,399 SF</b>  Stories: <b>1</b>  Expenses: <b>2010 Tax @ \$6.10/sf; 1993 Ops @ \$1.20/sf</b></p>	<p>Space Avail: <b>73,399 SF</b>  Max Contig: <b>20,939 SF</b>  Smallest Space: <b>1,031 SF</b>  Rent/SF/Yr: <b>\$13.50-\$16.00</b>  % Leased: <b>19.3%</b></p>

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>222 E Dundee Rd</b> Wheeling, IL 60090</p>	<p><b>2,000 SF</b> <b>For Sale at \$599,000</b> <b>(\$99.83/SF) - Under Contract</b></p>	<p><b>\$12.00/mg</b> <b>3</b></p>	<p><b>6,000 SF</b> <b>0.52 AC</b></p>	<p>- -</p>	<p>- -</p>	<p>- -</p>
<p>Expenses: <b>2017 Tax @ \$5.56/sf</b>            Parking: <b>30 Surface Spaces are available; Ratio of 5.00/1,000 SF</b>            Utilities: -</p>				<p>Power: - Rail Line: -</p>		
<p>Landlord Rep: <b>Baird &amp; Warner Real Estate / Gina Kim (847) 724-1855 -- 2,000 SF (2,000 SF)</b></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Office/Direct	Baird & Warner Real Estate	2,000 N	2,000	\$12.00/mg	Vacant	1 yr	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>350 E Dundee Rd</b> Dundee Commons Wheeling, IL 60090</p>	<p><b>57,962 SF</b> <b>For Sale at \$3,900,000</b> <b>(\$67.28/SF) - Active</b></p>	<p><b>\$19.00/mg</b> <b>3</b></p>	<p><b>57,971 SF</b> <b>7.04 AC</b></p>	<p>- -</p>	<p>- -</p>	<p>- -</p>
<p>Expenses: <b>2014 Tax @ \$5.75/sf</b>            Parking: <b>372 Surface Spaces are available; Ratio of 5.50/1,000 SF</b>            Utilities: -</p>				<p>Power: - Rail Line: -</p>		
<p>Landlord Rep: <b>Avison Young / Mark Johnson (847) 849-1907 -- 57,962 SF (1,000-19,718 SF)</b></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	100 A	Retail/Direct	Avison Young	4,000-8,274	57,962	\$19.00/mg	Vacant	3-5 yrs	-	-
P 1st	100 B	Office/Direct	Avison Young	1,000-11,462	57,962	\$19.00/mg	Vacant	Negotiable	-	-
P 2nd	200	Office/Direct	Avison Young	1,200-19,718	57,962	\$19.00/mg	Vacant	Negotiable	-	-
P 3rd	300	Office/Direct	Avison Young	1,000-18,508	57,962	\$19.00/mg	Vacant	Negotiable	-	-



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**Building Notes**

Three story office building on Northeast corner of Milwaukee Avenue and Dundee Road. Great visibility and location. Ideal for user or investor.

\*Property Highlights:

- \* Great location
- \* New Westin Hotel opening soon
- \* Close to all types of transportation
- \* Close to top restaurants
- \* Major redevelopment happening in Wheeling

\* Location Description: Northeast corner of Milwaukee Avenue and Dundee Road in Wheeling.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>395 E Dundee Rd</b> Riverside Plaza Riverside Plaza Wheeling, IL 60090</p>	<p><b>2,315 SF</b> <b>Not For Sale</b></p>	<p><b>\$20.00/fs</b> <b>2</b></p>	<p><b>34,666 SF</b> <b>4.63 AC</b></p>	<p>- -</p>	<p>- -</p>	<p>- -</p>
<p>Expenses: <b>2010 Tax @ \$6.70/sf</b>                      Parking: <b>300 free Surface Spaces are available; Ratio of 8.65/1,000 SF</b>                      Utilities: -</p>				<p>Power: - Rail Line: -</p>		
<p>Landlord Rep: <b>Wheeling / Milwaukee LLC / Job Youshaei (847) 432-8100 -- 2,315 SF (650-1,665 SF)</b></p>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	250	Office/Direct	Wheeling / Milwaukee LLC	1,665 N	1,665	\$20.00/fs	30 Days	2-10 yrs	-	-
P 2nd	100	Office/Direct	Wheeling / Milwaukee LLC	650 N	650	\$20.00/fs	Vacant	2-10 yrs	-	-


**Building Notes**

Part of Riverside Plaza, this building features 10,000 square feet of second floor office space with additional storefront retail/office space on the first floor.



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1111 W Dundee Rd Wheeling, IL 60090</p> <p>Expenses: 2017 Tax @ \$5.45/sf Parking: 35 free Surface Spaces are available; Ratio of 9.41/1,000 SF Utilities: -</p> <p>Landlord Rep: Frontage Realty / Iryna Bahram (847) 849-6885 -- 480 SF (123-480 SF)</p>	480 SF Not For Sale	- 1	6,004 SF 0.51 AC	- -	- -	- -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Frontage Realty	123-480	480	Withheld	Vacant	Negotiable	-	-

**Building Notes**



1 1/2 story building

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>1205 W Dundee Rd Wheeling, IL 60090</p> <p>Expenses: 2017 Tax @ \$15.85/sf Parking: 10 free Surface Spaces are available; Ratio of 6.66/1,000 SF Utilities: -</p> <p>Landlord Rep: Joseph Rossi &amp; Associates / Joseph Rossi (312) 953-3553 / Doug Pauly (630) 353-1190 -- 1,500 SF (1,500 SF)</p>	1,500 SF For Sale at \$595,000 (\$396.67/SF) - Active	\$35.00/mg 1	1,500 SF 0.23 AC	- -	- -	- -

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Off/Med/Direct	Joseph Rossi & Associates	1,500 N	1,500	\$35.00/mg	30 Days	Negotiable	-	-



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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		<b>109 N Milwaukee Ave</b> Wheeling, IL 60090	<b>1,800 SF</b> <b>Not For Sale</b>	<b>-/mg</b> <b>2</b>	<b>4,322 SF</b> <b>0.22 AC</b>	- -	- -	- -		
		Expenses: <b>2010 Tax @ \$0.40/sf</b>				Power: -				
		Parking: <b>20 free Surface Spaces are available; Ratio of 4.63/1,000 SF</b>				Rail Line: -				
		Utilities: -								
		Landlord Rep: Company information unavailable at this time								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Medical/Direct	Richen Real Estate & Investment Group, Inc.	1,800 N	1,800	\$38.00/mg	03/2019	2-3 yrs	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		<b>39 S Milwaukee Ave</b> Wheeling, IL 60090	<b>4,883 SF</b> <b>Not For Sale</b>	<b>\$14.00/+util</b> <b>2</b>	<b>9,766 SF</b> <b>0.34 AC</b>	- -	- -	- -		
		Expenses: <b>2017 Tax @ \$5.77/sf</b>				Power: -				
		Parking: <b>44 Surface Spaces are available; Ratio of 4.50/1,000 SF</b>				Rail Line: -				
		Utilities: -								
		Landlord Rep: ARA Cabinets 4 U, Inc. / Jeffrey Pike (847) 215-1700 -- 4,883 SF (4,883 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Office/Direct	ARA Cabinets 4 U, Inc.	4,883 N	4,883	\$14.00/+util	Vacant	3-5 yrs	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**307 S Milwaukee Ave**  
 Brittany Court Office Ctr  
 Brittany Court  
 Wheeling, IL 60090

**3,280 SF**  
**For Sale at \$995,000**  
**(\$63.81/SF) - Active**

**\$14.50/mg**  
**1**

**15,594 SF**  
**1.21 AC**

-  
 -

-  
 -

-  
 -



Expenses: **2017 Tax @ \$4.38/sf**  
 Parking: **150 free Surface Spaces are available; Ratio of**  
**10.00/1,000 SF**  
 Utilities: -

Power: -  
 Rail Line: -

Landlord Rep: Berkson & Sons / B.David B. Berkson (847) 498-6000 / Steve Galindo (847) 498-6000 -- 3,280 SF (540-875 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	114	Office/Direct	Berkson & Sons	575 N	575	\$14.50/mg	Vacant	Negotiable	-	-
P 1st	126	Office/Direct	Berkson & Sons	580 N	580	\$14.50/mg	30 Days	Negotiable	-	-
P 1st	121	Office/Direct	Berkson & Sons	710 N	710	\$14.50/mg	30 Days	Negotiable	-	-
P 1st	119	Office/Direct	Berkson & Sons	875 N	875	\$14.50/mg	30 Days	Negotiable	-	-
P 1st	111	Office/Direct	Berkson & Sons	540 N	540	\$14.50/mg	Vacant	Negotiable	-	-

**Building Notes**

- \* Located 2 blocks south of Dundee Road
- \* Ample parking
- \* Tenant controlled HVAC
- \* Close proximity to public transportation



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**401 S Milwaukee Ave**  
Wheeling, IL 60090

**2,378 SF**  
**Not For Sale**

**\$15.00/mg**  
**2**

**26,681 SF**  
**1 AC**

-  
-

-  
-

-  
-



Expenses: **2017 Tax @ \$4.06/sf**

Parking: **80 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Utilities: -

Power: -

Rail Line: -

Landlord Rep: Berkson & Sons / B.David B. Berkson (847) 498-6000 / Steve Galindo (847) 498-6000 -- 2,378 SF (1,098-1,280 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	270	Office/Direct	Berkson & Sons	1,280 N	1,280	\$15.00/mg	Vacant	1-3 yrs	-	-
P 2nd	290	Office/Direct	Berkson & Sons	1,098 N	1,098	\$15.00/mg	Vacant	1-3 yrs	-	-

**Building Notes**

Beautiful building with atriums, skylights, cathedral ceiling and great window line.  
Professionally managed building with a wood and brick interior.  
The building is elevatored with operable windows.  
Located on Milwaukee Avenue surrounded by great restaurants.

Great Milwaukee Avenue location just south of Dundee.  
Professionally managed building with a wood and brick interior. The building is elevatored with operable windows.

Located on Milwaukee Avenue surrounded by great restaurants.



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**1040 S Milwaukee Ave**  
Wheeling, IL 60090

**7,450 SF**  
**Not For Sale**

**\$14.00/fs**  
**2**

**26,000 SF**  
**1.84 AC**

-  
-

-  
-

-  
-



Expenses: **2016 Tax @ \$0.56/sf, 2011 Est Tax @ \$3.46/sf; 2013 Ops** Power: -  
@ **\$1.91/sf**  
Parking: **91 Surface Spaces are available; Ratio of 3.62/1,000** Rail Line: -  
**SF**  
Utilities: -

Landlord Rep: Berkson & Sons / B.David B. Berkson (847) 498-6000 / Steve Galindo (847) 498-6000 -- 7,450 SF (700-4,000 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	105	Office/Direct	Berkson & Sons	750 N	750	\$14.00/fs	Vacant	1-5 yrs	-	-
P 2nd	250	Office/Direct	Berkson & Sons	700 N	700	\$14.00/fs	Vacant	1-5 yrs	-	-
P 2nd	200	Office/Direct	Berkson & Sons	4,000 N	4,000	\$14.00/fs	Vacant	1-5 yrs	-	-
P 2nd	205	Office/Direct	Berkson & Sons	2,000 N	2,000	\$14.00/fs	Vacant	1-5 yrs	-	-

**Building Notes**

October, 2004: Completely renovated in 2004. Excellent user/investor opportunity. Adjacent to Palwaukee Municipal Airport. 1.5 Miles from full interchange Willow Rd @ I-294.

\* Outstanding opportunity for corporate identity in your own office building located east of Palwaukee Airport, north of Palatine Road and south of Dundee



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**1098 S Milwaukee Ave**  
Aviation Plaza  
Wheeling, IL 60090

**17,511 SF**  
**Not For Sale**

**\$18.00/fs**  
**4**

**27,400 SF**  
**2.04 AC**

Expenses: **2017 Tax @ \$3.25/sf; 2015 Ops @ \$2.73/sf**  
Parking: **115 Surface Spaces are available; Ratio of 4.38/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Realty Advisors Elite / Anthony Davidson (847) 929-4692 / Andriy Shepitsen (773) 510-0376 -- 17,511 SF (400-7,600 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	#103	Office/New	Realty Advisors Elite	488 N	488	\$18.00/fs	Vacant	2-10 yrs	-	-
P 1st	106	Office/Direct	Realty Advisors Elite	400 N	400	\$18.00/fs	Vacant	1-5 yrs	-	-
P 2nd		Office/Direct	Realty Advisors Elite	7,600 N	7,600	\$18.00/fs	Vacant	5 yrs	-	-
P 3rd	312	Office/Direct	Realty Advisors Elite	862 N	862	\$18.00/fs	Vacant	1-5 yrs	-	-
P 3rd	310	Office/Direct	Realty Advisors Elite	561 N	561	\$18.00/fs	Vacant	1-5 yrs	-	-
E 4th	Full Floor	Office/Direct	Realty Advisors Elite	600-7,600	7,600	\$18.00/fs	Vacant	2-10 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**1400 S Wolf Rd**  
Corporate Square  
Wi-Fi Corporate Square  
Wheeling  
Wheeling, IL 60090

**73,399 SF**  
**Not For Sale**

**\$13.50-\$16.00/mg**  
**1**

**73,399 SF**  
**8.04 AC**

Expenses: **2010 Tax @ \$6.10/sf; 1993 Ops @ \$1.20/sf**  
Parking: **450 Surface Spaces are available; Ratio of 7.40/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Weiss Properties, Inc. Avi Dimarsky (847) 329-7600 -- 37,292 SF (1,031-20,939 SF)

Leasing Company: **JBS Commercial Real Estate / Jason Shibata (312) 462-1022 Michael Whetstone (312) 462-1024 Brian Silverman (312) 462-1023 -- 29,545 SF (2,000-20,939 SF)**

Sublet Contact: **Forefront Properties, LLC. / David LeCavalier (847) 272-4030 -- 8,760 SF (8,760 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
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Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or jmelaniphy@wheelingil.gov  
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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	209	Office/Direct	Weiss Properties, Inc. JBS Commercial Real Estate	3,000-20,939	20,939	\$13.50-\$16.00/mg	Vacant	Negotiable	-	-
P 1st	100	Office/Direct	Weiss Properties, Inc. JBS Commercial Real Estate	8,760 N	8,760	\$13.50-\$15.00/mg	Vacant	Negotiable	-	-
P 1st	102	Office/Direct	Weiss Properties, Inc. JBS Commercial Real Estate	6,562 N	6,562	\$13.50-\$16.00/mg	06/2019	Negotiable	-	-
P 1st	101B	Office/Direct	Weiss Properties, Inc. JBS Commercial Real Estate	1,031 N	1,031	\$13.50-\$16.00/mg	06/2019	Negotiable	-	-
P 1st	210	Office/Direct	JBS Commercial Real Estate	2,000-20,939	20,939	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	100	Office/Direct	JBS Commercial Real Estate	8,606 N	8,606	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	100	Office/Sublet	Forefront Properties, LLC.	8,760 N	8,760	\$10.00/fs	60 Days	Thru Sep 2019	-	-

#### Building Notes

**Highlights**  
 Total Available: 2,000 - 17,227 SF  
 Total RBA: 117,518 SF  
 Built: 1970, Renovated in 200  
 Janitorial: 5-Day Janitorial in Rent  
 Parking: 3.8/1000 SF Parking Ratio  
 Building & Monument Signage Available  
**Description**  
 Total Available: 2,000 - 17,227 SF  
 Total RBA: 117,518 SF  
 Built: 1970, Renovated in 2001  
 Janitorial: 5-Day Janitorial in Rent  
 Parking: 3.8/1000 SF Parking Ratio  
 HVAC: Metered Separately  
 Access: 24-Hour Tenant Access  
 Lease Rate: \$13.50 PSF Modified Gross  
 Building & Monument Signage Available  
 " Minutes from Restaurants, Hotels and Shopping  
 " Conveniently located just minutes from full I-294



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