
Office Space Availability Report

PREPARED BY:



The Village of Wheeling, Illinois

2 Community Blvd
Wheeling, IL 60090

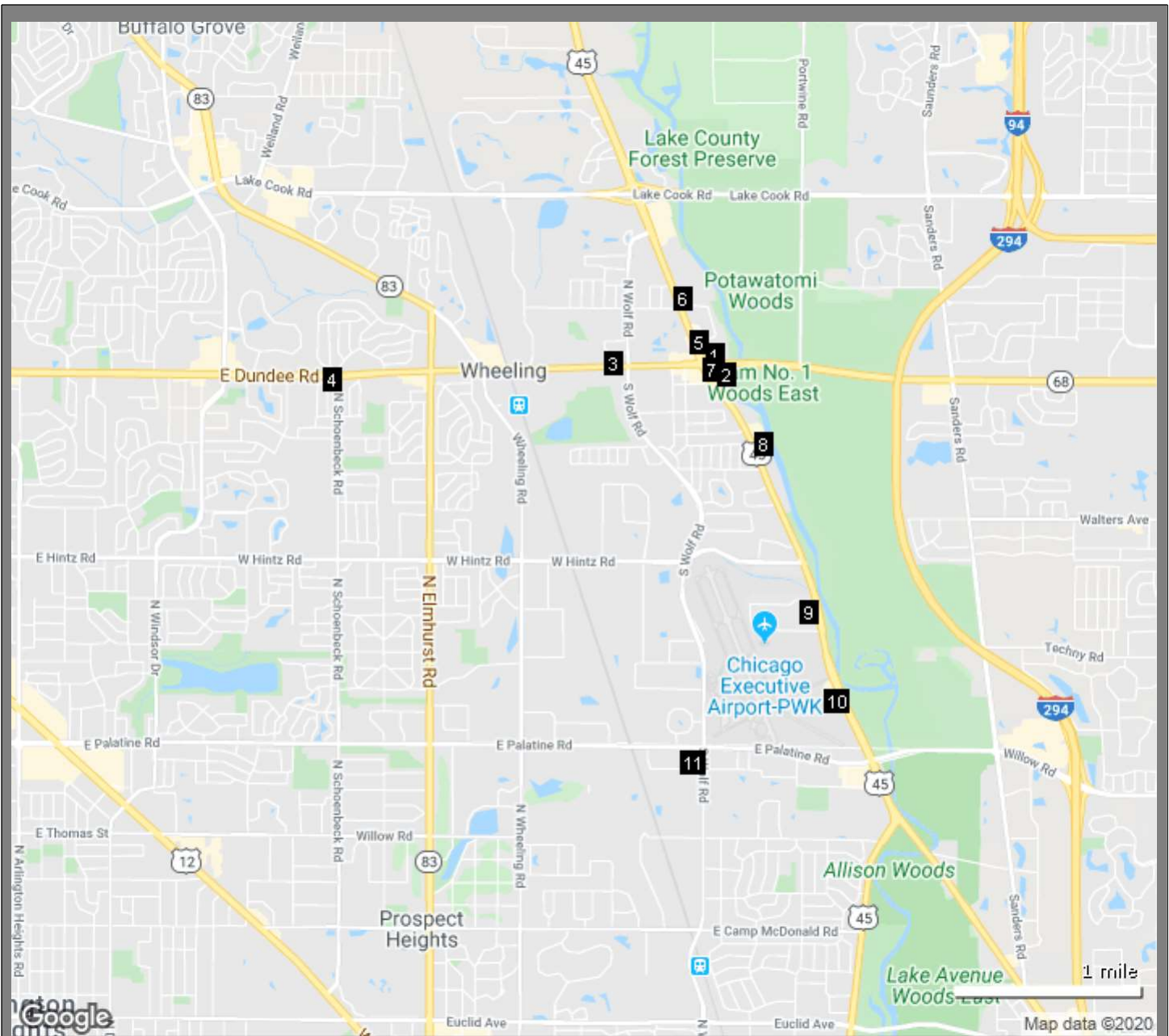
Marianthi Thanopoulos

Business Development Coordinator

(847) 499-9087 (phone)

(847) 215-5175 (fax)

mthanopoulos@wheelingil.gov



1



350 E Dundee Rd
Dundee Commons
Wheeling, IL 60090

Cook County

N/E/C
Central North Submarket

Building Type: **Class B Office/Office Live/Work Unit**
 Status: **Built 1978**
 Building Size: **57,971 SF**
 Typical Floor Size: **19,323 SF**
 Stories: **3**
 Expenses: **2014 Tax @ \$5.75/sf**

Space Avail: **57,971 SF**
 Max Contig: **57,971 SF**
 Smallest Space: **1,000 SF**
 Rent/SF/Yr: **\$19.00**
 % Leased: **0.0%**



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 Only properties with valid lat/lon display on map

2		<p>395 E Dundee Rd Riverside Plaza Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Class C Office/(Neighborhood Ctr) Status: Built 1982 Building Size: 34,666 SF Typical Floor Size: 26,464 SF Stories: 2 Expenses: 2010 Tax @ \$6.70/sf</p>	<p>Space Avail: 2,315 SF Max Contig: 1,665 SF Smallest Space: 650 SF Rent/SF/Yr: \$22.00 % Leased: 98.1%</p>
3		<p>50 W Dundee Rd Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Class B Office Status: Built 1969, Renov 1985 Building Size: 6,548 SF Typical Floor Size: 6,548 SF Stories: 1 Expenses: 2017 Tax @ \$3.35/sf</p>	<p>Space Avail: 3,500 SF Max Contig: 3,500 SF Smallest Space: 3,500 SF Rent/SF/Yr: \$12.00 % Leased: 46.6%</p>
4		<p>1205 W Dundee Rd Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Class B Office/Medical Status: Built 1973 Building Size: 1,500 SF Typical Floor Size: 1,500 SF Stories: 1 Expenses: 2017 Tax @ \$15.85/sf</p>	<p>Space Avail: 1,500 SF Max Contig: 1,500 SF Smallest Space: 1,500 SF Rent/SF/Yr: \$35.00 % Leased: 100%</p>
5		<p>109 N Milwaukee Ave Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Class B Office/Medical Status: Built 2012 Building Size: 4,322 SF Typical Floor Size: 2,456 SF Stories: 2 Expenses: 2010 Tax @ \$0.40/sf</p>	<p>Space Avail: 1,800 SF Max Contig: 1,800 SF Smallest Space: 1,800 SF Rent/SF/Yr: Withheld % Leased: 58.4%</p>
6		<p>325 N Milwaukee Ave 325 North Milwaukee Ave. Wheeling, IL 60090 Cook County Central North Submarket</p>	<p>Building Type: Class C Office Status: Built 1990 Building Size: 9,727 SF Typical Floor Size: 9,727 SF Stories: 1 Expenses: 2017 Tax @ \$5.75/sf</p>	<p>Space Avail: 1,425 SF Max Contig: 1,020 SF Smallest Space: 405 SF Rent/SF/Yr: Withheld % Leased: 85.4%</p>
7		<p>39 S Milwaukee Ave Wheeling, IL 60090 Cook County S/E/C Central North Submarket</p>	<p>Building Type: Class C Office Status: Built 1973 Building Size: 9,766 SF Typical Floor Size: 4,883 SF Stories: 2 Expenses: 2017 Tax @ \$5.77/sf</p>	<p>Space Avail: 9,766 SF Max Contig: 9,766 SF Smallest Space: 4,883 SF Rent/SF/Yr: \$14.00 % Leased: 50.0%</p>



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401 S Milwaukee Ave
Wheeling, IL 60090
Cook County
Central North Submarket

Building Type: **Class B Office**
Status: **Built 1975**
Building Size: **26,681 SF**
Typical Floor Size: **13,000 SF**
Stories: **2**
Expenses: **2017 Tax @ \$4.06/sf**

Space Avail: **744 SF**
Max Contig: **744 SF**
Smallest Space: **744 SF**
Rent/SF/Yr: **\$15.00**
% Leased: **97.2%**

9



1040 S Milwaukee Ave
Wheeling, IL 60090
Cook County
Central North Submarket

Building Type: **Class B Office**
Status: **Built 1980, Renov 2004**
Building Size: **26,000 SF**
Typical Floor Size: **13,000 SF**
Stories: **2**
Expenses: **2016 Tax @ \$0.56/sf, 2011 Est Tax @ \$3.46/sf; 2013 Ops @ \$1.91/sf**

Space Avail: **6,800 SF**
Max Contig: **4,000 SF**
Smallest Space: **150 SF**
Rent/SF/Yr: **\$14.00-\$32.00**
% Leased: **73.9%**

10



1098 S Milwaukee Ave
Aviation Plaza
Wheeling, IL 60090
Cook County
Schaumburg Area Submarket

Building Type: **Class C Office**
Status: **Built 1972**
Building Size: **27,000 SF**
Typical Floor Size: **6,750 SF**
Stories: **4**
Expenses: **2017 Tax @ \$3.26/sf; 2015 Ops @ \$2.77/sf**

Space Avail: **13,500 SF**
Max Contig: **6,750 SF**
Smallest Space: **600 SF**
Rent/SF/Yr: **\$18.00**
% Leased: **50.0%**

11



1400 S Wolf Rd
Building 100
Wheeling, IL 60090
Cook County
Central North Submarket

Building Type: **Class B Office/Medical**
Status: **Built 1970**
Building Size: **102,490 SF**
Typical Floor Size: **102,490 SF**
Stories: **1**
Expenses: **2010 Tax @ \$4.37/sf; 1993 Ops @ \$0.86/sf**

Space Avail: **51,322 SF**
Max Contig: **15,802 SF**
Smallest Space: **1,031 SF**
Rent/SF/Yr: **\$13.50-\$16.00**
% Leased: **49.9%**



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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350 E Dundee Rd
Dundee Commons
Wheeling, IL 60090

57,971 SF
For Sale at \$3,900,000
(\$67.28/SF) - Active

\$19.00/mg
3

57,971 SF
7.04 AC

-
-

-
-

-
-



Expenses: **2014 Tax @ \$5.75/sf**
Parking: **372 Surface Spaces are available; Ratio of 5.50/1,000 SF**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: **Avison Young / Mark Johnson (847) 849-1907 -- 57,962 SF (1,000-19,718 SF)**

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

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.




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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>395 E Dundee Rd Riverside Plaza Riverside Plaza Wheeling, IL 60090</p>	2,315 SF Not For Sale	\$22.00/fs 2	34,666 SF 4.63 AC	- -	- -	- -
Expenses: 2010 Tax @ \$6.70/sf Parking: 300 free Surface Spaces are available; Ratio of 8.65/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: Wheeling / Milwaukee LLC / Job Youshai (847) 962-4956 -- 2,315 SF (650-1,665 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	100	Office/Direct	Wheeling / Milwaukee LLC	650 N	650	\$22.00/fs	Vacant	2-10 yrs	-	-
P 2nd	250	Office/Direct	Wheeling / Milwaukee LLC	1,665 N	1,665	\$22.00/fs	30 Days	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.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p>50 W Dundee Rd Wheeling, IL 60090</p>	3,500 SF Not For Sale	\$12.00/mg 1	6,548 SF 0.38 AC	- -	- -	- -
Expenses: 2017 Tax @ \$3.35/sf Parking: 19 Surface Spaces are available; 2 Covered Spaces are available; Ratio of 3.60/1,000 SF Utilities: -				Power: - Rail Line: -		
Landlord Rep: Partners 4U Realty, Inc. / Paul Kim (773) 719-4211 -- 3,500 SF (3,500 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	Partners 4U Realty, Inc.	3,500 N	3,500	\$12.00/mg	Vacant	2-5 yrs	-	-



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Building Notes

RETAIL REDEVELOPMENT OPPERTUNITY!

72 Ft OF FRONTAGE. HIGH VISIBILITY.PERFECT FOR OWNER/SINGLE OCCUPANT GENERAL OFFICE USE. 1 STORY, TOTAL IS 6548 SF. 1ST FL FINISHED OFFICE SPACE (4453SF) W/10 EXECUTIVE OFFICES, + 1 HUGE OFFICE, RECEPTION AREA, MEN & WOMEN RESTROOMS. ALSO, OPEN CENTER AREA W/CUSTOM BUILT-IN CUBES (8) W/ DESKS FOR 12 PLUS EMPLOYEES. LOWER LEVEL (1628SF). 2 CAR HEATED GAR, 19 SURFACE SPACES.

<<http://tours31.vht.com/API/T50937244/nobranding>>

For information and showings to email Danlipton@atproperties.com or mobile at 773-988-3299.

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

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
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109 N Milwaukee Ave
Wheeling, IL 60090

1,800 SF
Not For Sale

-/nnn
2

4,322 SF
0.22 AC

-
-

-
-

-
-

Expenses: **2010 Tax @ \$0.40/sf**
Parking: **20 free Surface Spaces are available; Ratio of 4.63/1,000 SF**
Utilities: -

Power: -
Rail Line: -

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/nnn	Vacant	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
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325 N Milwaukee Ave
325 North Milwaukee Ave.
Wheeling, IL 60090

1,425 SF
Not For Sale

-
1

9,727 SF
-

-
-

-
-

-
-

Expenses: **2017 Tax @ \$5.75/sf**
Parking: **40 Surface Spaces are available; Ratio of 4.11/1,000 SF**
Utilities: -

Power: -
Rail Line: -

Landlord Rep: Sterling Properties / Frank Friedman (773) 271-1789 -- 1,425 SF (405-1,020 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	C1	Off/Ret/Direct	Sterling Properties	405 N	405	Withheld	Vacant	Negotiable	-	-
P 1st	B	Off/Ret/Direct	Sterling Properties	1,020 N	1,020	Withheld	Vacant	Negotiable	-	-



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Building Notes

- * Frontage on Milwaukee Avenue
- * Ideal for retail or office
- * Tenant pays utilities separately
- * Ample parking
- * Private entrance

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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39 S Milwaukee Ave Wheeling, IL 60090	9,766 SF For Sale at \$1,800,000 (\$184.31/SF) - Active	\$14.00/+util 2	9,766 SF 0.34 AC	- -	- -	- -
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Expenses: **2017 Tax @ \$5.77/sf** Power: -
 Parking: **44 Surface Spaces are available; Ratio of 4.50/1,000 SF** 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
E 2nd		Office/Direct	ARA Cabinets 4 U, Inc.	4,883 N	4,883	\$14.00/+util	Vacant	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
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401 S Milwaukee Ave
Wheeling, IL 60090

744 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 -- 744 SF (744 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Office/Direct	Berkson & Sons	744 N	744	\$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

6,800 SF
Not For Sale

\$14.00-\$32.00/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 -- 6,800 SF (150-4,000 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	130A	Office/Direct	Berkson & Sons	150 N	150	\$32.00/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	-	-
P 2nd	250	Office/Direct	Berkson & Sons	650 N	650	\$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

13,500 SF
Not For Sale

\$18.00/fs
4

27,000 SF
2.04 AC

Expenses: **2017 Tax @ \$3.26/sf; 2015 Ops @ \$2.77/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 -- 13,500 SF (600-6,750 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 2nd	Full Floor	Office/Direct	Realty Advisors Elite	6,750 N	6,750	\$18.00/fs	Vacant	5 yrs	-	-
E 4th	Full Floor	Office/Direct	Realty Advisors Elite	600-6,750	6,750	\$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
Building 100
Wheeling, IL 60090

51,322 SF
Not For Sale

\$13.50-\$16.00/mg
1

102,490 SF
8.04 AC

Expenses: **2010 Tax @ \$4.37/sf; 1993 Ops @ \$0.86/sf**
 Parking: **450 Surface Spaces are available; Ratio of 7.40/1,000 SF**
 Utilities: -

Power: -
Rail Line: -

Landlord Rep: Bradford Allen Realty Services / Milan Gacanovic (312) 994-5678

Leasing Company: **Bradford Allen Realty Services / Milan Gacanovic (312) 994-5678 Joel Berger (630) 225-2600 Daniel Fernitz (847) 290-8688 -- 51,322 SF (1,031-14,801 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	100	Office/Direct	Bradford Allen Realty Services	1,500-8,760	15,802	\$15.00/mg	Vacant	Negotiable	-	-
P 1st	102	Office/Direct	Bradford Allen Realty Services	7,042 N	15,802	\$16.00/mg	Vacant	Negotiable	-	-
P 1st	203	Office/Direct	Bradford Allen Realty Services	2,000-13,781	13,781	\$16.00/mg	Vacant	Negotiable	-	-
P 1st	300	Office/Direct	Bradford Allen Realty Services	2,500-5,907	5,907	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	410	Office/Direct	Bradford Allen Realty Services	4,000-14,801	14,801	\$16.00/mg	Vacant	Negotiable	-	-



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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	101B	Office/Direct	Bradford Allen Realty Services	1,031 N	1,031	\$13.50/mg	Vacant	Negotiable	-	-

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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