



AMERITUS



**LEASE**

## 2055 Army Trail Rd

Addison, IL 60101



**PRESENTED BY:**

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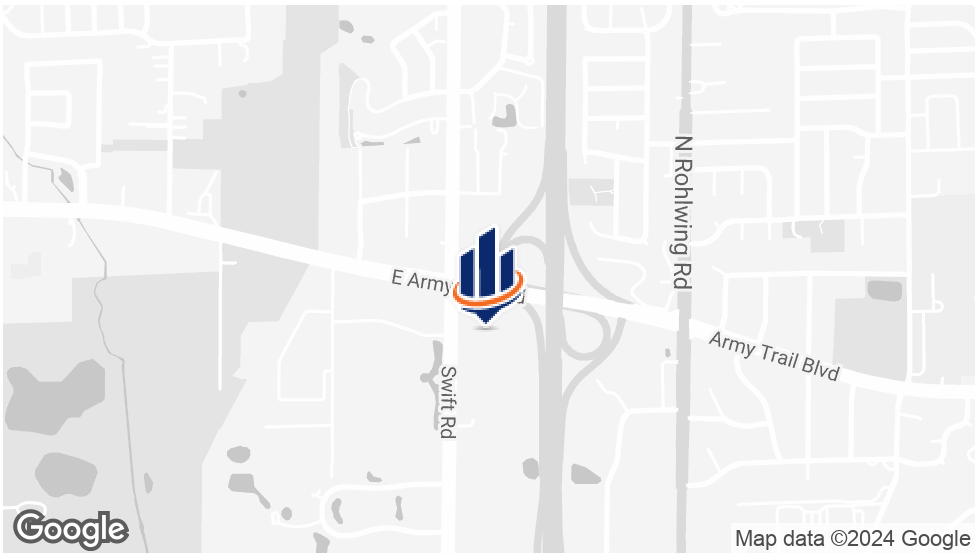
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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	116,582 SF
AVAILABLE SF:	6,868 - 17,189 SF
CEILING HEIGHT:	14'
ZONING:	B-3
TAXES:	\$2.93 PSF
CAM:	\$3.03 PSF
LEASE RATE:	\$11.50 SF/yr Net

PROPERTY OVERVIEW

Conveniently located at the 4-way interchange of I-355 and Army Trail Road. High visibility on both I-355 and Army Trail Road with 127,716 VPD on I-355 and 58,700 VPD on Army Trail Road.

PROPERTY HIGHLIGHTS

- Parking Ratio: 4.4 / 1000 SF
- Building Signage Available
- Pace Bus Stop directly adjacent to the building
- Shared truck docks and drive-in door access
- Flexible layouts with varying office/warehouse components
- New parking lot
- Building exterior painted

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# LEASE SPACES



## LEASE INFORMATION

LEASE TYPE:	Net	LEASE TERM:	Negotiable
TOTAL SPACE:	4,025 - 17,189 SF	LEASE RATE:	\$11.50/SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	NET LEASE RATE	DESCRIPTION
Suite 110	Available	15,258 SF	\$11.50 SF/yr	Dedicated dock & DID Signage exposure to Army Trail Rd & I-355 Expressway
Suite 110 North	Available	7,601 SF	\$11.50 SF/yr	Can be combined with Unit 110 South for a total of 15,258 SF.

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# LEASE SPACES

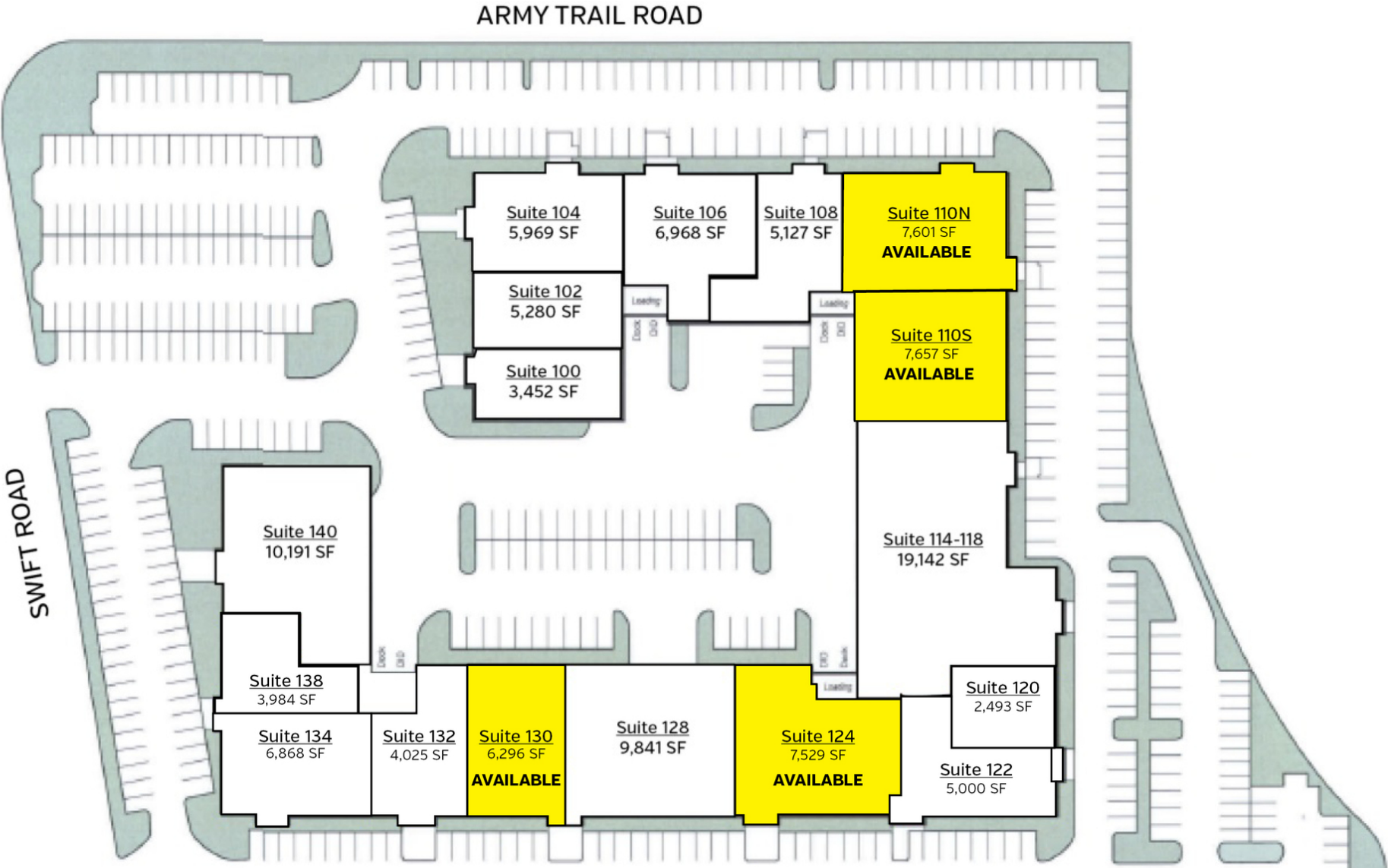


SUITE	TENANT	SIZE (SF)	NET LEASE RATE	DESCRIPTION
Suite 110 South	Available	7,657 SF	\$11.50 SF/yr	Can be combined with Unit 110 North for a total of 15,258 SF.
Suite 124	Available	7,529 SF	\$11.50 SF/yr	Space can be modified.
Suite 130	Available	6,296 SF	\$11.50 SF/yr	Wide open floor plan with a dock and DID.

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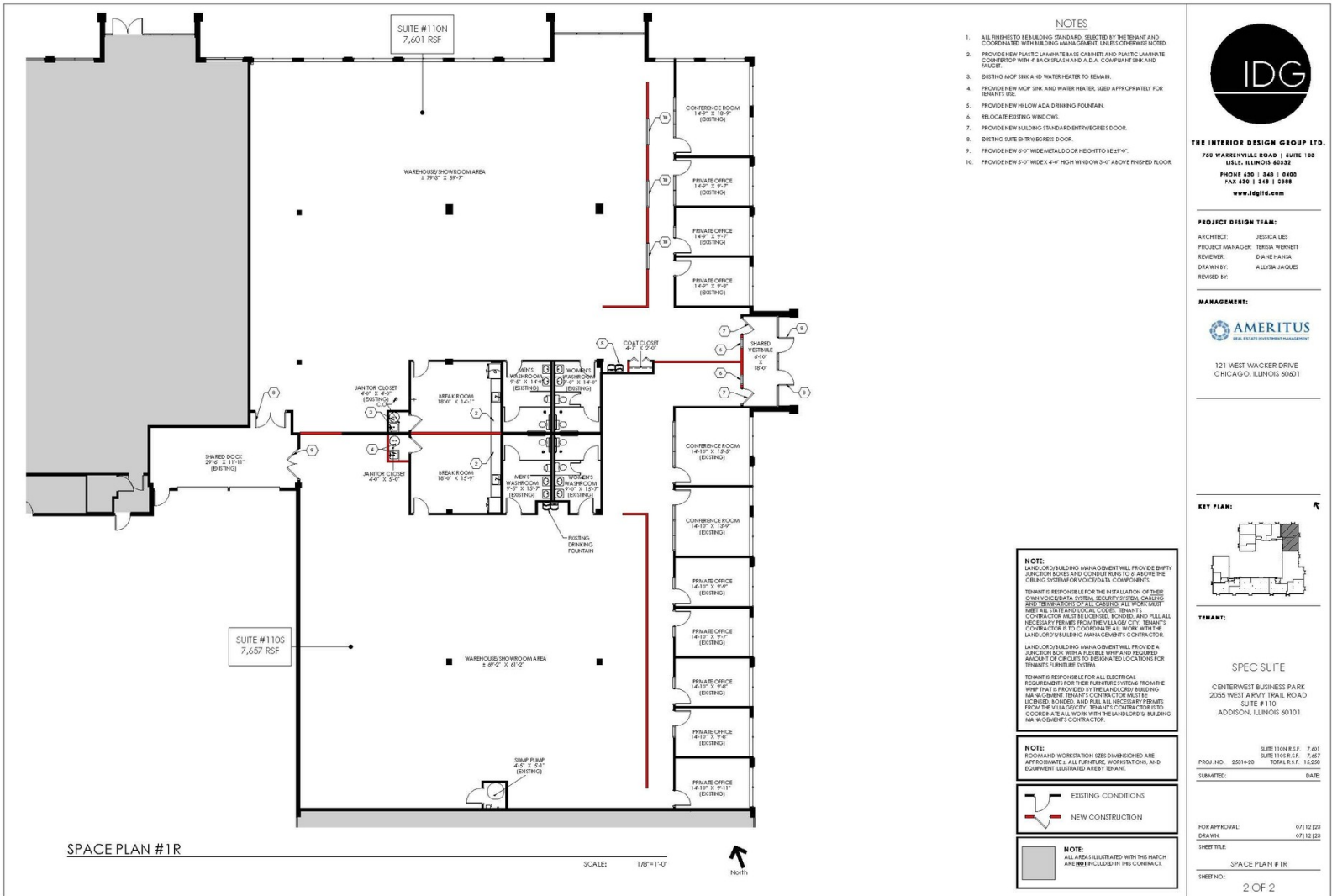
SITE PLAN



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# SUITE 110 N & S



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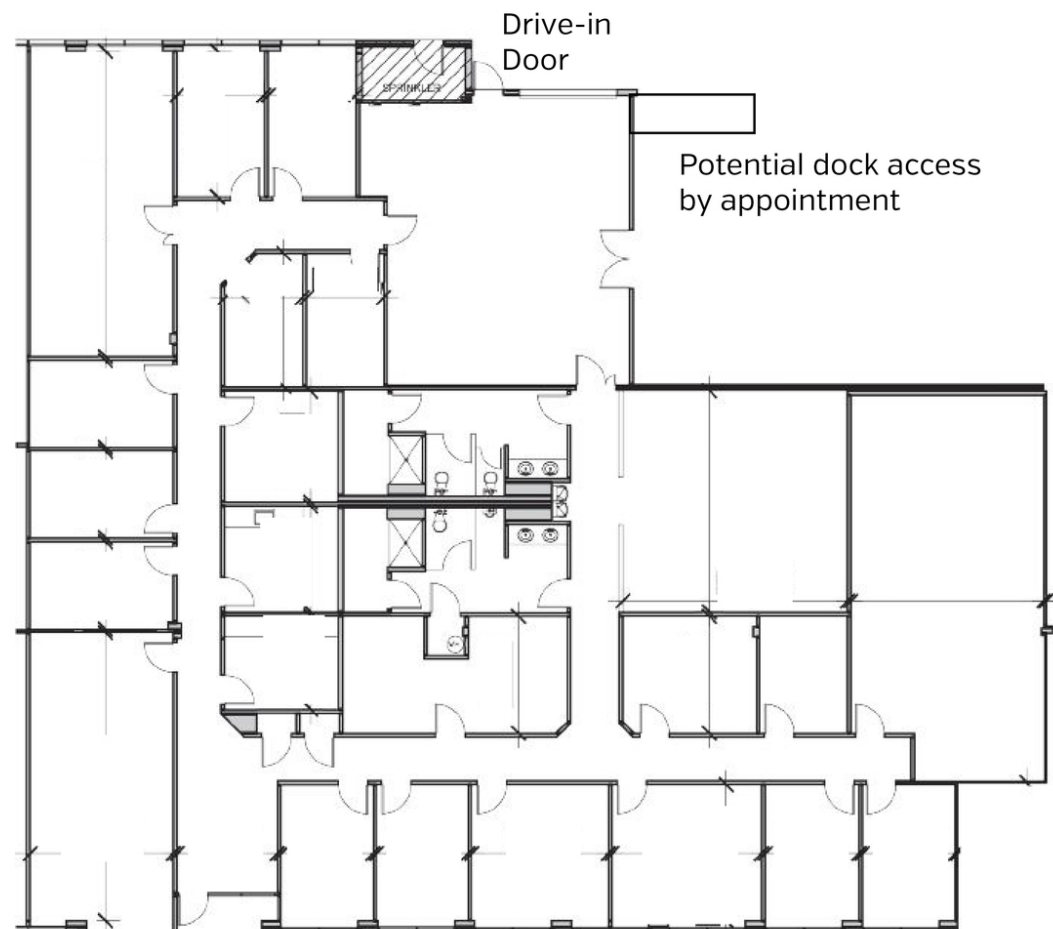
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## SUITE 124 FLOOR PLAN

Proposed Floor Plan  
Suite 124: 7,529 SF



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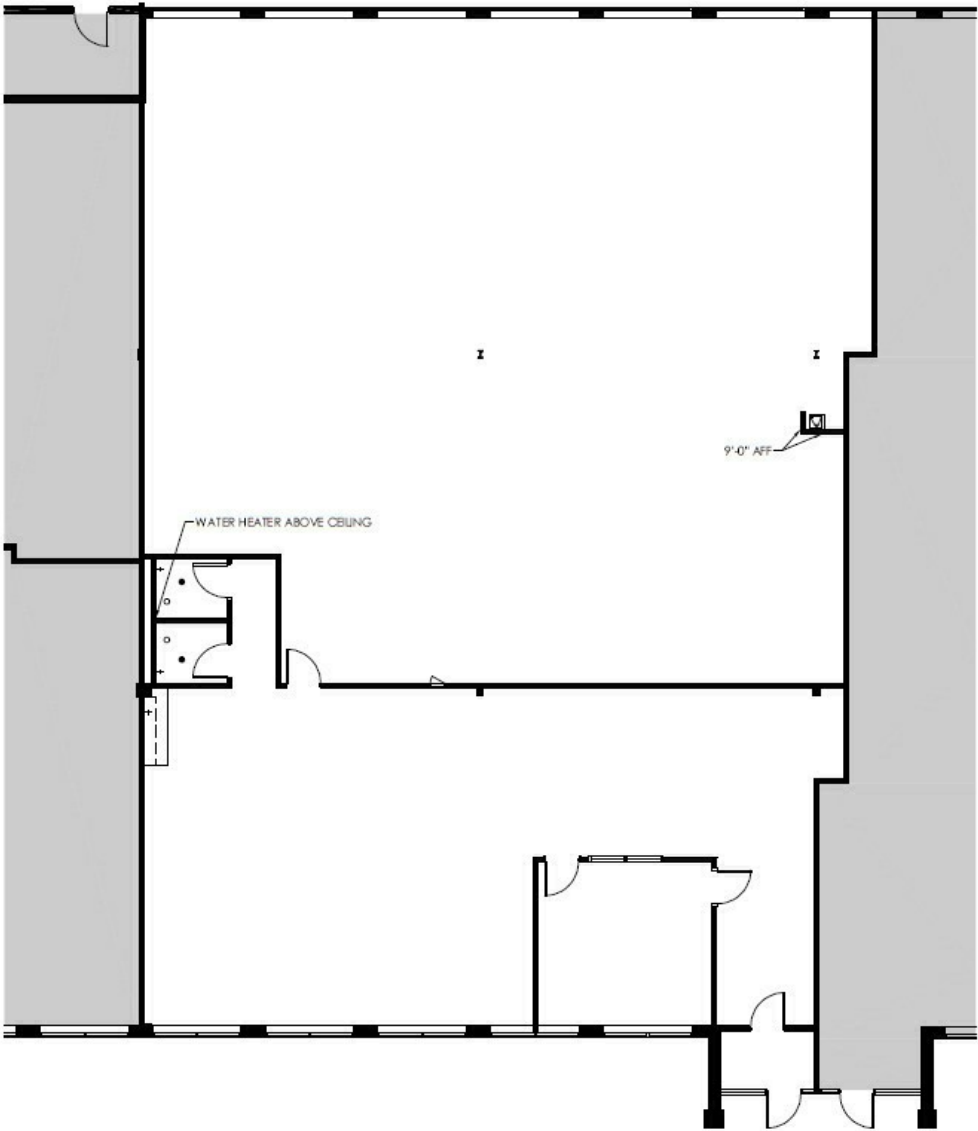
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# SUITE 130 FLOOR PLAN



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