



LEASE

Build to Suit Units +/- 1,200 to 6,250 SF in Brighton Corporate Office Park II

20624 ABBEY WOODS COURT

Frankfort, IL 60423

PRESENTED BY:

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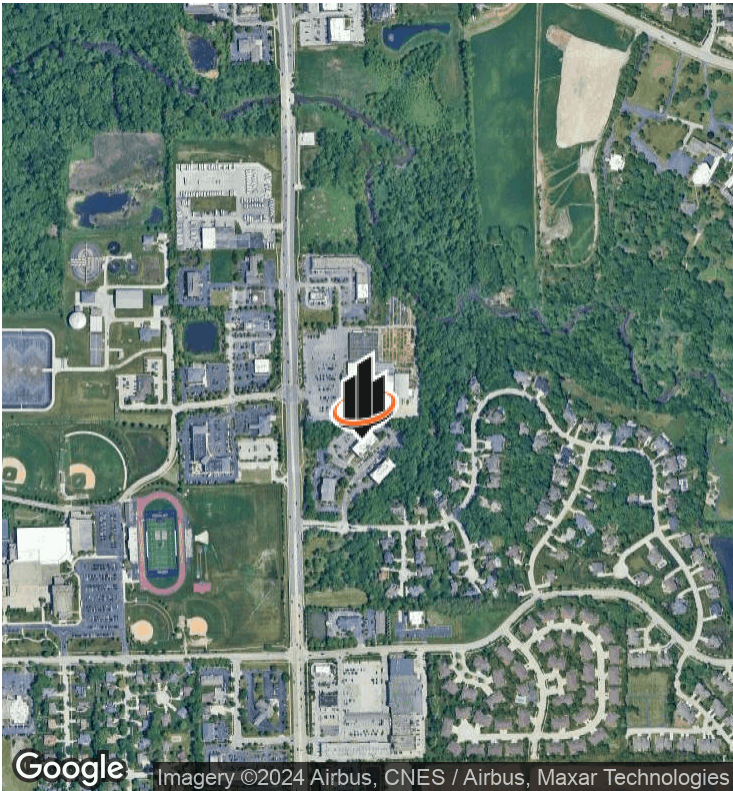
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.95 SF/yr (NNN)
BUILDING SIZE:	30,521 SF
AVAILABLE SF:	1,200 - 6,250 SF
LOT SIZE:	2.13 Acres
YEAR BUILT:	2008
ZONING:	B-4
MARKET:	Chicago
SUBMARKET:	Joliet/Central Will
APN:	19-09-15-301-025-0000

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 20624 Abbey Woods Court, Class A office building in Frankfort, Illinois. Located in the Brighton Corporate Park II PUD of Will County. ± 10,000 SF Customizable Full Second Floor build-out designs available divisible to ± 1,200 SF. Windows throughout, elevator entry for lobby, multiple restrooms, and many layout options. Centrally located within miles of Interstate 80, 355, and 57. Join K-12 Alliance, Guild Mortgage, Healthier Tomorrows, and Lindsey Haskett Photography.

PROPERTY HIGHLIGHTS

- ±1,200 to 6,750 SF Second Floor Availability
- Build-to-Suit Units | Variety of Floor Plan Options
- 162 surface parking spaces plus Interior Garage Spaces
- Windows throughout | 4 Restrooms | Class A
- Private Elevator Directly Opening to Unit

AERIAL



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 to 120 months
TOTAL SPACE:	1,200 - 6,250 SF	LEASE RATE:	\$16.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Partial Full Floor - 20624 Abbey Woods Ct	Available	1,200 - 6,250 SF	NNN	\$16.95 SF/yr	Second Floor Raw Space Class A Custom Build-to-Suit Windows throughout Mechanicals, Internet and Plumbing roughed-in Various Plans can be Accommodated Private Elevator Directly Opening to Unit Private Elevator Entry

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SECOND FLOOR UNIT EXAMPLE



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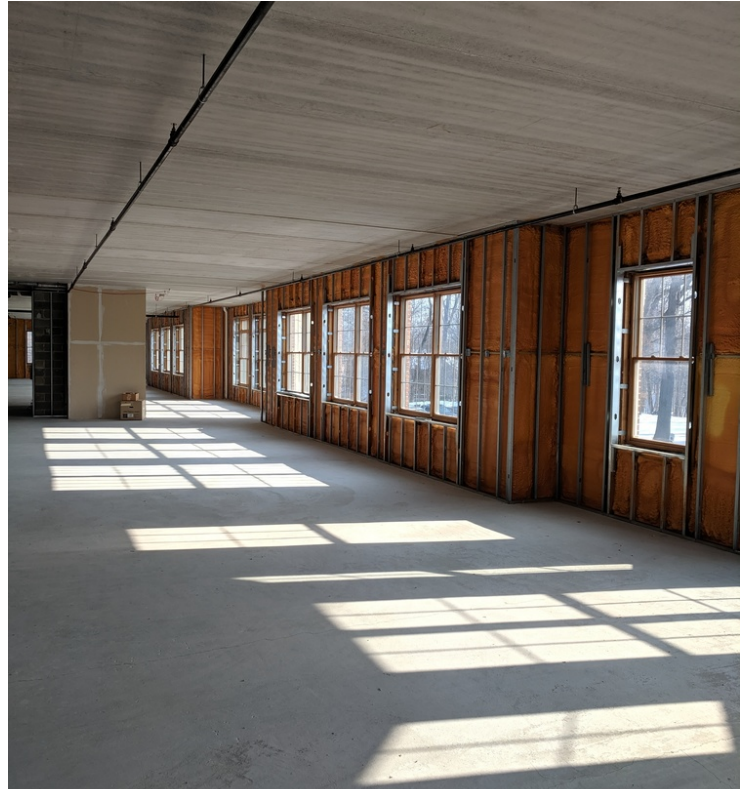
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SECOND FLOOR SPACE- BUILD TO SUIT OPPORTUNITY



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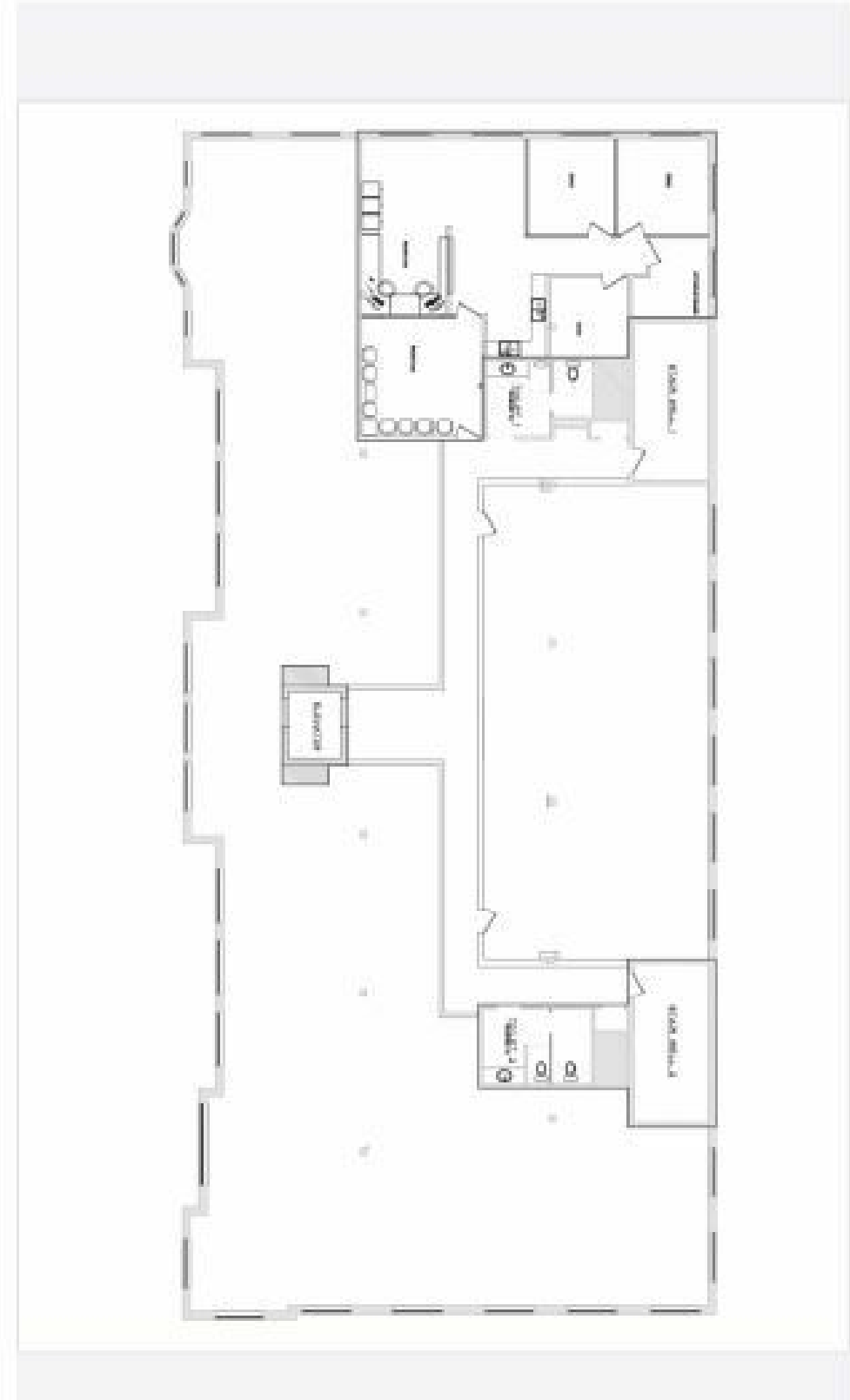
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FLOOR PLAN EXAMPLE ± 6,250 SF



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AREA RETAILERS



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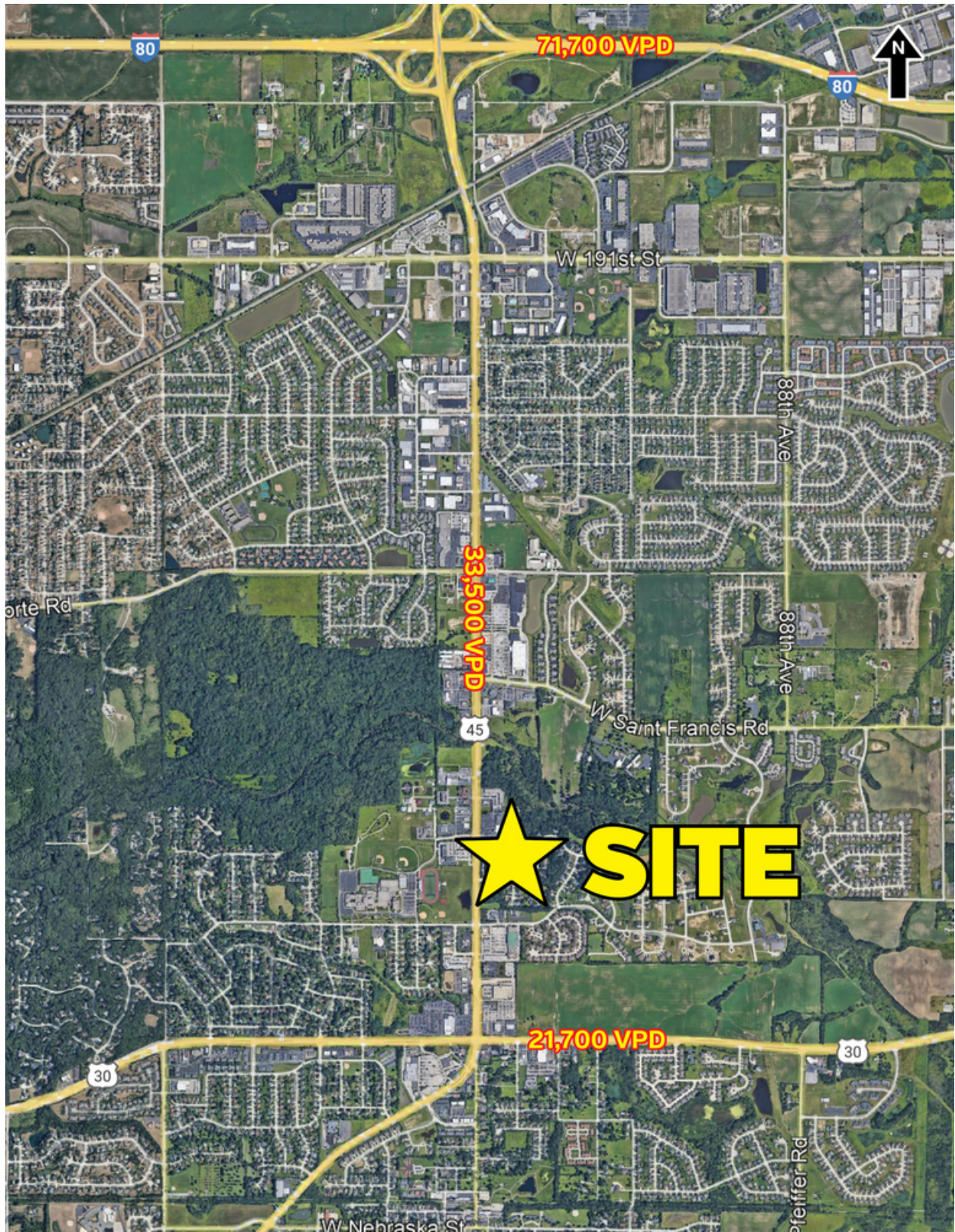
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TRAFFIC COUNTS



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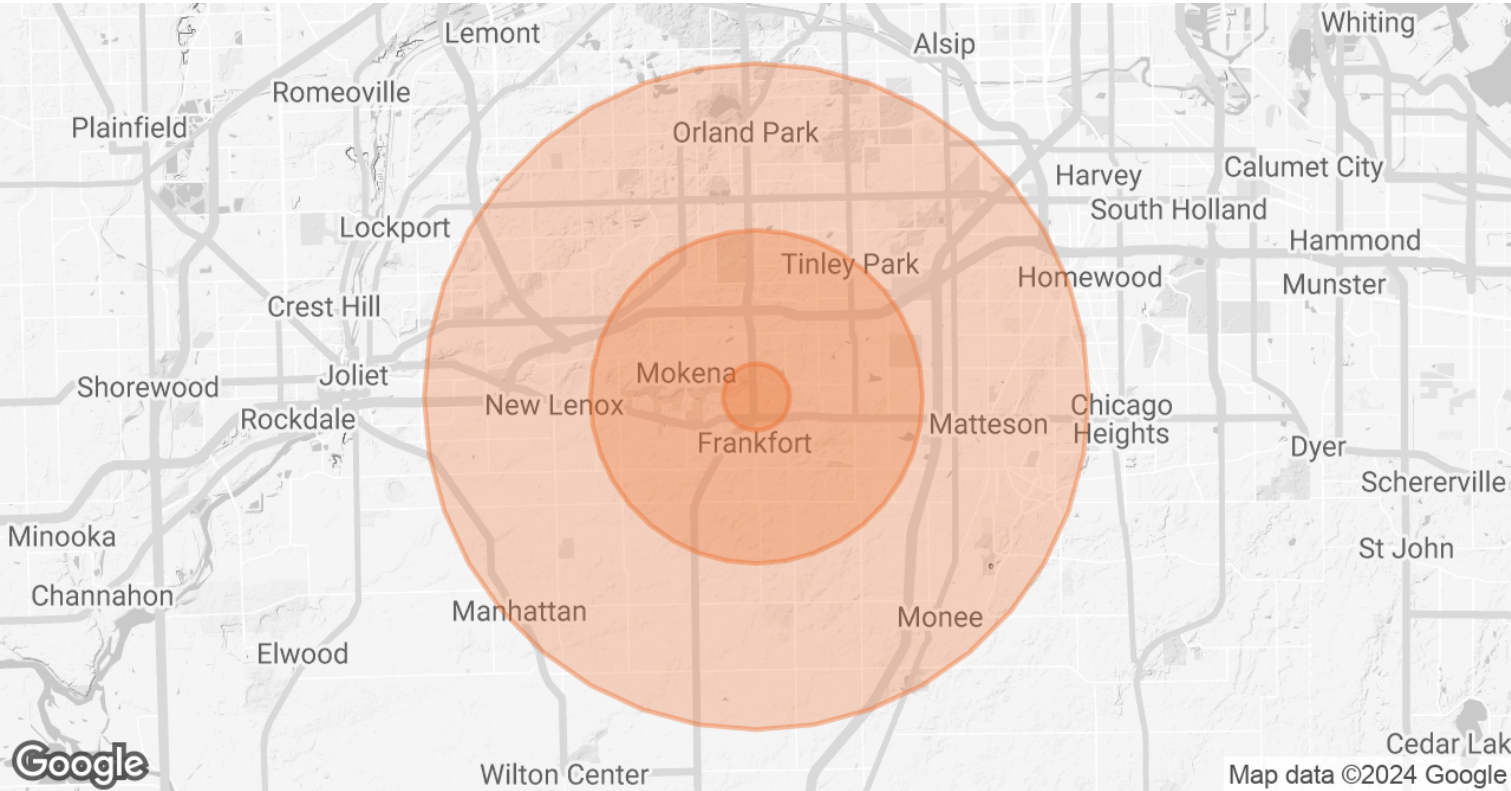
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,622	119,044	413,427
AVERAGE AGE	41.8	39.5	39.6
AVERAGE AGE (MALE)	40.4	37.7	38.1
AVERAGE AGE (FEMALE)	42.8	40.5	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,218	40,465	146,838
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$110,371	\$103,501	\$91,138
AVERAGE HOUSE VALUE	\$326,302	\$350,576	\$329,123

2020 American Community Survey (ACS)

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