

LEASE

305 W. Briarcliff Rd.

Bolingbrook, IL 60440

PRESENTED BY:

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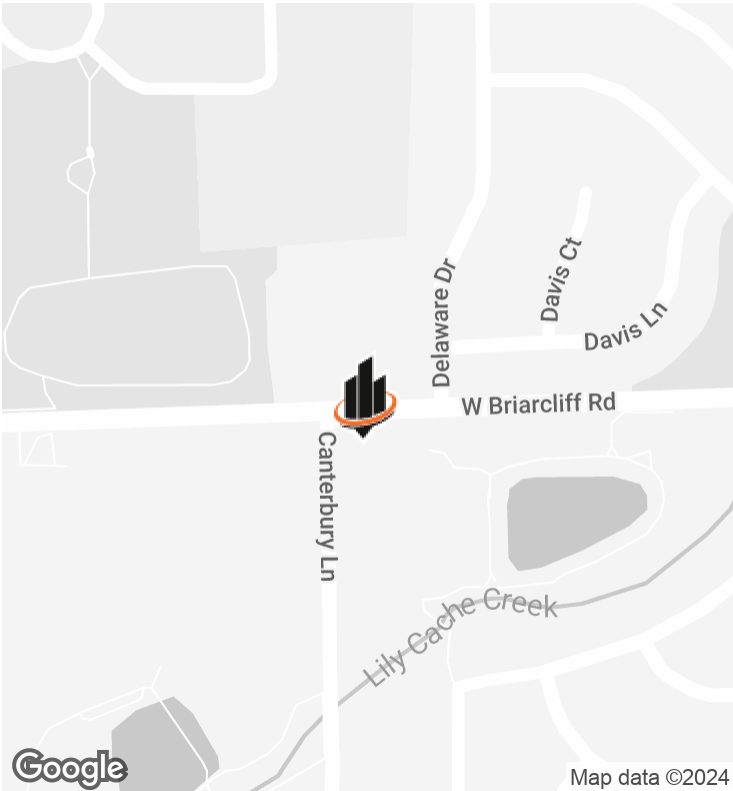
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (MG)
BUILDING SIZE:	10,000 SF
AVAILABLE SF:	806 - 5,467 SF
LOT SIZE:	2 Acres
YEAR BUILT:	1980
ZONING:	O-1
MARKET:	Chicago-Naperville
APN:	1202151070010000, 1202151070020000

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PROPERTY OVERVIEW

Full second floor available as an executive or medical office suite with private bathrooms, offices, reception area, conference room and breakroom. Two office units are also available on the first floor.

PROPERTY HIGHLIGHTS

- Full-floor office suite with private offices and kitchen/break room
- 2 first-floor offices one with separate reception area
- 1 mile to I-55 interchange
- Medical or office potential next overlooking Meyer Park in Bolingbrook

ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	806 - 5,467 SF	LEASE RATE:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 103	Available	806 SF	Modified Gross	\$18.00 SF/yr	Professional office suite. Properly divided for principal and client privacy. Four-room office.
Suite 200	Available	5,467 SF	Modified Gross	\$18.00 SF/yr	Second Floor Office suite geared towards many professional services, as well as medical. Open general office in the middle with window-lined private offices throughout. Reception area, Break area, Conference room, and Mail room.

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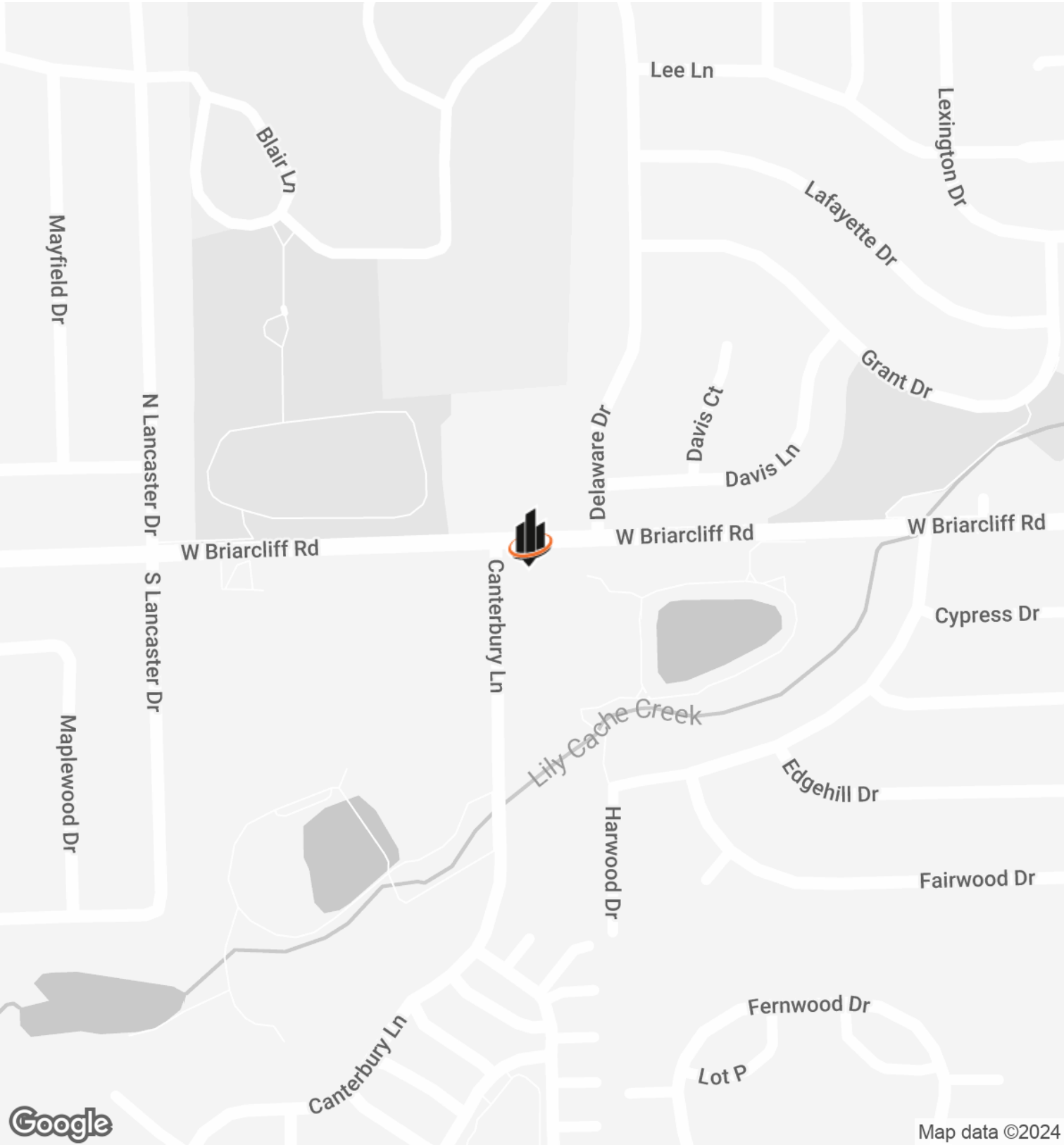
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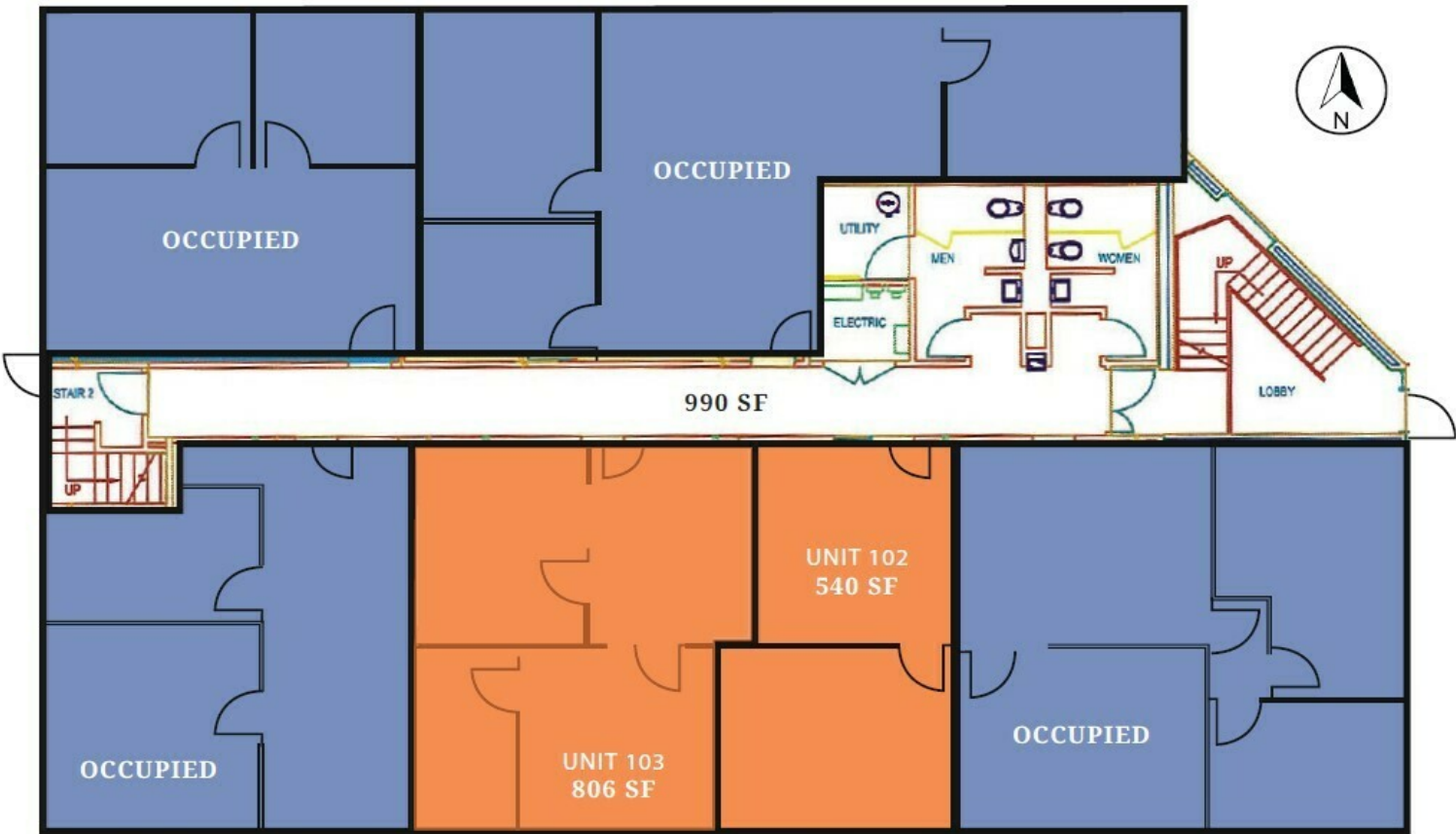
LOCATION MAP



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FLOOR PLANS



**Plans not to scale*
***Common Area Maintenance factor for first floor = 0.18 PSF*

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