

AVAILABLE: High-Visibility Low-Cost Flex Space



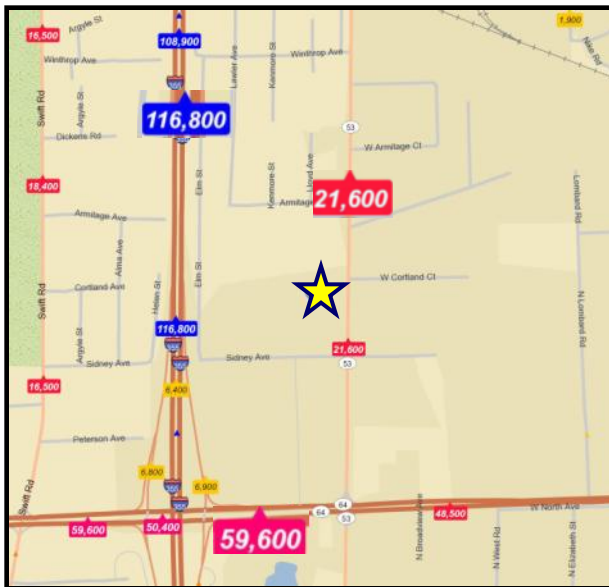
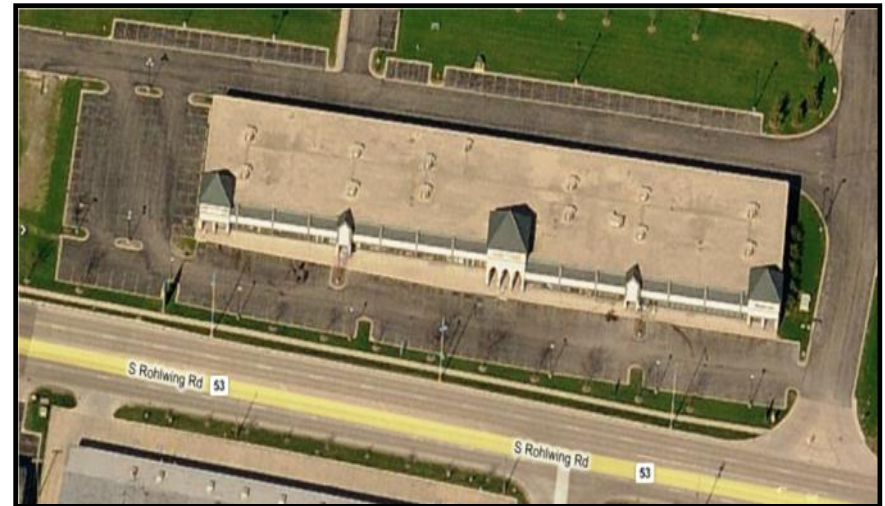
800 S. Rohlwing Rd. (Route 53), Addison, IL 60101

Professionally Managed and Owned By



PROPERTY FEATURES

- Part of the Cross Pointe Corporate Center campus
- Less than 1 mile from I-355 / North Ave. interchange
- Ideal for office / flex / retail / wholesale / fitness / school / restaurant
- High visibility – considerable signage on Route 53 & building
- Energy-efficient construction with very low operating expenses
- Extensive area amenities in strategic central location
- Stable, institutional ownership & professional property management



PROPERTY SPECIFICATIONS

- 29,617SF of Avail. Flex Space - divisible; entire building possible (42,341SF)**
- Unit C: 15,491 SF w/2,000SF office & grade-level door plus 3,000SF of heavy-duty mezzanine**
- Unit E/F: 4,000 - 12,018 SF partially demised w/grade-level door**
- Ceiling Height / Sprinklers: 18' 6" clear / ESFR**
- Parking: 6/1000 SF - up to 250 spaces possible**
- Year Built: 1999**
- Zoning: M4* Office/Research/Industrial**

*Aggressively priced
at \$14.50/SF Gross*

OP2MIZE, LLC / 888-831-9595 / www.op2mize.com

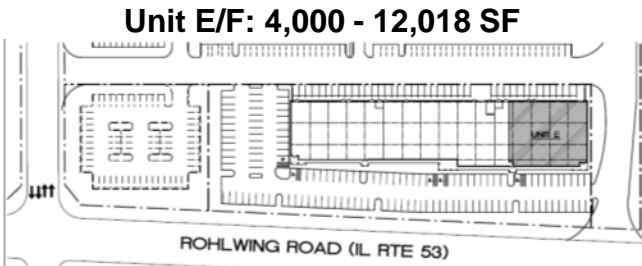
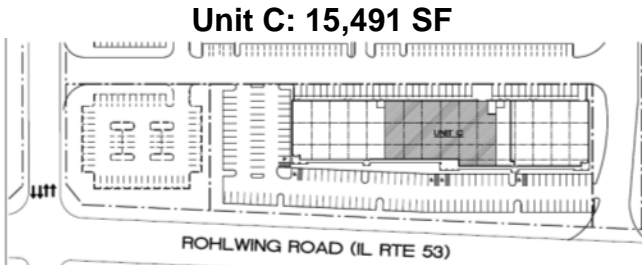
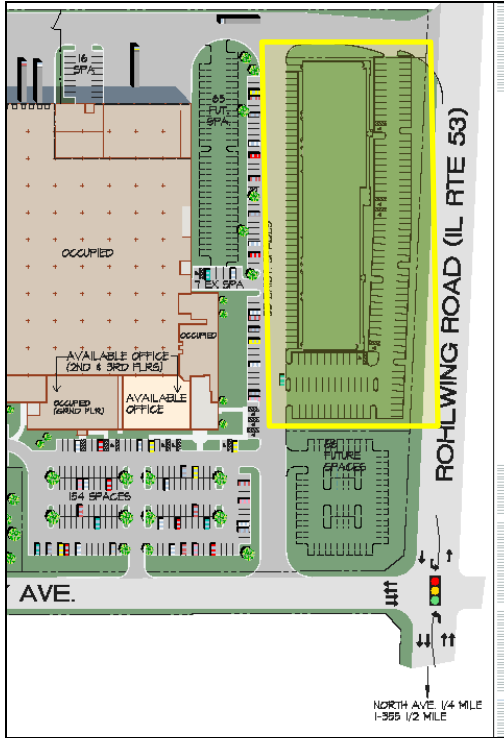
"Optimal Commercial Real Estate Strategies™"

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Sustainable Intelligence™

AVAILABLE: Up to 29,617 SF Flex Space



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For More Information
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Note: above drawings not to scale

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