

## HIGH-VISIBILITY LOW-COST FLEX SPACE

**\*\*\* CROSS POINTE CORPORATE CENTER \*\*\***  
**800 S. Rohlwing Road (IL Rte. 53), Addison, IL 60101**

<b>Total Building Size:</b>	42,341SF – entire building could be available; up to 29,671SF currently vacant	
<b>Available Suites:</b>	Unit A/B: 12,724SF (leased)	Unit D: 2,108SF (leased)
	<b>Unit C: 15,491SF (plus 3,000sf mezz)</b>	<b>Unit E/F: 4,000 - 12,000SF (divisible)</b>
<b>Construction Type:</b>	Solarcrete System: R-40 roof & R-35 walls - highly energy efficient – <b>save \$\$\$</b>	
<b>Year Built:</b>	1999	
<b>Traffic Count:</b>	> 21,000 vehicles/day on Route 53; > 59,000 vehicles/day on Route 64	
<b>Ceiling Height:</b>	18' 6" clear	
<b>HVAC:</b>	100%	
<b>Sprinklers:</b>	ESFR	
<b>Loading:</b>	Unit C: 14' x 10' grade-level door; Unit E/F: 8' x 6' grade-level door	
<b>Telecom / Internet:</b>	Available in each unit subject to Tenant specifications	
<b>Security:</b>	Video security planned; after-hours & suite access via keyed entry	
<b>Parking:</b>	Striped for 170 spaces; up to 250 space possible (6/1,000)	
<b>Zoning:</b>	M4* Office / Retail / Industrial	
<b>Flexibility:</b>	Flexible layouts and lease terms; will consider shorter terms	
<b>Base Rent:</b>	<b>Aggressively priced at \$14.50/SF Gross</b>	
<b>Real Estate Taxes:</b>	Low DuPage County taxes included in Base Rent	
<b>Operating Expenses:</b>	Initial operating expenses and CAM included in Base Rent	
<b>Possession:</b>	Units C & E/F: Immediate; Units A/B & D: Subject to mutual agreement	
<b>Landlord:</b>	Owned & professionally managed by IDI – strong & stable long-term Landlord	
<b>Comments:</b>	<ul style="list-style-type: none"><li>♦ <b>Strategic central location at I-355 / North Ave. interchange</b></li><li>♦ <i>High visibility with considerable signage on building &amp; Route 53</i></li><li>♦ <i>Extensive area amenities including dining, retail/entertainment &amp; hotels</i></li><li>♦ <i>Ideal uses include showroom, office, medical, education, fitness &amp; wholesale</i></li><li>♦ <i>Will consider restaurant/black iron</i></li><li>♦ <i>Extremely energy-efficient construction with very low overall operating costs</i></li><li>♦ <b>Bonus commission for co-op brokers</b></li></ul>	

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