

AVAILABLE: High-Impact Low-Cost Office Space



**CROSS POINTE
CORPORATE CENTER**

880-882 S. Rohlwing Rd.,
Addison, IL 60101

Professionally Managed and Owned By



PROPERTY FEATURES

- Lowest total cost of occupancy from Schaumburg to Downers Grove
- Less than 1 mi. from I-355 / North Ave. interchange; Rte 53 access
- I-355 and/or building signage opportunity for larger tenants
- Retail / wholesale possible; 1st floor showroom in place
- Over 5/1,000 parking ratio (220 spaces); more spaces possible
- Extensive area amenities in strategic central location
- Energy efficient building with low RE taxes & operating expenses
- Flexible floor plan layouts and lease terms

YOUR NAME HERE!!!

High-identity location – retail / wholesale potential

PROPERTY SPECIFICATIONS

Available Office Space: 41,807 SF (3 floors); will divide by floor from 9,235 SF to 20,701 SF

Construction Type: Energy-efficient Solarcrete – save \$\$\$

Existing Conditions: High-bay 1st floor showroom / 16 window offices / 12 interior offices / 2 conf. rooms / flexible open plan for work stations or call center / dedicated restrooms by floor

Access: Common lobby / elevator, secure suite access; video security planned

Parking: Above-average ratio – more than 5 cars / 1,000 SF with additional parking possible

Year Built: 1999 **Availability:** Immediate **Zoning:** M4* Office/Research/Industrial

Price: \$14.50/SF Gross – includes base year costs



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

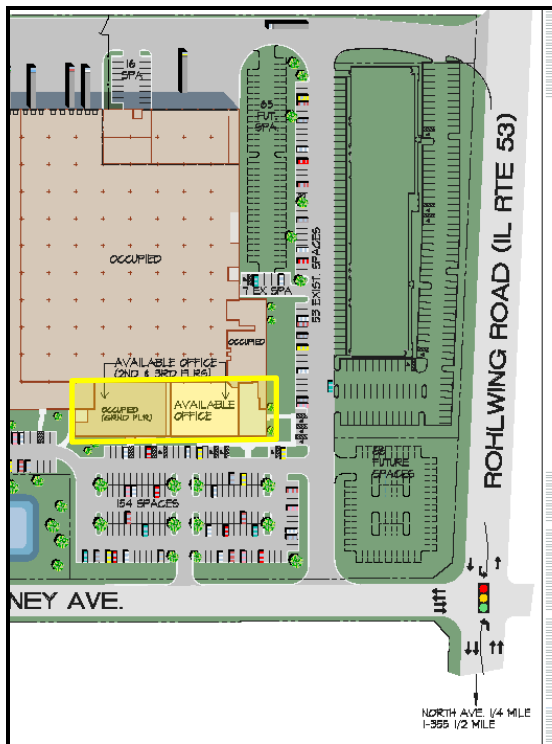
“Optimal Commercial Real Estate Strategies”

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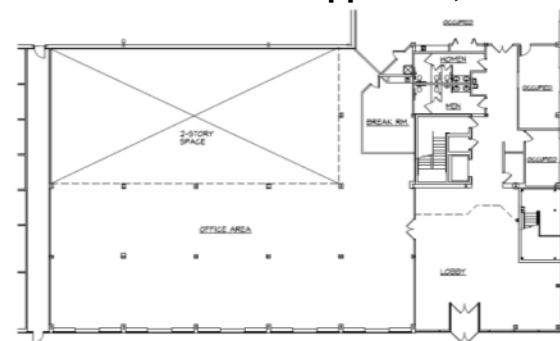
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Partial First Floor: Approx. 9,235 SF



Second Floor: Approx. 11,871 SF



Third Floor: Approx. 20,701 SF



Note: above drawings not to scale

For More Information
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