

HIGH-IMPACT LOW-COST OFFICE SPACE: SAVE \$ NOW!

*** **CROSS POINTE CORPORATE CENTER** ***
880-882 S. Rohlwing Road (IL Rte. 53), Addison, IL 60101

Available Office Space:	41,807 SF on three (3) floors – divisible by floor
Approx. Floor Sizes:	1 st : 9,235 SF // 2 nd : 11,871 SF // 3 rd : 20,701 SF // floor combinations possible
Construction Type:	Solarcrete System: R-40 roof & R-35 walls - highly energy efficient – save \$\$\$
Year Built:	1999
Existing Conditions:	1 st floor high-bay showroom; upper floors open plan with some privates, etc.
Ceiling Height:	Standard office height
HVAC:	Multiple zones on each floor
Sprinklers:	Fully sprinkled throughout via high-density wet system
Washrooms:	Dedicated sets of washrooms on each floor
Telecom / Internet:	Available subject to Tenant specifications
Security:	Video security planned; after-hours & suite access via keyed entry
Parking:	Nearly 6-to-1 parking ratio – up to 220 spaces available
Zoning:	M4* Office / Research / Industrial
Flexibility:	Flexible floor plan layouts and lease terms; will consider shorter terms
Asking Base Rent:	\$14.50/SF Gross (incl. base year costs)
Real Estate Taxes:	Low DuPage County taxes included in Base Rent
Operating Expenses:	Initial operating expenses and CAM included in Base Rent
Possession:	Immediate
Landlord:	Owned & professionally managed by IDI – strong & stabile long-term Landlord
Comments:	<ul style="list-style-type: none">♦ Lowest total cost of occupancy from Schaumburg to Downers Grove♦ Strategic central location at I-355 / North Ave. interchange♦ <i>Excellent building identity and/or I-355 signage opportunity for larger users</i>♦ <i>Extensive area amenities including dining, retail/entertainment and hotels</i>♦ <i>Parking for over 220 cars; <u>additional parking possible</u>, please inquire!</i>♦ <i>Ideal uses include corporate office, medical, education & government</i>♦ <i>Other possible uses include retail / wholesale / showroom / fitness center</i>♦ <i>Extremely energy efficient construction with very low overall operating costs</i>♦ \$1.50/SF commission for co-op brokers

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“Optimal Commercial Real Estate Strategies”

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