

## HIGH-QUALITY OFFICE SPACE AVAILABLE for LEASE!!!

### WELSH OFFICE CENTER

1250 – 1300 S. Grove Ave., Barrington, IL 60010

<b>Available Space:</b>	1,697 – 7,347 square feet
<b>County:</b>	Cook
<b>Total Building Size:</b>	1250 S. Grove – 51,681 gross square feet 1300 S. Grove – 39,606 gross square feet
<b>Construction Type:</b>	Masonry & Steel Construction
<b>Year Built:</b>	1250 S. Grove – 1983 1300 S. Grove – 1973
<b>Number of Stories:</b>	Multi Story
<b>Lighting:</b>	Fluorescent
<b>Power:</b>	200 amps
<b>Water / Sewer:</b>	City
<b>Parking:</b>	3 Cars / 1,000 SF (Parking Lot Resurfaced in 2008)
<b>HVAC:</b>	Rooftop Heat and AC Units (included in lease rate)
<b>Zoning:</b>	Commercial / Office
<b>Land Area:</b>	8.46 Acres
<b>Asking Lease Rate:</b>	<b>\$18.00 / SF Absolute Gross (electric and janitorial included)</b>
<b>Real Estate Taxes/CAM:</b>	Included in the Asking Lease Rate
<b>Possession:</b>	Immediate
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Located just North of the Northwest Tollway (I-90) at the Barrington Rd. Interchange</li><li>• O'Hare Airport approximately 15 miles to the southeast</li><li>• Atrium Entryways</li><li>• Extensive Upgrades to the Building</li><li>• Expansive Window Line</li><li>• Completely New Roof</li><li>• New Landscaping Installed</li><li>• Public Transportation Available</li><li>• Excellent Labor Pool</li><li>• All Utilities are Included Except for Phones</li><li>• Janitorial Services Included</li></ul>

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# FOR LEASE: 1,697 - 7,347 SF

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**1300 South Grove Avenue**

### PROPERTY SPECIFICATIONS

#### Total Building Size

1250 S. Grove - 51,681 SF

1300 S. Grove - 39,606 SF

#### Number of Stories

1250 S. Grove - 3

1300 S. Grove - 2

#### Year Built

1250 S. Grove - 1983

1300 S. Grove - 1973

#### Min. / Max. Contiguous

1,697 – 7,347 Square Feet

#### Site Size:

8.46 Acres

#### Asking Lease Rate

\$18.00 / SF Absolute Gross

#### Parking

3 Cars / 1,000 SF (Resurfaced in '08)

### PROPERTY OVERVIEW

- All Utilities are Included (except phones)
- Janitorial Services Included
- Aggressive Lease Rates for Class A Space
- Excellent Location Just North of I-90
- On-Site Property Management
- Up-Scale Demographic Profile / Labor Pool
- Atrium Entryways

**1250 South Grove Avenue**



OP2MIZE, LLC / [www.op2mize.com](http://www.op2mize.com) / 888-831-9595

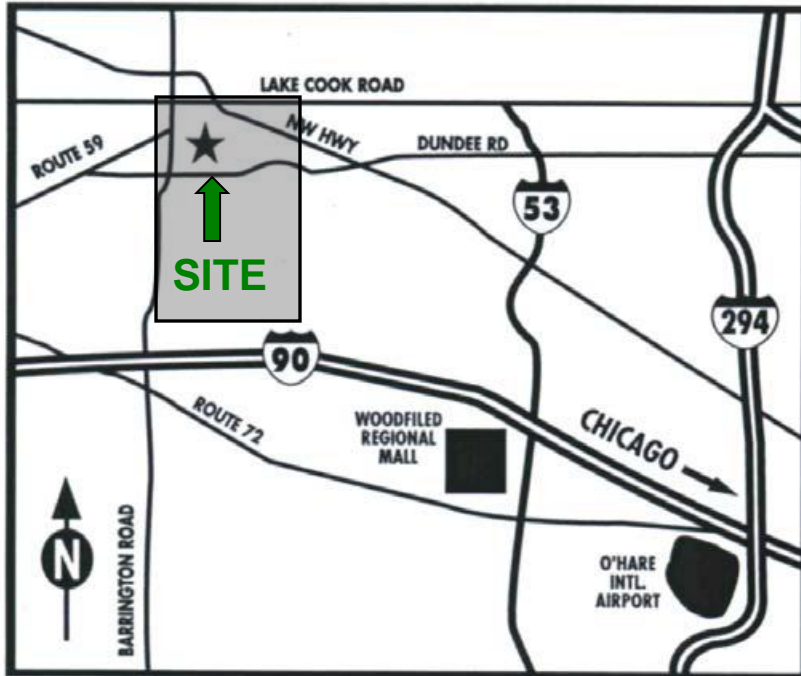
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For More Information  
Contact Exclusive Agent:

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