

HIGH-QUALITY OFFICE SPACE AVAILABLE for LEASE!!!

WELSH OFFICE CENTER

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

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

CONTACT: Rich Antczak, RECS / 630-747-5282
info@op2mize.com / www.op2mize.com

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FOR LEASE: 1,697 - 7,347 SF

WELSH OFFICE CENTER

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



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 / 888-831-9595

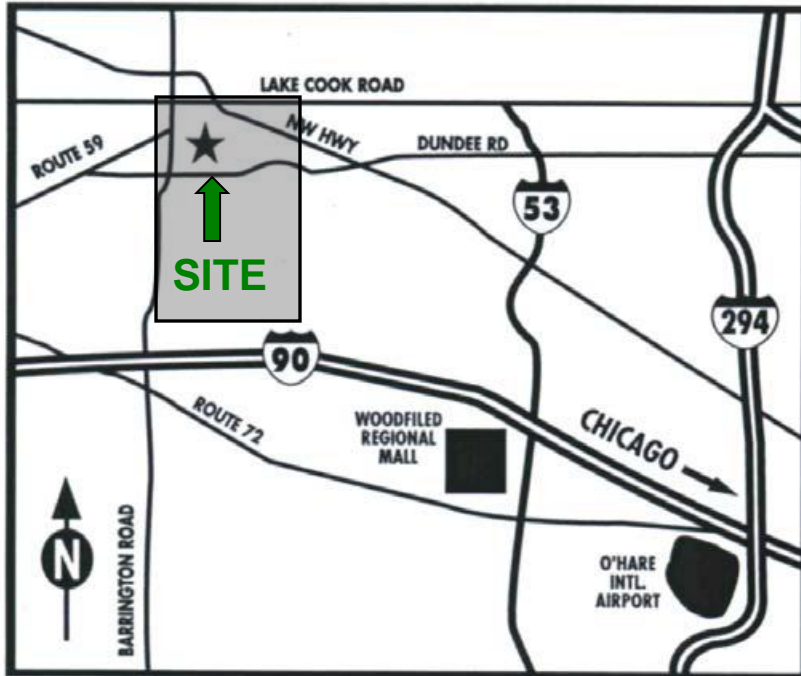
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For More Information
Contact Exclusive Agent:

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