

# 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](http://www.op2mize.com) / 888-831-9595

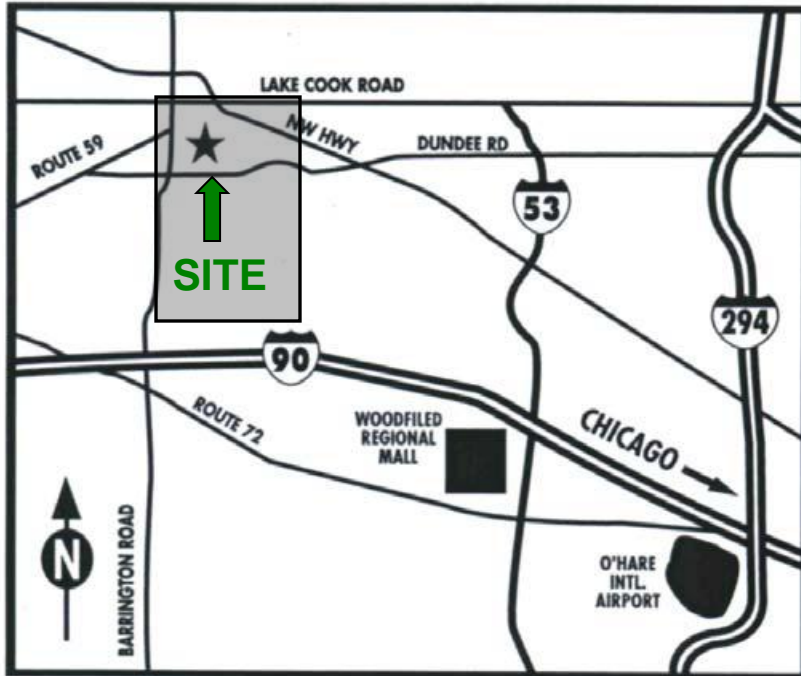
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For More Information  
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