

## 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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