

# AVAILABLE: High-Impact Low-Cost Office Space



**CROSS POINTE  
CORPORATE CENTER**

882 S. Rohlwing Rd. (Rte. 53),  
Addison, IL 60101

Professionally Managed and Owned By



## PROPERTY FEATURES

- Lowest total cost of occupancy from Schaumburg to Downers Grove
- Less than 1 mi. from I-355 / North Ave. interchange; Rte 53 access
- I-355 and/or building signage opportunity for larger tenants
- Retail / wholesale possible; 1<sup>st</sup> floor showroom in place
- Over 5/1,000 parking ratio (220 spaces); more spaces possible
- Extensive area amenities in strategic central location
- Energy efficient building with low RE taxes & operating expenses
- Flexible floor plan layouts and lease terms

**YOUR NAME HERE!!!**

*High-identity location – retail / wholesale potential*

## PROPERTY SPECIFICATIONS

**Available Office Space:** 41,807 SF (3 floors); will divide by floor from 9,235 SF to 20,701 SF

**Construction Type:** Energy-efficient Solarcrete – save \$\$\$

**Existing Conditions:** High-bay 1<sup>st</sup> floor showroom / 16 window offices / 12 interior offices / 2 conf. rooms / flexible open plan for work stations or call center / dedicated restrooms by floor

**Access:** Common lobby / elevator, secure suite access; video security planned

**Parking:** Above-average ratio – more than 5 cars / 1,000 SF with additional parking possible

**Year Built:** 1999      **Availability:** Immediate      **Zoning:** M4\* Office/Research/Industrial

**Price:** \$14.50/SF Gross – includes base year costs



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

*“Optimal Commercial Real Estate Strategies”*

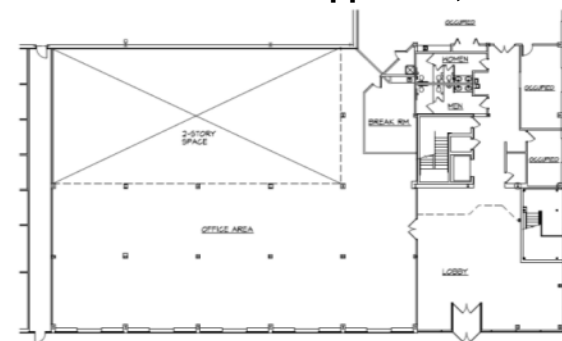
**Op2mize**  
Sustainable Intelligence™

# AVAILABLE: 41,807 SF OFFICE



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Partial First Floor: Approx. 9,235 SF



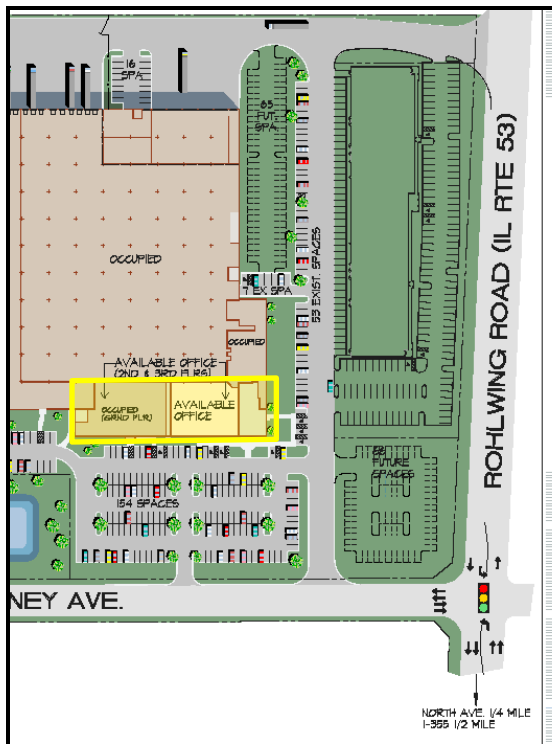
Second Floor: Approx. 11,871 SF



Third Floor: Approx. 20,701 SF



Note: above drawings not to scale



For More Information  
Contact Op2mize: **888.831.9595**

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