

## HIGH-IMPACT LOW-COST OFFICE SPACE: SAVE \$ NOW!

\*\*\* **CROSS POINTE CORPORATE CENTER** \*\*\*  
**882 S. Rohlwing Road (IL Rte. 53), Addison, IL 60101**

<b>Available Office Space:</b>	41,807 SF on three (3) floors – divisible by floor
<b>Approx. Floor Sizes:</b>	1 <sup>st</sup> : 9,235 SF // 2 <sup>nd</sup> : 11,871 SF // 3 <sup>rd</sup> : 20,701 SF // floor combinations possible
<b>Construction Type:</b>	Solarcrete System: R-40 roof & R-35 walls - highly energy efficient – <b>save \$\$\$</b>
<b>Year Built:</b>	1999
<b>Existing Conditions:</b>	1 <sup>st</sup> floor high-bay showroom; upper floors open plan with some privates, etc.
<b>Ceiling Height:</b>	Standard office height
<b>HVAC:</b>	Multiple zones on each floor
<b>Sprinklers:</b>	Fully sprinkled throughout via high-density wet system
<b>Washrooms:</b>	Dedicated sets of washrooms on each floor
<b>Telecom / Internet:</b>	Available subject to Tenant specifications
<b>Security:</b>	Video security planned; after-hours & suite access via keyed entry
<b>Parking:</b>	Nearly 6-to-1 parking ratio – up to 220 spaces available
<b>Zoning:</b>	M4* Office / Research / Industrial
<b>Flexibility:</b>	Flexible floor plan layouts and lease terms; will consider shorter terms
<b>Asking Base Rent:</b>	<b>\$14.50/SF Gross (incl. base year costs)</b>
<b>Real Estate Taxes:</b>	Low DuPage County taxes included in Base Rent
<b>Operating Expenses:</b>	Initial operating expenses and CAM included in Base Rent
<b>Possession:</b>	Immediate
<b>Landlord:</b>	Owned & professionally managed by IDI – strong & stabile long-term Landlord
<b>Comments:</b>	<ul style="list-style-type: none"><li>♦ <b>Lowest total cost of occupancy from Schaumburg to Downers Grove</b></li><li>♦ <b>Strategic central location at I-355 / North Ave. interchange</b></li><li>♦ <i>Excellent building identity and/or I-355 signage opportunity for larger users</i></li><li>♦ <i>Extensive area amenities including dining, retail/entertainment and hotels</i></li><li>♦ <i>Parking for over 220 cars; <u>additional parking possible, please inquire!</u></i></li><li>♦ <i>Ideal uses include corporate office, medical, education &amp; government</i></li><li>♦ <i>Other possible uses include retail / wholesale / showroom / fitness center</i></li><li>♦ <i>Extremely energy efficient construction with very low overall operating costs</i></li><li>♦ <b>\$1.00/SF commission for co-op brokers</b></li></ul>

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**Op2mize**

Sustainable Intelligence™

**“Optimal Commercial Real Estate Strategies”**

**888-831-9595 // 847-813-9898**

[www.op2mize.com](http://www.op2mize.com)

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# 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



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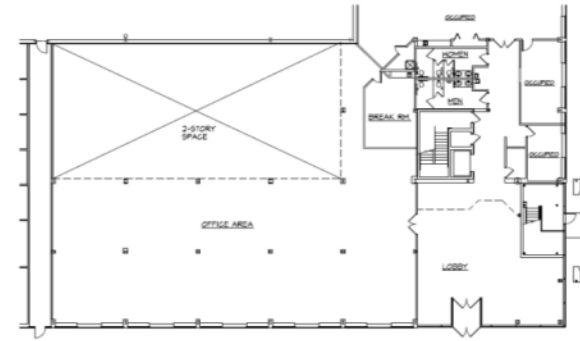
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# AVAILABLE: 41,807 SF OFFICE



882 S. Rohlwing Rd. (Rte. 53),  
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Partial First Floor: Approx. 9,235 SF



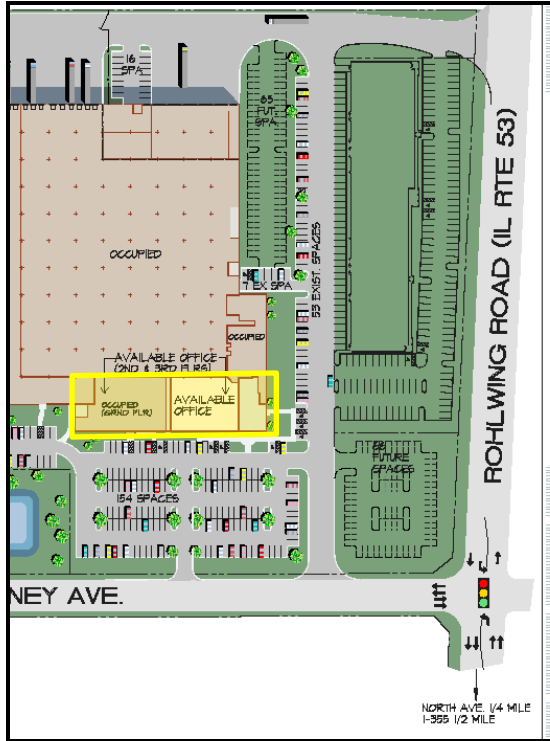
Second Floor: Approx. 11,871 SF



Third Floor: Approx. 20,701 SF



Note: above drawings not to scale



For More Information  
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