
Office Space For Lease Sample Survey

PREPARED BY:



Chicagoland Commercial, Inc.

1240 W Northwest Hwy
Palatine, IL 60067

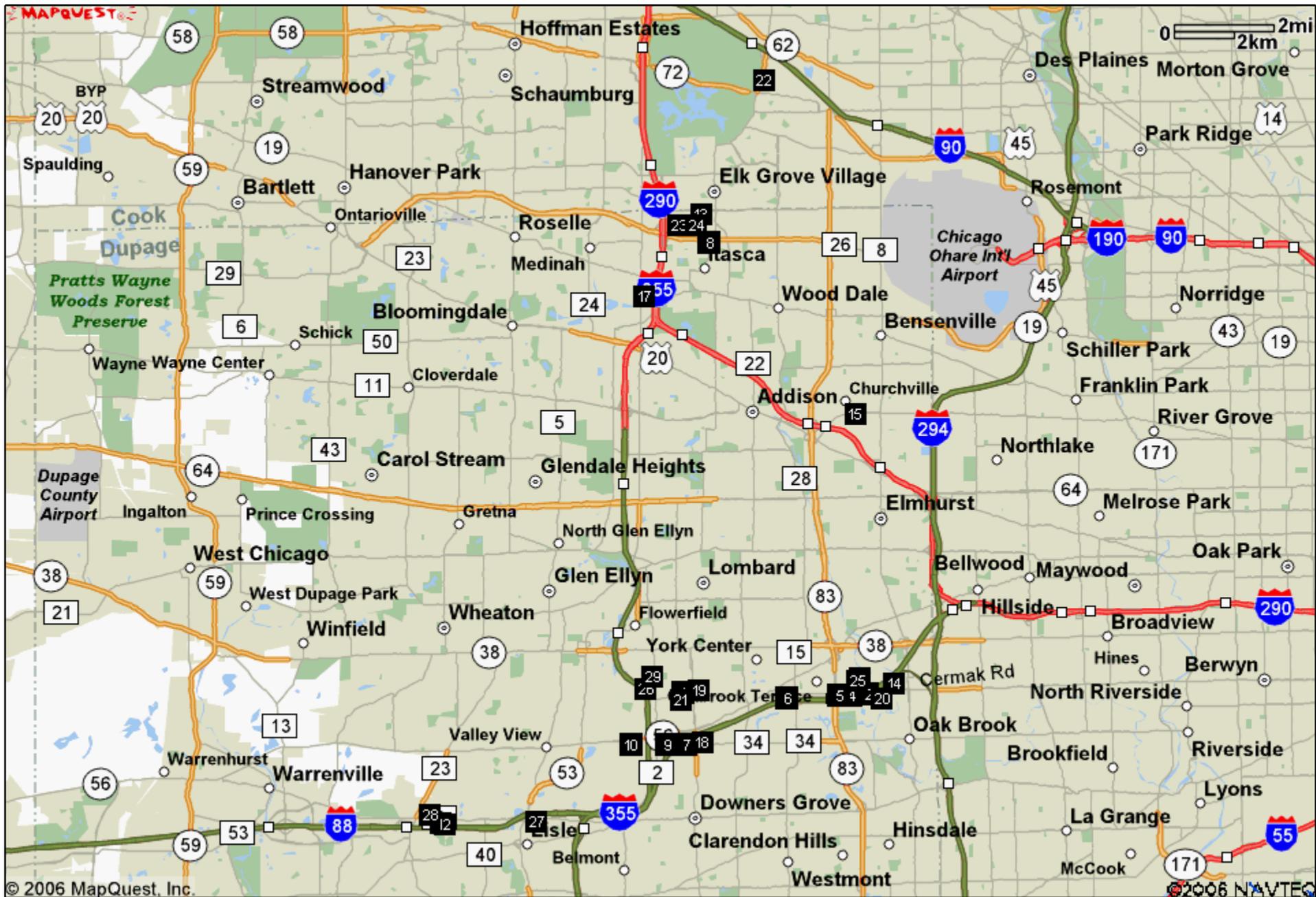
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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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2 E 22nd St, Lombard, IL 60148

Epic Office Park, Epic Office Park Bldg 2

35,290 SF Class B Office Building Built in 1986

Building Notes: A solid value in elegant corporate office space. A convenient location and competitive lease terms make Epic Office Park a logical choice for your company's operations in the East-West suburban market.

- * Key-card security access
- * Tenant controlled after hours HVAC
- * Vending areas
- * Federal Express and UPS drop boxes
- * Convenient tollway accesss
- * Ample outdoor parking
- * Operable windows

P 3rd/ Suite 300	3,798	\$16.50G/mg	TBD	Vacant	Some Work	Office/D	3,798 SF	3,798 SF	\$5,222.25	70 Mths	N
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Suite contains three private offices, conference room and kitchen.



1111 W 22nd St, Oak Brook, IL 60523

224,847 SF Class A Office Building Built in 1984

Building Notes: 1111 West 22nd Street is conveniently located off of Interstate 88 and Route 83 in the Oak Brook Submarket. With easy access to O'Hare International Airport, downtown Chicago and the amenities of Oak Brook, the building offers one of the finest locations in the E/W Corridor.

1111 West 22nd Street, designed by Holabird & Root, is an eight story building with 224,847 rentable square feet. The building is situated on a 6.7 acre parcel.

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>1301 W 22nd St, Oak Brook, IL 60523 Oak Brook Executive Plaza, Oak Brook Executive Plz Bldg 2 156,699 SF Class A Office Building Renovated in 1993 Built in 1966 Building Notes: Two 11-story buildings and one 4-story building in this office park. Tobacco/variety shop, conference room, travel agency, postal substation, deli and covered parking. Located adjacent to the Marriott Hotel, East-West Tollway and Oak Brook Shopping Center. Renovated common areas. Elevators modernized in 1997. Manned security 24-hour/7 days a week, key card access.</p>											
P 1st/ Suite 102	3,105	\$22.00G/fs	3-5 yrs	Vacant	Some Work	Office/D	3,105 SF	3,105 SF	\$5,692.50	11 Mths	N
P 4th/ Suite 410	3,017	\$22.00G/fs	3-5 yrs	Vacant		Office/D	3,017 SF	3,017 SF	\$5,531.17	17 Mths	N
P 5th/ Suite 505	3,204	\$22.00G/fs	3-5 yrs	Vacant	Some Work	Office/D	7,594 SF	7,594 SF	\$5,874.00	11 Mths	N
 <p>1315 W 22nd St, Oak Brook, IL 60523 Oak Brook Executive Plaza, Oak Brook Executive Plz Bldg 3 58,240 SF Class A Office Building Renovated in 1993 Built in 1979 Building Notes: Two 11-story buildings and one 4-story building in this office park. Tobacco/variety shop, conference room, travel agency, postal substation, and full service "tablecloth" restaurant. Located adjacent to the Marriott Hotel, East-West Tollway and Oak Brook Shopping Center. Renovated common areas. Elevators modernized in 1997. Manned security 24-hour/7 days a week. Abundant parking, reserved and covered</p>											
P 4th/ Suite 405	3,013	\$17.00G/fs	Thru Mar 2010	Vacant	As-Is	Office/S	3,013 SF	3,013 SF	\$4,268.42	7 Wks	N
 <p>1415 W 22nd St, Oak Brook, IL 60523 Oak Brook Regency Towers, Oak Brook Regency Tower - East 201,159 SF Class A Office Building Renovated in 1993 Built in 1977 Building Notes: Dec 2002 - Teachers Insurance & Annuity purchased the bldg 3rd Qtr. 1997: WHOBT Real Estate LP purchased 1415 & 1515 W 22nd St from ERE Yarmouth for \$58.25 million. Cushman & Wakefield represented ERE Yarmouth in the transaction. 4th Qtr. 1993: Oak Brook Towers sold as a package for \$21.5 million. Across the street from the Oak Brook Shopping Center at 22nd St and Rt 83. 20 minutes from O'Hare International Airport and downtown Chicago. Recent renovation includes remodeling of lobbies, common areas, elevator cabs and the addition of a 13,000 SF concourse connecting the two office towers. Retail concourse link includes: Sundry shop, Brokerage firm. Reserved, covered parking for 500 cars. 24-hr security on-site</p>											
P 4th	3,861	\$18.00N/nnn	5-10 yrs	Vacant	Some Work	Office/D	3,861 SF	3,861 SF	\$5,791.50	45 Mths	N
P 10th	3,663	\$18.00N/nnn	5-10 yrs	Vacant	Some Work	Office/D	3,663 SF	3,663 SF	\$5,494.50	31 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>2311 W 22nd St, Oak Brook, IL 60523 Oak Brook Place, Two Oak Brook Place 89,800 SF Class B Office Building Renovated in 1991 Built in 1980 Building Notes: One and Two Oak Brook Place last sold as a package for \$15,900,000. Adjacent to the East-West Tollway and easily accessible to the Illinois expressways and interstates, O'Hare and Midway Airports and downtown Chicago. Amenities include underground, heated parking, an on-site engineer and lunch and vending rooms. Underground executive parking available.</p>											
P 1st/ Suite 103	3,322	\$21.75G/fs	5 yrs	Vacant	Some Work	Office/D	3,322 SF	3,322 SF	\$6,021.13	27 Mths	N
P 2nd/ Suite 201	3,436	\$21.75G/fs	5 yrs	Vacant		Office/D	3,436 SF	3,436 SF	\$6,227.75	20 Mths	N
 <p>1020 W 31st St, Downers Grove, IL 60515 Highland Oaks, Highland Oaks II 217,916 SF Class A Office Building Renovated in 1990 Built in 1982 Building Notes: * Excellent location and visibility * Located on the I-88 and Highland Ave. Interchange * Fiber optics * Security * Car wash * The building's amenities include executive enclosed parking, deli, conference center and on-site security</p>											
P 1st/ Suite 110	3,383	\$15.75N/nnn	3-5 yrs	Vacant	Some Work	Office/D	8,093 SF	8,093 SF	\$4,440.19	5 Mths	N
P 3rd/ Suite 320	3,213	\$15.75N/nnn	3-5 yrs	Vacant		Office/D	3,213 SF	3,213 SF	\$4,217.06	14 Mths	N
 <p>900 N Arlington Heights Rd, Itasca, IL 60143 82,007 SF Class A Office Building Built in 1993 Building Notes: Landlord will consider build to suit or anchor tenant up to 90,000 sf on adjacent land. Storage space available. Striking three-story atrium lobby. Excellent access to expressways. Close proximity to hotels and restaurants. Security hours: 7 a.m.-8 p.m.</p>											
P 1st	3,500	\$22.00G/mg	3-5 yrs	Vacant		Office/D	3,500 SF	3,500 SF	\$6,416.67	6 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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1401 Branding Ave, Downers Grove, IL 60515

38,000 SF Class B Office Building Built in 1985

Building Notes: * Located at I-88 expressway entrance ramp

- * Close to shopping, restaurants and hotels
- * Entire 1st floor is covered parking

P 2nd/ Suite 230	3,479	\$17.50G/fs	Negotiable	30 Days	Some Work	Office/D	3,479 SF	3,479 SF	\$5,073.54	30 Mths	N
P 2nd/ Suite 242	3,048	\$17.50G/fs	Negotiable	Vacant	Some Work	Office/D	3,048 SF	3,048 SF	\$4,445.00	5 Wks	N



1901 Butterfield Rd, Downers Grove, IL 60515

Esplanade at Locust Point, Esplanade IV

278,285 SF Class A Office Building Built in 1999

Building Notes: The Esplanade at Locust Point is located at the intersection of the East-West Tollway, I-88, and the North-South Tollway, I-355, one of the most vital intersections west of Chicago's Loop.

This master-planned development of approximately three million square feet and 80 acres, offers unequalled office space and luxurious amenities for the business community.

First-class hospitality, in the DoubleTree Suite Hotel, and beautiful indoor and outdoor public spaces are well established and are directly accessed by all buildings via a skywalk system. Additional amenities include The Esplanade Fitness Center, Green Tree Daycare Center, full service restaurants, a deli, and a retail arcade.

Design at The Esplanade conveys sophistication through the use of granite, reflective glass, lighted metal roofs and rich interior detailing throughout. Buildings are integrated with each other and along The Esplanade walkway, which meanders through outdoor plazas and provides a harmonizing element for the development. Immediately adjacent to the office towers, through garage elevator lobbies, is a 6-level parking deck. There is executive heated parking with easy building access at the lower level of the parking garage.

Composed of a two-story base with an eight-story Swedish Mahogany Granite facade above, articulated in a combination of polished and flame finishes. Upper floors will be detailed with heightened windows and classic stone returns at each column. A canopied porte cochere highlights the entrance into the building's garden atrium.

Parking: 707-car garage, 3 levels above and 1 level below. Two-story public arcade stretches from the atrium of 1901 Butterfield by skybridge to 2001 Butterfield, with full-service fitness center and Radisson Suites Hotel. Convenience store and sundry shop. 24-hour key card access. Starbucks coffee. Esplanade restaurant (white tablecloth restaurant). Full service deli. Executive car wash/detailing. Executive, private, heating parking spaces available

P 1st/ Suite 120	3,767	\$18.50N/n	Negotiable	Vacant		Office/D	3,767 SF	3,767 SF	\$5,807.46	10 Mths	Y
Incredible open space 11 ft ceiling height Views of Esplanade water feature Full height exterior windows Space has reception area, kitchen, & workroom											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>4200 Commerce Ct, Lisle, IL 60532 Corporate West, Corporate West II S/W/C 47,901 SF Class B Office Building Renovated in 1997 Built in 1979 Building Notes: * Excellent identity * Convenient tollway access * 1997 renovation includes: Lobby, roof, common areas, elevator cabs, new building standards * Adjacent hotel * Courier Situated just south of Warrenville Road between Naperville Road and Route 53 this highly accessible building is located in an extensively landscaped, campus like setting, adjacent to the Lisle Hilton Hotel.</p>											
P 3rd	4,000	\$19.00G/fs	Negotiable	Negotiable	Some Work	Office/D	20,852 SF	4,000 SF	\$6,333.33	12 Mths	N
 <p>4343 Commerce Ct, Lisle, IL 60532 Olympian Office Center S/E/C 165,471 SF Class B Office Building Built in 1987 Building Notes: Building renovation recently completed. New deli. Building has a 7-story atrium. Hotels located nearby. Access with I-88 Tollway frontage. Windows through-out. Excellent natural light. Has covered parking. Tenant HVAC. Public transportation. Adjacent hotel. Handicap accessible. Courier service. Comcast hi-speed internet available. Fitness center at no cost to tenants. Building Conference room. Covered executive parking.</p>											
P 2nd/ Suite 200	3,381	\$15.00N/nnn	Negotiable	Vacant	Some Work	Office/D	29,275 SF	29,275 SF	\$4,226.25	38 Mths	N
P 4th/ Suite 410	3,329	\$15.00N/nnn	Negotiable	Vacant	Some Work	Office/D	9,508 SF	9,508 SF	\$4,161.25	38 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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550 Devon Ave, Itasca, IL 60143

S/E/C

38,564 SF Class B Office Building Built in 1984

Building Notes: Single story, masonry constructed office condominiums available for sale located in the Chancellory Business Park. The condominiums are available for sale and the sqft ranges between 2,400 sqft and 25,000 sqft. The units can be combined to fit the buyers' needs.

- DuPage County Real Estate Taxes
- High Image Business Park
- Immediate access to I-355

P 1st/ Suite 190	3,350	\$13.00N/nnn	1 yr	Vacant	Some Work	Office/D	3,350 SF	3,350 SF	\$3,629.17	20 Mths	N
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619 Enterprise Dr, Oak Brook, IL 60523

25,000 SF Class B Office Building Built in 1984

Building Notes: March 2005: This building sold from The ELM, LLC to 619 Enterprise for \$3,065,000. Broderick Commercial Corporation repped the seller and the buyer repped himself in the transaction.

- * Covered parking
- * Close proximity to Oak Brook Mall
- * Handicap accessible

P GRND	3,050	\$17.50G/fs	Negotiable	Vacant		Office/D	3,050 SF	3,050 SF	\$4,447.92	5 Mths	Y
			Extended HVAC Hours. Runs 6am-10pm M-F and 7am-6pm on Saturday.								
P GRND	3,920	\$17.50G/fs	Negotiable	Vacant		Office/D	3,920 SF	3,920 SF	\$5,716.67	5 Mths	N
			Extended HVAC Hours. Runs 6am-10pm M-F and 7am-6pm on Saturday.								
P 2nd	1,800-3,618	\$17.50G/fs	Negotiable	Vacant		Office/D	3,618 SF	3,618 SF	\$5,276.25	5 Mths	to 1,800
			Extended HVAC Hours. Runs 6am-10pm M-F and 7am-6pm on Saturday.								

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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231 W Grand Ave, Bensenville, IL 60106

12,400 SF Class C Office Building Renovated in 1994 Built in 1980

Building Notes: The property features: on-site ownership, ample parking, handicap accessible, tenant HVAC, immediate expressway access, operational windows and a wrap-around window line.

P 1st/ Suite 101	3,000	\$12.75G/fs	3-5 yrs	Vacant	Some Work	Office/D	3,000 SF	3,000 SF	\$3,187.50	25 Days	N
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The space features two private offices and a large general office area, a window line on three sides of space offering abundant natural light, and double service doors on the side of the space.



1200 Harger Rd, Oak Brook, IL 60523

Oak Brook North Bldg

104,725 SF Class B Office Building Renovated in 1990 Built in 1966

Building Notes: Located in the Oak Brook Shopping Center next to the Renaissance Hotel. 400 space parking garage.

P 6th	3,513	Negotiable	5 yrs	60 Days		Office/D	3,513 SF	3,513 SF	Negotiable	20 Mths	N
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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>1087-1089 W Hawthorn Dr, Itasca, IL 60143 Spring Lake Exec Campus, Spring Lake Exec Campus I 4,956 SF Class B Office Building Built in 1988 Building Notes: * 24-hour access * Individually controlled HVAC * Located within Spring Lake Business Park * Handsomely landscaped grounds * Easy access to major transportation arteries * Located 10 minutes to O'Hare International Airport * Convenient to leading hotels, clubs and fine restaurants * Dupage county's lower taxes</p>											
P 1st	3,228	\$12.95N/n	Negotiable	Vacant	Some Work	Office/D	3,228 SF	3,228 SF	\$3,483.55	12 Mths	N
 <p>3010 Highland Pky, Downers Grove, IL 60515 Highland Landmark III 275,194 SF Class A Office Building Built in 2000 Building Notes: Beautifully appointed lobby. Deli-style restaurant. Short walking distance to parking deck. Unique setting with attractive views of the nature preserve. Located in a 42-acre office development Covered parking in deck; executive heated garage</p>											
P 3rd/ Suite 370	3,723	\$18.25N/n	Negotiable	Vacant	Some Work	Office/D	3,723 SF	3,723 SF	\$5,662.06	34 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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1919 S Highland Ave, Lombard, IL 60148

Dupage Corporate Center, Bldg C

43,394 SF Class B Office Building Built in 1979

Building Notes: DuPage Corporate Center and the 4 buildings that make it up boast such features as connection by an atrium (but have own entrances), proximity to I-355, mail pick up twice a day, bus service to the commuter rail lines, individually controlled HVAC, card key access after hours with intercom, a hotel and restaurant in walking distance, overnight boxes on site, vending on premises, and a conference room. It is adjacent to the St. Regis Hotel. Access to shared T-1 available. Full deli on-site.

P 2nd/ Suite 250C	3,530	\$16.50G/+util	Negotiable	Vacant	Some Work	Office/D	3,530 SF	3,530 SF	\$4,853.75	56 Mths	N
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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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800 Jorie Blvd, Oak Brook, IL 60523

Jorie Plaza Office Campus

134,013 SF Class B Office Building Renovated in 1993 Built in 1962

Building Notes: August 1999: Prime Group Realty Trust purchased 800 and 810 Jorie Blvd for \$28 million (\$146.73/SF). The seller was CEP Investors VI LP (Ellis Partners and Cahill Financial Services).

The building has excellent visibility on 22nd Road and Jorie Boulevard with access easily available to all of metro Chicago through local and interstate highways I-294, I-88, I-290, and I-355. Right in the heart of Oak Brook, this former Chicago Bridge and Iron building is conveniently located between Chicago's two largest airports, is less than 5 minutes from Oak Brook Shopping Center, Butler national and park district golf courses and a variety of hotels and restaurants.

- * There is an additional 3-story office building planned in the campus
- * Building expandable by 30,000 SF
- * Built up roof in excellent condition
- * Large, column free floor plates, great glasslines, 10' finished ceiling height
- * 10 car heated garage
- * Low DuPage County taxes
- * 3,100 SF of storage
- * 4.8 acres of excess land
- * HVAC: One (1) trane centravac chiller (325 ton), one (1) 60 ton chiller and one (1) 15 ton trane chiller, one (1) Gould chill water pump, eight (8) supply and return fans, two (2) Quincy air compressors and two (2) Cleaver Brooks boilers
- * Electrical: 2500 amp M.S.B., NEMA 3, 277/480v, 3 phase, 4 wire service. Tenant electric is separately metered

P 1st	3,699	Negotiable	Negotiable	09/2007	Some Work	Office/D	68,926 SF	3,699 SF	Negotiable	7 Mths	N
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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
 <p>2200 S Main St, Lombard, IL 60148 Lombard Office Park, Lombard Office Park Bldg A 53,990 SF Class C Office Building Built in 1977 Building Notes: Just minutes from I-88 and I-355 interchanges. Operable windows. Vending facilities and other amenities on-site. Convenient on-site parking. Gas heat/central air. Handicap accessible. Escalations are 3-5% fixed</p>											
P 3rd/ Suite 308	3,129	\$12.95G/mg	3 yrs	Vacant	Some Work	Office/D	3,129 SF	3,129 SF	\$3,376.71	25 Mths	N
RPRVTS-CONF RM-KITCHEN											
 <p>25 Northwest Point Blvd, Elk Grove Village, IL 60007 25 Northwest Point Bldg 204,367 SF Class A Office Building Built in 1989 Building Notes: The complex has many lakes and jogging trails. Hotel in park. Shuttle service to and from O'Hare International Airport. Connected to rapid transit system. Covered parking. Deli/lounge. Locker room/shower facilities. On-site security; conference room. Tenant HVAC. Public transportation. Handicap accessible. Storage. Courier. Overlooking forest preserve.</p>											
P 2nd	3,174	\$13.50N/n	Negotiable	Vacant	As-Is	Office/D	3,174 SF	3,174 SF	\$3,570.75	62 Mths	N
P 4th	3,098	\$13.50N/n	Negotiable	Vacant	Some Work	Office/D	8,783 SF	8,783 SF	\$3,485.25	5 Mths	N
P 4th	3,521	\$13.50N/n	Negotiable	Vacant	Some Work	Office/D	8,783 SF	8,783 SF	\$3,961.13	7 Mths	N
 <p>1 Pierce Pl, Itasca, IL 60143 Hamilton Lakes 525,422 SF Class A Office Building Built in 1984 Building Notes: Granite clad buildings with a 4-story multi-level glass lobby with atrium garden. Oversized loading docks, insulated bronze reflective glass windows, heat and smoke detection systems. After hours key-card entry access system. Lower level receiving area is accessible via service corridor and has 3 bays (2 enclosed and 1 covered). Building is adjacent to Wyndham Hotel which has over 400 luxury rooms and complete conference facilities, shuttle service to O'Hare Airport. Casual dining & carry out. Sundry shop. 24-hour security. Parking garage</p>											
P 4th/ Suite 425	3,969	\$25.00G/mg	5 yrs	Vacant	Some Work	Office/D	12,772 SF	12,772 SF	\$8,268.75	56 Mths	N
P 13th/ Suite 1350	3,642	\$25.00G/mg	5 yrs	Vacant	Some Work	Office/D	43,655 SF	32,900 SF	\$7,587.50	96 Mths	N
Management office											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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333 Pierce Rd, Itasca, IL 60143

Hamilton Lakes

101,711 SF Class A Office Building Built in 1990

Building Notes: Full amenities package within park. 15 minutes from O'Hare. 30 minutes from downtown Chicago

P 3rd/ Suite 305	3,119	\$22.00G/mg	TBD	Vacant	Some Work	Office/D	3,119 SF	3,119 SF	\$5,718.17	63 Mths	N
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2000 Spring Rd, Oak Brook, IL 60523

Oak Brook East Bldg

74,628 SF Class B Office Building Renovated in 1990 Built in 1964

Building Notes: * Located in the Oak Brook Shopping Center next to the Renaissance Hotel

* 400 space parking garage

P 1st/ Suite 110	3,600	\$18.50G/fs	3-5 yrs	Vacant	Some Work	Office/D	3,600 SF	3,600 SF	\$5,550.00	10 Mths	N
P 1st/ Suite 102	3,024	\$18.50G/fs	3-5 yrs	60 Days		Office/D	3,024 SF	3,024 SF	\$4,662.00	19 Mths	N
P 6th/ Suite 605	3,709	\$18.50G/fs	3-5 yrs	Vacant	Some Work	Office/D	3,709 SF	3,709 SF	\$5,718.04	39 Mths	N

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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1900 Springer Dr, Lombard, IL 60148

Oak Creek Center, Oak Creek Center

32,797 SF Class B Office Building Built in 1985

Building Notes: January 2000: This building was sold, along with the Darien Business Center, Woodlake Corporate Park, and Oak Creek Center for Office & Industry to Koll/Bren Schreiber Realty Advisors for almost \$100,000,000. Transwestern Commercial Services represented the seller, the Alter Group. Koll was represented in-house in the transaction.

Oak Creek/1900's Lombard address means it's centrally located within the suburban DuPage County corridor and easy to reach from all directions. Numerous hotels, banquet halls and trade-show facilities are within a few minutes' drive. More than a dozen public golf courses and private country clubs are within the immediate vicinity.

Oak Creek/1900 offers sophisticated architecture and functionality - everything you require in a single building. Its distinctive design makes an impressive statement about your company. The precast-concrete facade, continuous windowline of reflective glass and the interior finishes - full-height, solid-core oak doors and lever hardware - reflect the quality of this building.

Abundant windowline space can be used for private office or conference rooms. Large windows permit ample light to illuminate large, open interior work areas as well. The building's air-conditioning, mechanical and power systems can accommodate medical, laboratory, and research and development. The 30'x40' bay sizes and five-foot modules allow for flexible interior space planning. Service uses such as light assembly, distribution and warehousing can be easily accommodated by the building's 12' ceilings and the ability to add truck-level docks and overhead doors.

P 1st/ Suite 1990	3,170	\$13.50N/n	3-5 yrs	Vacant	Some Work	Office/D	3,170 SF	3,170 SF	\$3,566.25	3 Mths	N
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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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1001 Warrenville Rd, Lisle, IL 60532

Arboretum Lakes, Arboretum Lakes I

136,069 SF Class A Office Building Built in 1986

Building Notes: One Arboretum Lakes is the curving glass cornerstone of Arboretum Lakes. Located just south of Morton Arboretum, this building is a commanding but quietly elegant presence along the east-west corridor.

Part of a 60-acre office campus with glass and granite exterior, sports club with an aerobic classroom, Nautilus exercise room, saunas and whirlpool, a luncheon restaurant with an outdoor terrace overlooking the main lake; sophisticated Fujitec elevators.

Other facility features include a training facility, computer facility, trading floor, and employee vending lounge.

* 24-hour key card access

* Smoking lounge

* Separately metered building

* Full service deli in complex

P 2nd/ Suite 255	3,338	\$13.00N/n	5 yrs	Vacant	Some Work	Office/D	3,338 SF	3,338 SF	\$3,616.17	19 Mths	Y
FEATURES: Great corner space! 2 perimeter private offices Conference room Large interior workroom Ample storage Large open area with windowline											

Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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3030 Warrenville Rd, Lisle, IL 60532

Lisle Executive Center

150,036 SF Class B Office Building Built in 1985

Building Notes: * Excellent Proximity and Access to I-88

- * Adjacent to Wyndham Lisle Hotel
- * Close Proximity to Public Transportation and Danada Retail Center
- * Underground Executive Parking
- * Parking Ratio over 4/1,000

On-Site Amenities Include:

- Restaurant
- Banking
- Convenience Store
- Key Card Access
- Storage Space Available
- Large Fitness Center: Swimming Pool, Racquetball Courts and Exercise Room
- Large Conference Center
- Auditorium Theater

P 2nd/ Suite 260	3,360	\$19.50- \$20.50G/fs	Negotiable	Vacant		Office/D	3,360 SF	3,360 SF	\$5,740.00	10 Mths	N
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Floor	SF Avail	Rent/SF/Yr	Term	Occupancy	Bld Out	Use/Type	Bldg Contig	Floor Contig	Rent/mo	Listed	Divisible
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500 Waters Edge, Lombard, IL 60148

Oak Creek Center, Oak Creek Center

40,500 SF Class C Office Building Built in 1982

Building Notes: January 2000: This building was sold, along with the Darien Business Center, Woodlake Corporate Park, and Oak Creek Center for Office & Industry to Koll/Bren Schreiber Realty Advisors for almost \$100,000,000. Transwestern Commercial Services represented the seller, The Alter Group. Koll was represented in-house.

- * Located two minutes from I-355 and I-88
- * Restaurants, hotel, golf and shopping nearby
- * Handicap accessible

P 3rd	1,000-3,485	\$17.50G/fs	Negotiable	Vacant	Some Work	Office/D	21,665 SF	3,485 SF	\$5,082.29	37 Mths	to 1,000
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Corporate HQ facility with prestige lobby; Finley Road visibility and building signage; could be for sale.