

AVAILABLE FOR LEASE



1,125 RSF of Office Space

390 E. Higgins, Suite 104, Elk Grove Village, IL

Good location, great parking, operable windows, tenant controlled HVAC.
Only five minutes to Route 53 and less than that to the four (4) way interchange of
Arlington Heights Road and the Jane Adams Toll Way (I-90), fifteen minutes to O'Hare Airport.
Close to many hotels and restaurants.

Unit Size: 1,125 Rentable square feet (RSF)

Construction: Masonry

Lease Rate: \$15.75/rsf - Modified Gross

Type: One story multi-tenant office building

Lease Length: Minimum of three (3) years

Building Size: Approximately 5,617 sf

Occupancy: Immediate

Washrooms: Two (2) - Common area restrooms

Heat: Gas

Air Conditioning: Yes

Sprinklered: No

Real Estate Taxes: \$30,035.49 (2015 paid in 2016)

Parking: 7/1,000 rsf

Base Rent Includes Real Estate Taxes, HVAC maintenance, landscape maintenance, snow plowing, scavenger service and common area janitorial service.

Tenant Expenses: Gas and electric service are separately metered and billed direct to the Tenant and janitorial services within the individual suite are the responsibility of the Tenant.

For further information on this property please contact: Dale Markay
Phone: 847-439-8100 Cell: 847-207-4140 Fax: 847-439-1101
Gladstone Group, Inc., 390 E. Higgins Road, Elk Grove Village, IL 60007

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All Dimensions are approximate. All data contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



Rear Entrance
to Building

Common Area - Restrooms
& Janitorial Closet

Common Area Hallway

Breakroom

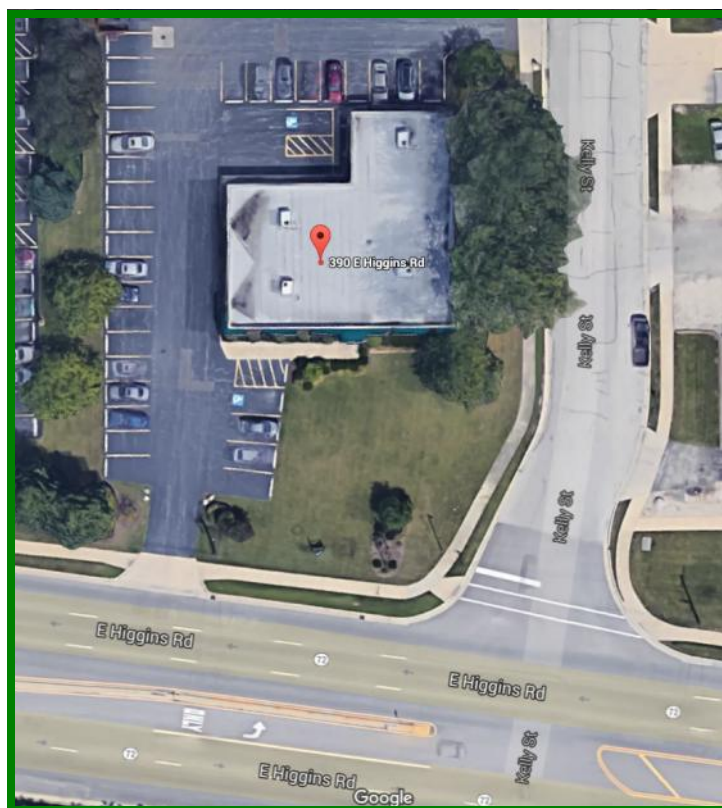
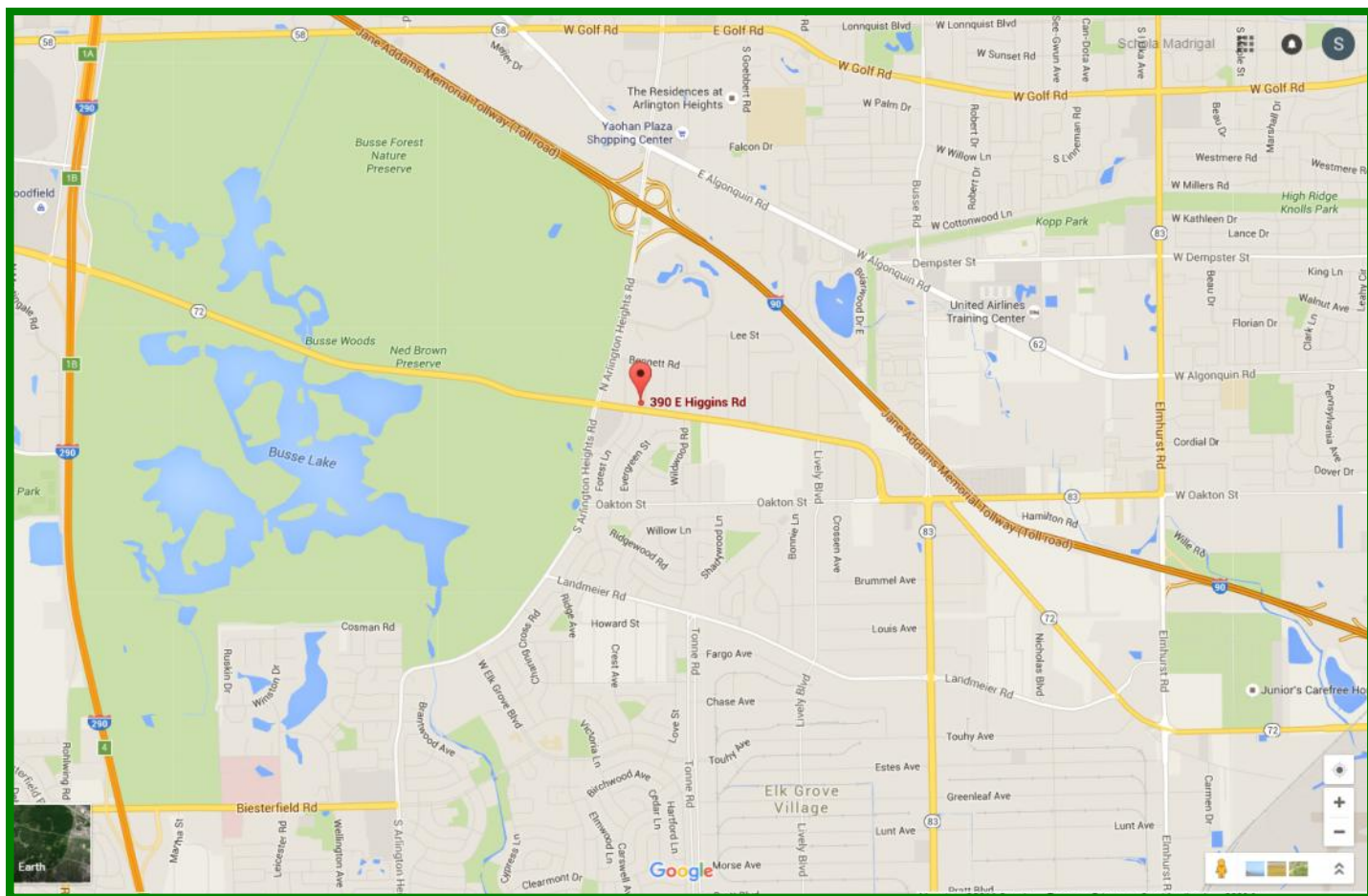
Office

Office

Office

Suite 100

Gladstone Group, Inc.
390 E. Higgins Road, Elk Grove Village, IL 60007
847-439-8100



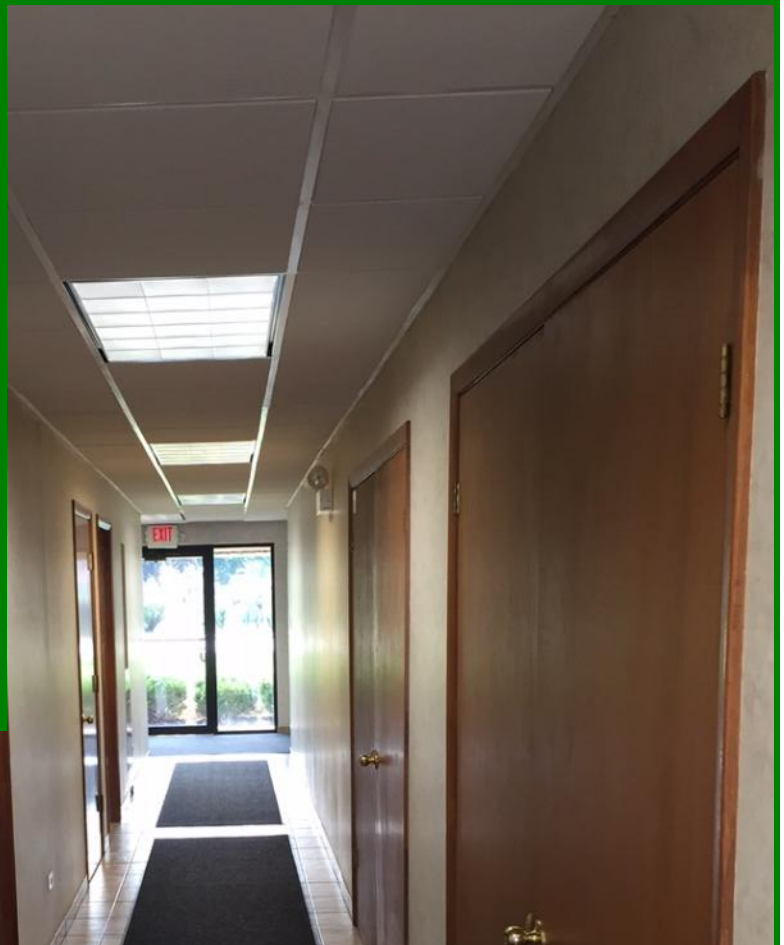


View of Suite upon entering



View of 2 larger Offices





**Common
Building
Areas**

