

## AVAILABLE FOR LEASE



### 1,328 RSF of Office Space

### 390 E. Higgins, Suite 101, 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: 1,328 Rentable square feet (RSF)

Construction: Masonry

Lease Rate: \$16.50/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 Taxes paid in 2016)

Parking: 7/1,000 rsf

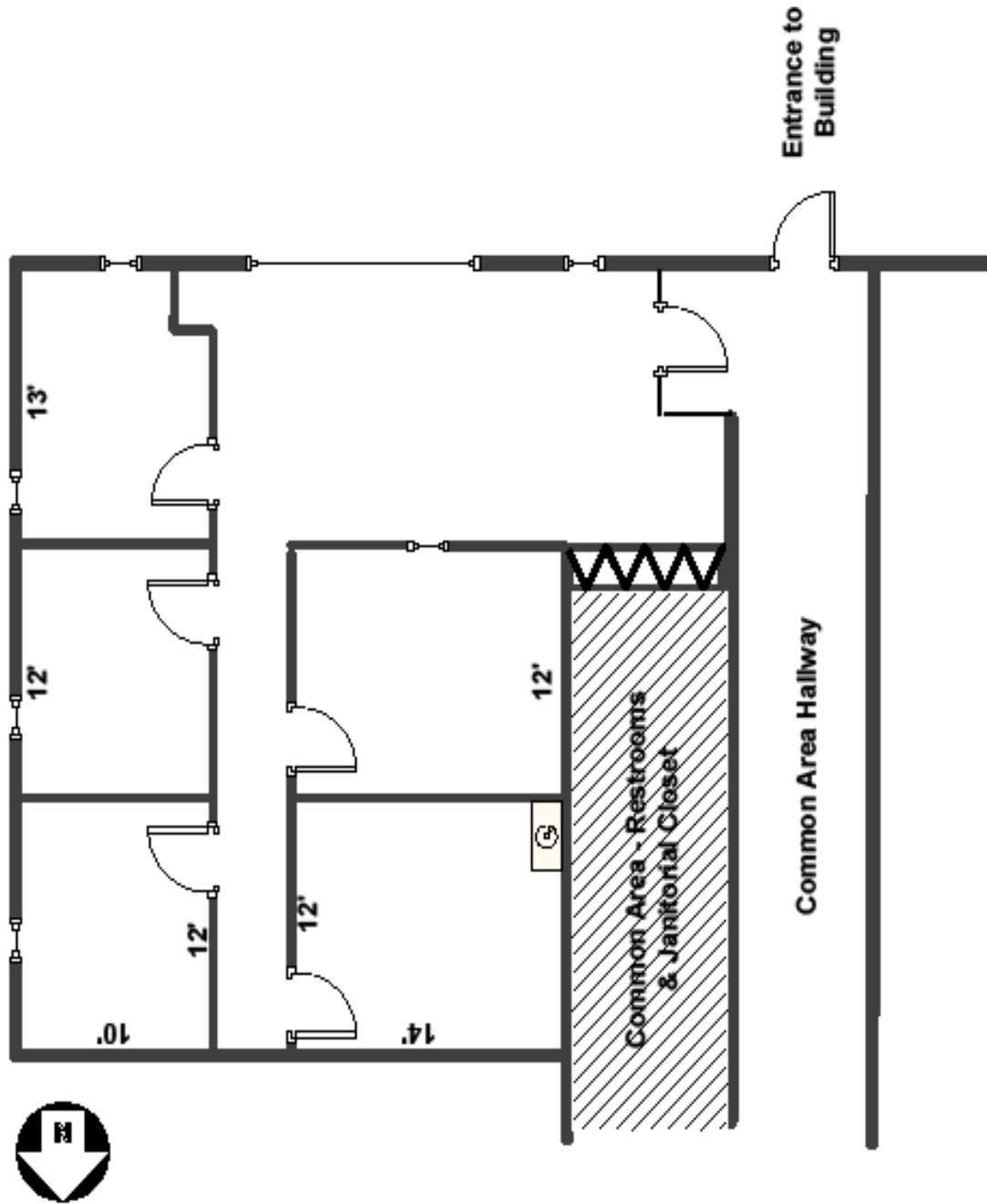
Base rent includes landscape maintenance, HVAC maintenance, snow plowing, scavenger service and common area janitorial service.

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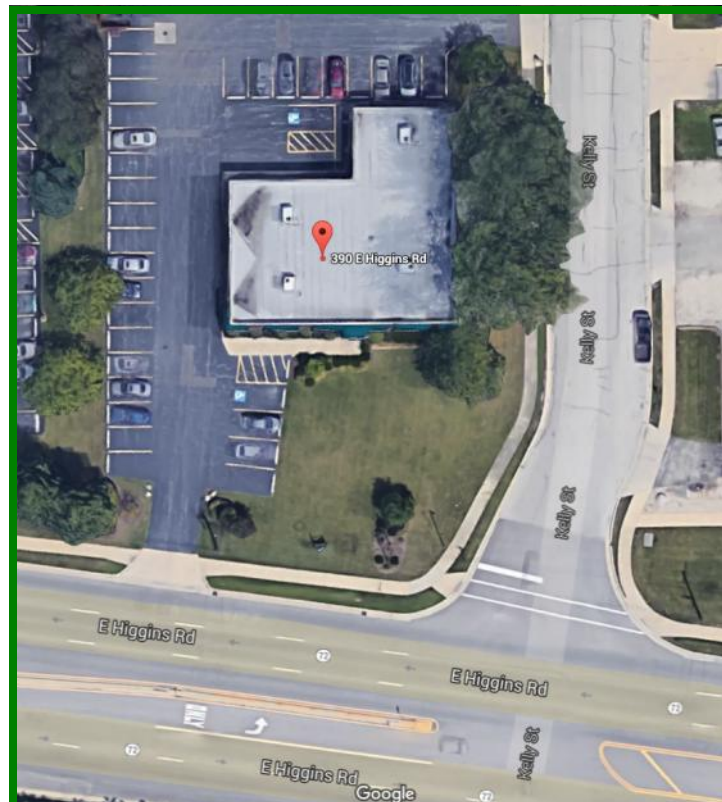
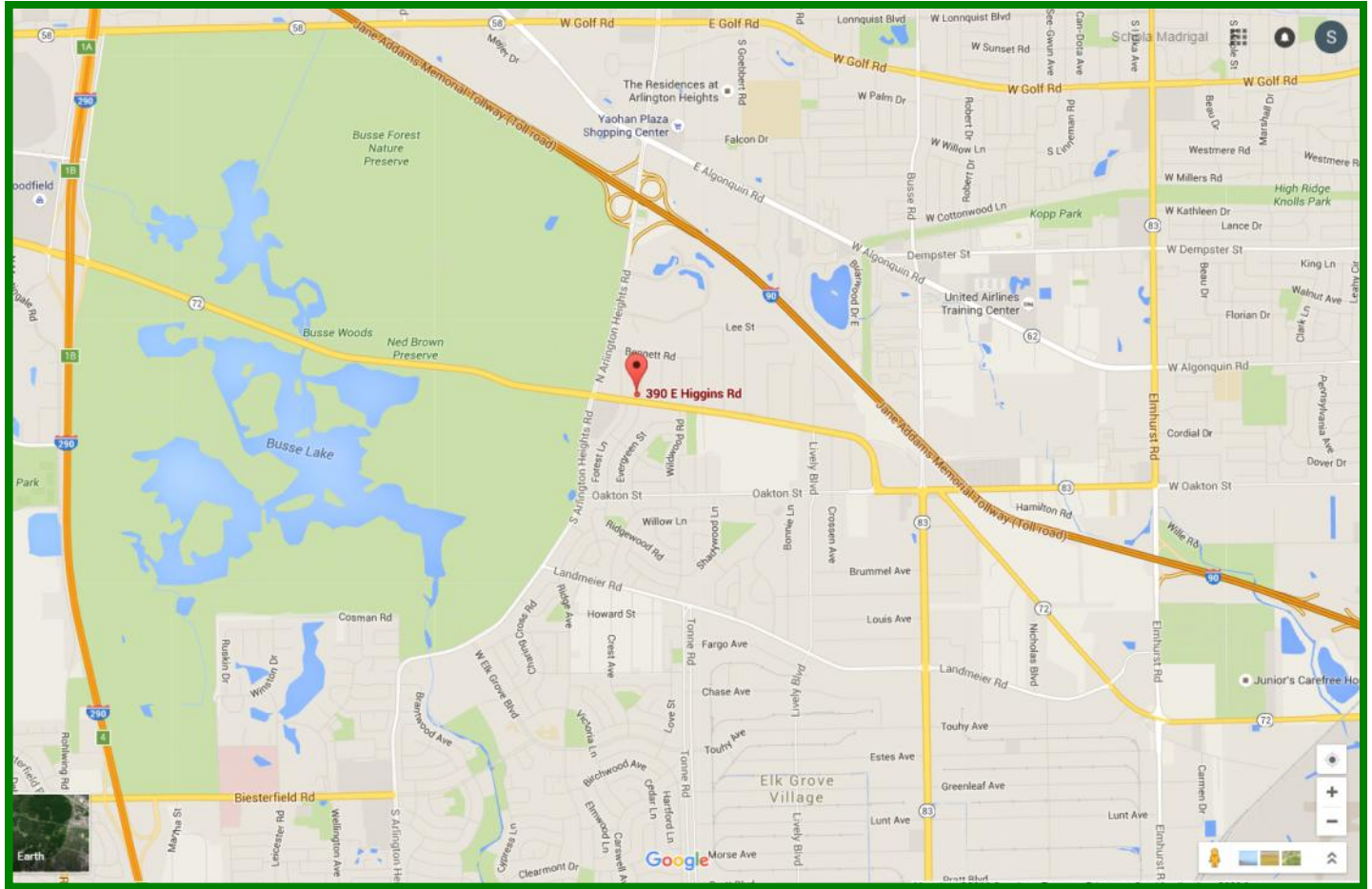
All Dimensions are approximate. All data contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



Gladstone Group, Inc.

390 E. Higgins Road, Elk Grove Village, IL 60007

847-439-8100







View of Suite General Office

View of Break Room

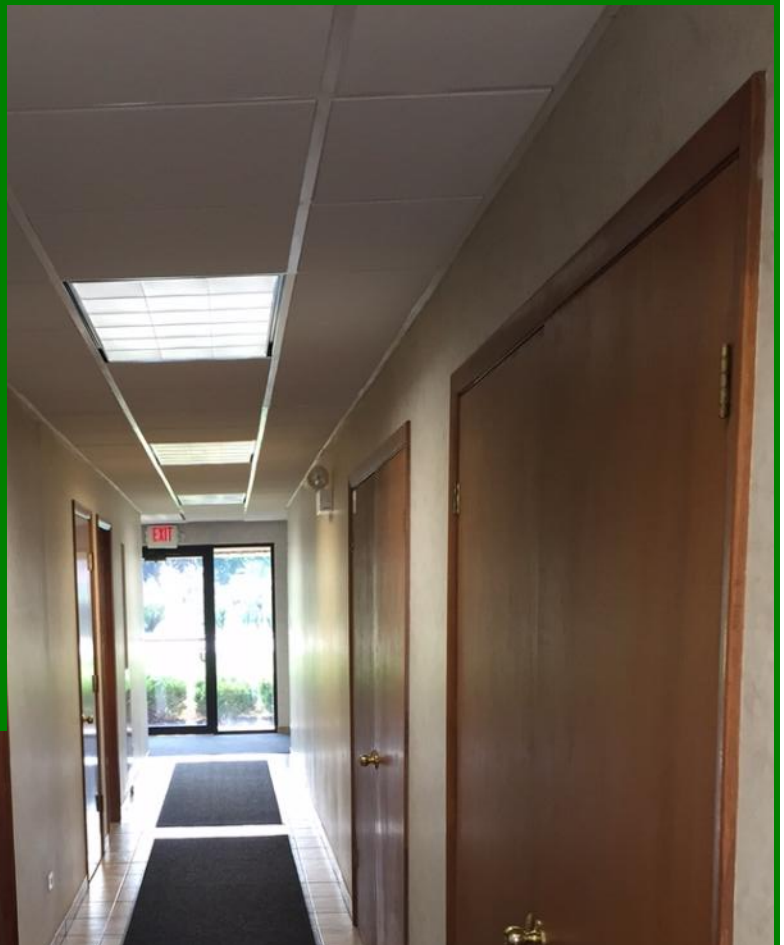


View of Conference Room



View of Private Offices





**Common  
Building  
Areas**

