

LAST SPACE REMAINING! ±2,800 SF

LEASE

Time Square Plaza

14470 LAGRANGE ROAD

Orland Park, IL 60462

PRESENTED BY:

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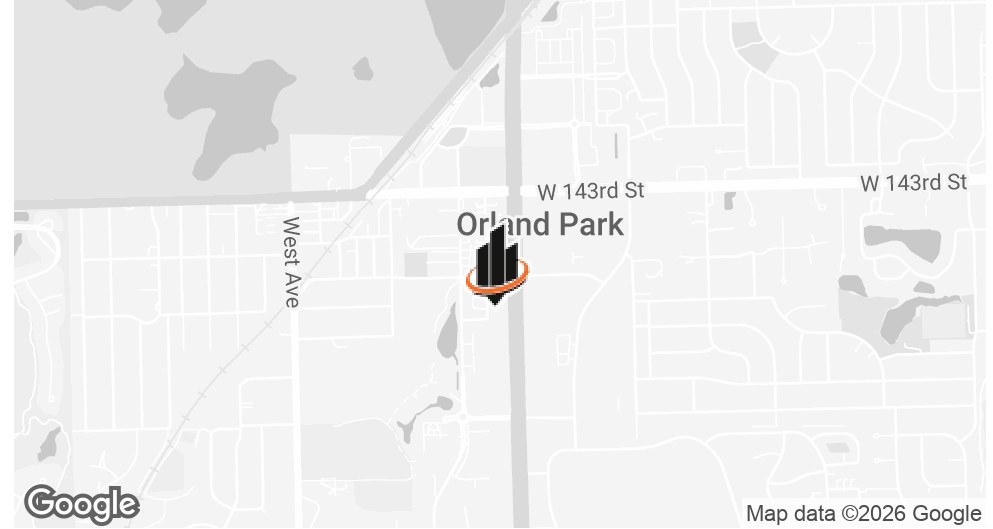
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s.adamis@svn.com

IL #471 005909



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$32.50 SF/yr (NNN)
BUILDING SIZE:	11,632 SF
AVAILABLE SF:	2,800 SF
LOT SIZE:	1.05 Acres
YEAR BUILT:	2001

PROPERTY OVERVIEW

Time Square Plaza at 14470 LaGrange Road in Orland Park is a well-maintained center, offering high visibility and traffic. Ideal for retail, dining, or office use, the property provides an attractive choice for businesses seeking maximum exposure and ample parking. Last space available!

PROPERTY HIGHLIGHTS

- End cap space available
- Excellent visibility and parking
- Ideal for retail, dining, or office use

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RETAILER MAP

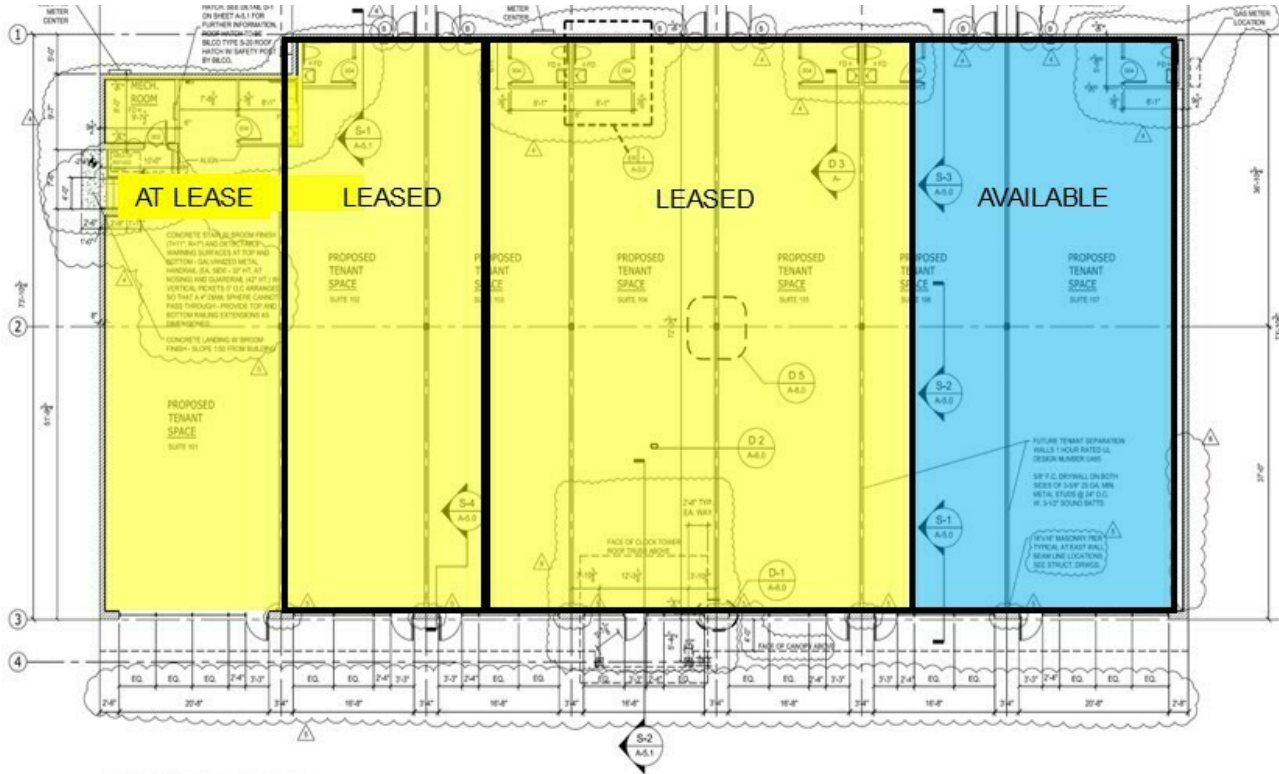


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SITE PLAN



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

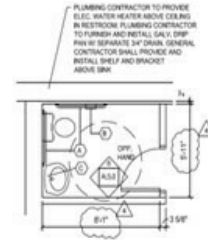


REF. NO.	QUANTITY	DESCRIPTION	1. MAXIMUM THRESHOLD HEIGHT SHALL BE 1/2" WITH A BEVELLED SURF NO GREATER THAN 1/2".	2. ACCESSIBLE LAVATORY FACILITY CONTROLS SHALL BE LEVER OPERATE, PUSH-TYPE OR ELECTRONICALLY ACTIVATED MUST NOT REQUIRE MORE THAN 5 LB. OF FORCE TO OPERATE. AIRY SELF-CLOSING VALVES MUST REMAIN IN OPERATION AT LEAST 10 SECONDS.	3. GRAB BARS IN RESTROOMS MUST BE 1/4" TO 1/2" O.D. AND MUST BE INSTALLED TO A MINIMUM OF 28 INCHES.	4. ALL EXPOSED DRAIN PIPES AND HOT WATER SUPPLY LINES UNDER ACCESSIBLE LEVELS SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SWAMP OR ABRASIVE SURFACES UNDER SINKS.	5. SIGNAGE AT DOORS AND OTHER AREAS REQUIRED TO BE ACCESSIBLE SHALL MEET THE FOLLOWING CRITERIA: A. COLOR & CONTRAST - CHARACTERS AND BACKGROUNDS SHALL HAVE A NON-GLARE FINISH. B. CHARACTERS AND THEIR BACKGROUNDS SHALL HAVE COLORS CONTRASTING TO EACH OTHER EITHER A DARK CHARACTER ON A LIGHT BACKGROUND OR VICE VERSA.	
A	SEE PLAN	GRAB BARS - BARRICK - SET OF ONE 8-1/8" X 1/4" AND ONE 8-1/8" X 3/8" OR APPROVED EQUAL.	1. CABINETRY CONTRACTOR TO PROVIDE ALL BLOCKING AS REQUIRED FOR A SECURE INSTALLATION OF TOILET ROOM FIXTURES AND ACCESSORIES.	2. ALL TOILET ROOM EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH LINDSAY ACCESSIBILITY CODE, IBC, AND FEDERAL A.S.A. REQUIREMENTS.	3. PLUMBING CONTRACTOR TO PROVIDE FIXTURE CUTS TO OWNER FOR REVIEW AND APPROVAL.	4. PROVIDE SIGNAGE INDICATING ACCESSIBILITY IN ACCORDANCE WITH A.S.A. SECTION 408.2.	5. ALL FACILITY TO BE IN COMPLIANCE WITH AMERICAN LEVER PUSH-BUTTON ELECTRONICALLY CONTROLLED OR EQUAL OPERATOR AND IN 1993 LINDSAY PLUMBING CODE BEING SELF CLOSING FACILITY THAT DO NOT STAY OPEN MORE THAN 10 SECONDS.	6. THE CONTRACTOR IS RESPONSIBLE TO FULLY COORDINATE THEIR WORK WITH ALL OTHER CONTRACTORS PRIOR TO FABRICATION AND INSTALLATION TO MEET ALL DESIGN CRITERIA OF THE PROJECT.
B	SEE PLAN							
C	SEE PLAN							

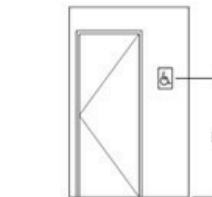


1 ELEVATION

SCALE: 1/4" = 1'-0"



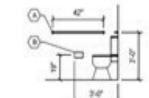
2 TYP. ENLARGED TOILET PLAN



AT TOILET ROOMS
SIGNAGE SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR WHERE THERE IS NO WALL SPACE TO THE OUTSIDE OF THE DOOR. WALL-MOUNTED SIGNAGE SHALL BE PLACED ON THE HANDED SIDE OF THE DOOR. SIGNAGE SHALL BE 18" HIGH ABOVE THE HORIZONTAL CENTER OF THE DOOR.

SIGNAGE PROVISIONS OF THE IAC

SCALE: N/A



3 TOILET ELEVATION

SCALE: 1/4" = 1'-0"

NO.	REV.	DATE	DESCRIPTION	NO.	REV.
1	SAS	09-27-02	GENERAL REVISIONS		
2	SAS	10-07-02	GENERAL REVISIONS		
3	SAS	02-19-03	PER STAFF COMMENTS		
4	SAS	02-19-03	GENERAL REVISIONS		
5	MLB	02-19-03	PER STAFF COMMENTS		
6	MLB	02-19-03	GENERAL REVISIONS		
7	MLB	02-19-03	GENERAL REVISIONS		
8	MLB	02-19-03	GENERAL REVISIONS		

NOTE TO BUILDING DEPARTMENT:
THESE DOCUMENTS PLANS & SPECIFICATIONS ARE VALID FOR PERMITS ONLY WHEN THE ARCHITECT'S ORIGINAL SEAL AND SIGNATURE APPEARS HEREON. ANY CHANGES OR REVISIONS TO THESE DOCUMENTS MUST BE PROVIDED IN WRITING AND APPROVED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.
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Proposed Times Square Plaza
14470 S. LaGrange Road
Orland Park, Illinois
for MLCD

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PROJECT ARCHITECT: MLCD
DATE: 8-12-02
DRAWN BY: JGD
SCALE: 1/4" = 1'-0"
APPROVED: JGD
DATE: 8-12-02
COMPUTER NAME: JGD

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ADDITIONAL PHOTOS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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