

LEASING INFORMATION FOR

2300 WISCONSIN

DOWNERS GROVE, IL 60515



Designed, Developed and Managed by

MacNeil Real Estate Holdings LLC

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Bolingbrook, IL 60440

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2435 Wisconsin Street

Downers Grove, IL 60515

THREE DIFFERENT SINGLE UNIT OPTIONS BRONZE | SILVER | GOLD

Thank you for your inquiry about leasing one or more units at the 2300 Wisconsin project.

There are floor plans for three different single unit options – **Bronze, Silver & Gold**. Single units range from 1,560 square feet to 1,750 square feet. Units can also be combined. Currently there are plans for concrete block walls between the units but at this time you could combine units with or without walls.

The approximate dimensions are 30' x 55' feet which will vary per unit. The clear ceiling height is approximately 20' feet which will vary due to a sloping roof. The drive through garage door is 12' feet high by 10' feet wide.

Multiple units can be combined for larger leasing options.





BRONZE

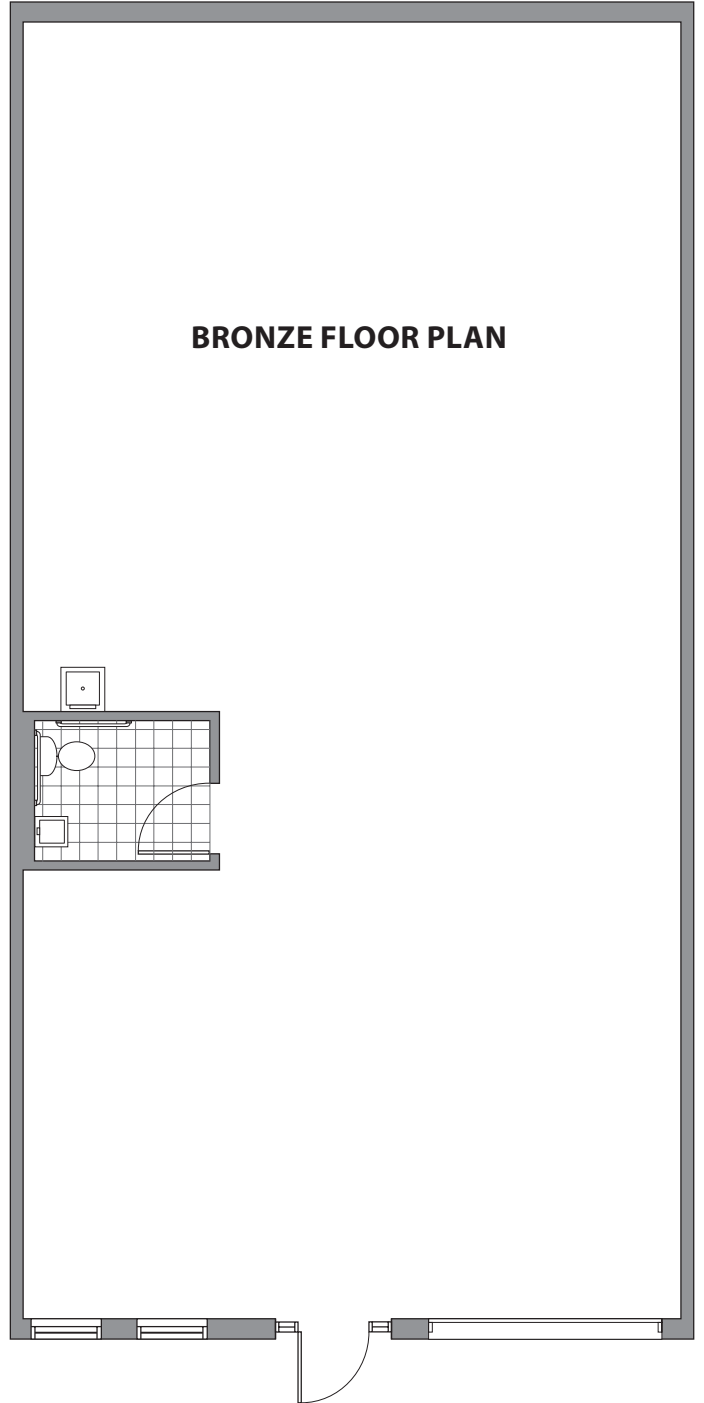
Bronze Plan

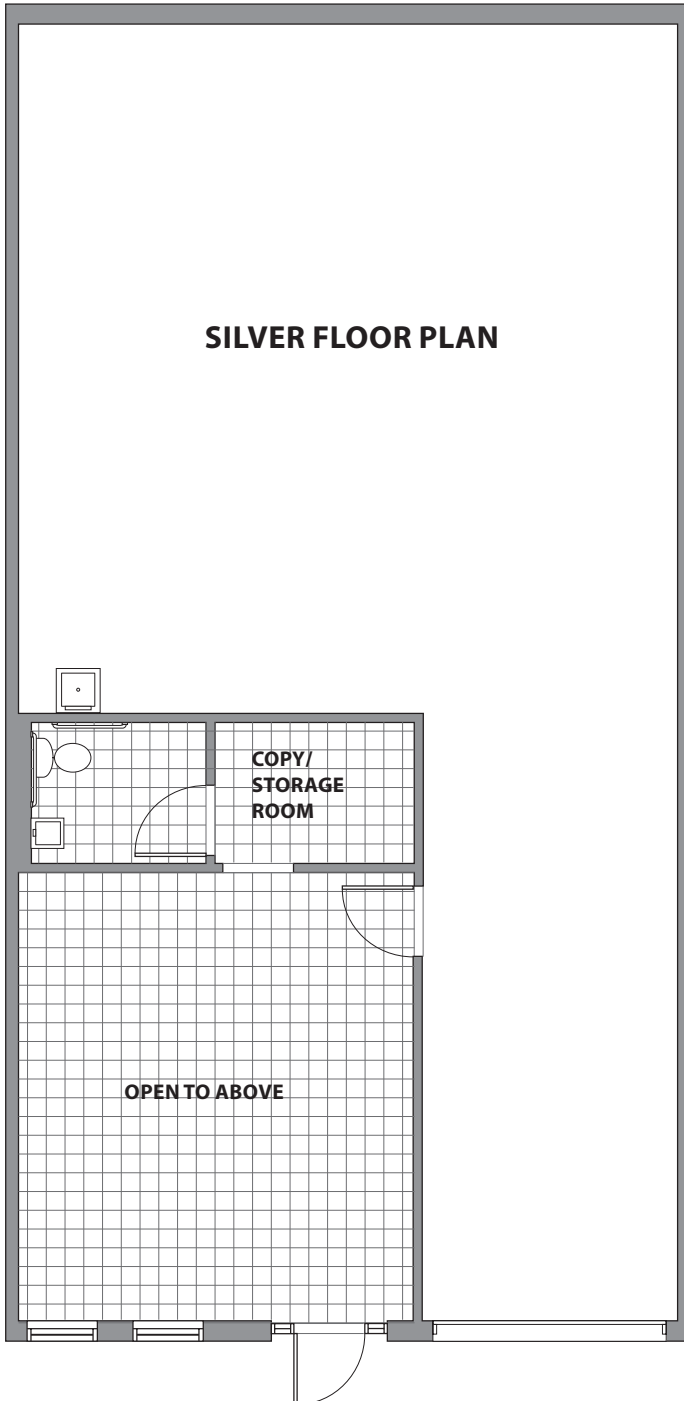
- » ADA restroom with commercial grade fixtures
- » Utility Sink
- » High efficiency roof-top heating unit with Honeywell controls
- » Emergency exit sign with battery back-up
- » Fire pull-station
- » 3-phase, 150A breaker panel
- » Convenient outlets at the breaker panel
Inside the ADA restroom, by the slop sink and by the entry door
- » Two 2'x4' fluorescent fixtures in the warehouse area
- » One 2'x4' fluorescent light fixture in the restroom
- » A commercial sized 10'x12' drive-thru overhead door
- » High performance Low-E insulated glass
- » 1st & 2nd floor picture windows
- » 5'x7' front entry facade with sidelites and transom
- » 3' entry door
- » Trough drain at garage door entry
Leading to triple catch-basin allows for vehicular parking, maintenance or storage
- » ESFR (early suppression fast response) fire sprinkler system
This high output, high volume sprinkler system allows the renter the option of installing a racking system and replaces the need & additional expense for a supplemental in-rack fire sprinkler system.

First Year Monthly Leasing Price	(1600 sq ft unit)
1 year contract	\$1,440
2 year contract	\$1,415
3 year contract	\$1,390
4 year contract	\$1,365
5 year contract	\$1,340

Available Upgrades for Bronze	Additional per month
Air conditioning	\$125
Power overhead door opener	\$100
White painted concrete walls and roof decking/trusses	\$100
Lighting package (10 fixtures total)	\$100
Other options available	TBD

BRONZE FLOOR PLAN





SILVER FLOOR PLAN

The Silver package includes all of the amenities of the Bronze plus+

Silver Plan

- » Large 17'x19' open ceiling office space with access to warehouse
- » Copier/storage area
- » Additional warehouse lighting & convenience power outlets
- » Pipe chases for phone/cable/networking

First Year Monthly Leasing Price	<i>(1600 sq ft unit)</i>
1 year contract	\$1,790
2 year contract	\$1,740
3 year contract	\$1,690
4 year contract	\$1,640
5 year contract	\$1,590

Available Upgrades for Silver	Additional per month
Air conditioning	\$125
Power overhead door opener	\$100
White painted concrete walls and roof decking/trusses	\$100
Lighting package (10 fixtures total)	\$100
Premium VCT (vinyl composite tile) flooring in enclosed areas	\$100
Other options available	TBD



GOLD

The Gold package includes all of the amenities of the Bronze & Silver plus+

Gold Plan

- » 2nd floor mezzanine (600 sq ft) with staircase access and railing above the office space
- » Zoned heating control for the separate office & warehouse spaces
- » Additional lighting (10 fixtures)
- » Separate light switching and convenience outlets for warehouse and mezzanine
- » Premium VCT (vinyl composite tile) flooring throughout 1st floor enclosed areas
- » Epoxy-painted ¾" T&G painted plywood on mezzanine
- » Dimensional 2'x2' ceiling tiles
- » Additional fluorescent lighting in the enclosed areas

First Year Monthly Leasing Price

(1600 sq ft unit)

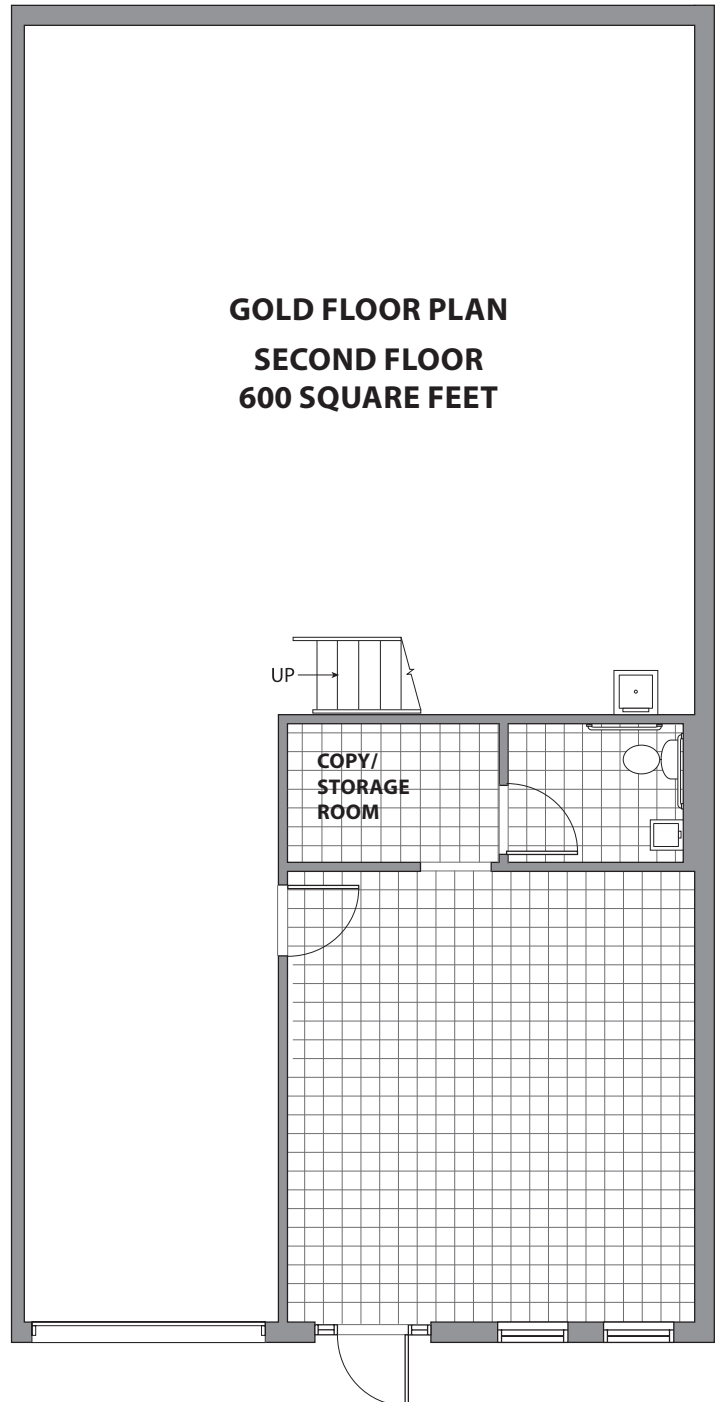
1 year contract	\$2,340
2 year contract	\$2,290
3 year contract	\$2,240
4 year contract	\$2,190
5 year contract	\$2,140

Available Upgrades for Gold

Additional per month

Air conditioning	\$125
Power overhead door opener	\$100
White painted concrete walls and roof decking/trusses	\$100
Other options available	TBD

GOLD FLOOR PLAN SECOND FLOOR 600 SQUARE FEET



The Landlord pays and is responsible for real estate taxes, landscaping and snow removal along with normal garbage pick-up and normal HVAC maintenance.

Tenant is responsible for heat, lights, water, sanitary and internet/telephone/security alarm, if desired. Tenant is responsible for the cost of their sign in the common tenant sign panel. If door signage is requested, it may consist of tasteful white lettering installed by the official sign supplier for the project. Tenant is also responsible for the registration of any business with the village.

Outside storage of any vehicle or property is not permitted. Parking spots are not assigned.

Any modifications, alterations or construction must be approved by landlord. All modifications will be done to code by the landlord at the landlords discretion.

First month, last month and a security deposit of one month's rent are due upon signing the lease. A \$25 discount per month is available if we ACH your bank account on the first of every month.



BRONZE

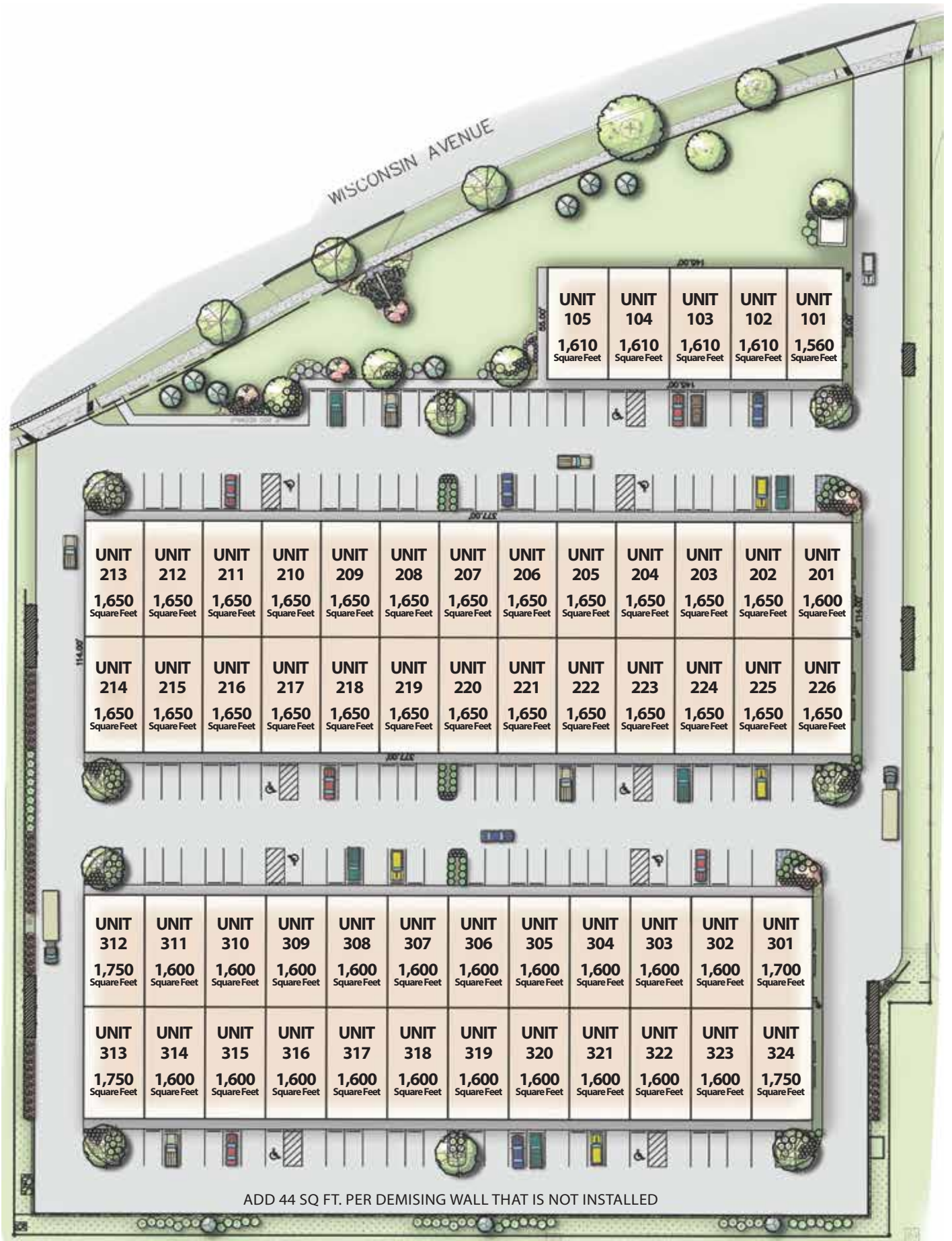


SILVER



GOLD





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