

# NOW LEASING

**Orland Grove Office Park**  
143rd Street & 108th Avenue  
Orland Park

**709 to 1,013 Square Feet Office Suites Available**

## Professional Office Buildings

- 7,534 square feet (Building 1 & 2)  
Eight Office Suites: 1,013, 880 and 842 sf
- 6,384 square feet (Building 3 & 4)  
Eight Office Suites: 860, 745 and 709 sf
- 7,534 square feet (Building 5 & 6)  
Eight Office Suites: 1,013, 880 and 842 sf

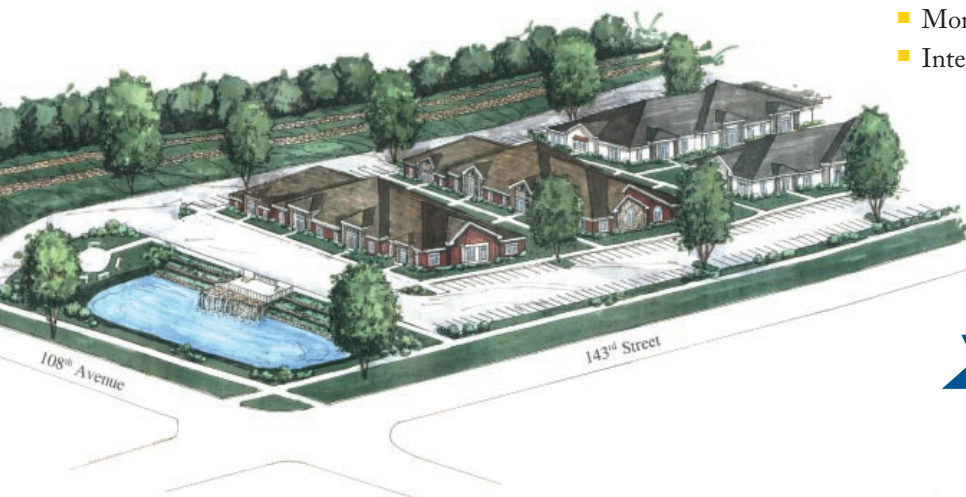
- Single-Story Buildings Constructed in 2007 and 2008
- Private Entrances
- Ample Parking
- Attractive Period-Style Brick Building
- Beautifully Landscaped Grounds
- Responsive Management & Maintenance Staff
- Highly Competitive Gross Rental Rate

## Amenities

- Every Unit Individually Designed to Meet Tenants Requirements
- Energy Efficient! Heavy Insulation & Soundproof Construction
- Sound-Proofed Partition Walls
- Thermal Insulated Marvin Windows
- HVAC System – Several Supplies and Returns Per Unit
- Private ADA Washroom
- Individually Metered Utilities
- Drop Ceiling with 2x2 Ceiling Tiles
- Fluorescent 2x4 Lay In Light Fixtures with Hi/Lo Switching
- Perimeter Electrical Quad Outlets
- Partition Electrical Quad Outlets
- Emergency Lighting and Exit Lighting
- Carpeted Concrete Floor
- One Color Paint Selection Throughout
- Interior Hardwood Trim and Solid Core Oak Doors
- Mini-Kitchen with Lower Cabinet, Countertop and Sink
- 100 AMP Electrical Service

## Tenant Responsibilities

- Telephone Wiring & System Installation
- Individual Internet or DSL Connection
- Monthly Utilities (Electric, Gas, Telephone)
- Interior Unit Cleaning Service



**XCL** Management Company™

**708.478.7777**  
[www.OrlandOffices.com](http://www.OrlandOffices.com)

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