

# 1450 Arthur Ave, Unit C



- **Location:** 1450 Arthur Ave., Unit C  
Elk Grove Village, IL 60007
- **Space Available:** 25,355 Sq. Ft. +/-
- **Total Building Size:** 50,800 Sq. Ft. +/-
- **Land Area:** 2.34 Acres +/-
- **Office:** Zero to 2,795 Sq. Ft. +/-
- **Ceiling:** 16'/18' +/-
- **Parking:** 25 Stalls
- **Loading:** Two (2) Depressed Interior Docks  
One (1) Drive-In Door
- **Power:** 400 Amps, 480 Volts, 3 Phase
- **HV/AC:** Gas Unit Heaters / Air Conditioned Office
- **Net Lease Price:** Negotiable
- **Escalation:** Negotiable
- **Real Estate Taxes:** \$2.68 Per Sq. Ft.  
(\$5,662.62 Per Month)  
Escalation Lessee's Responsibility
- **Building Insurance:** \$0.26 Per Sq. Ft.  
(\$549.36 Per Month)  
Escalation Lessee's Responsibility
- **CAM:** \$0.89 Per Sq. Ft.  
(\$1,880.50 Per Month)  
Escalation Lessee's Responsibility
- **Operating Expense:** Not Included
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable
- **Available: April 1, 2025**

# NEW TENANT BUILD-OUT: 1450 ARTHUR – UNIT C ELK GROVE VILLAGE – ILLINOIS

