



# OFFICE SPACE FOR LEASE

## 40 S PROSPECT , ROSELLE IL

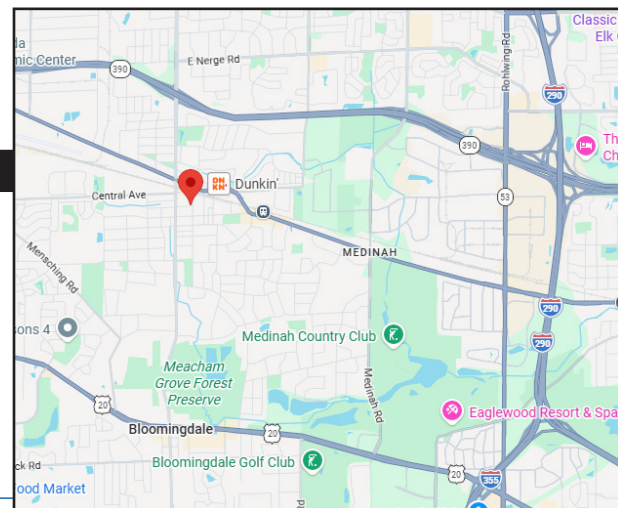


### BUILDING FEATURES:

- Office Space in Roselle
- 1,500 and 700 SF Available
- 2nd Floor Office Suites!
- Great Window - Lines and Efficient Layouts
- Located directly across from Village Hall
- Walking Distance to Roselle Metra Station
- New paint and flooring
- Parking lot and street parking
- Landlord can provide tenant with a receptionist M-F between 8:30 a.m. & 5 p.m. at no cost to tenant
- Near restaurants, shopping and metra
- Exterior Monument Signage Available
- RENTAL RATE: \$12-14.00 Modified Gross \*  
Rate Includes HVAC & Electricity

### AVAILABLE SPACE:

SUITE	SIZE (SF)	PRICING	AVAILABLE
<b>Suite A</b>	1,500 SF	\$1,500 MG	Immediate
<b>Suite C</b>	700 SF	\$800 MG	Immediate



### FOR MORE INFORMATION:

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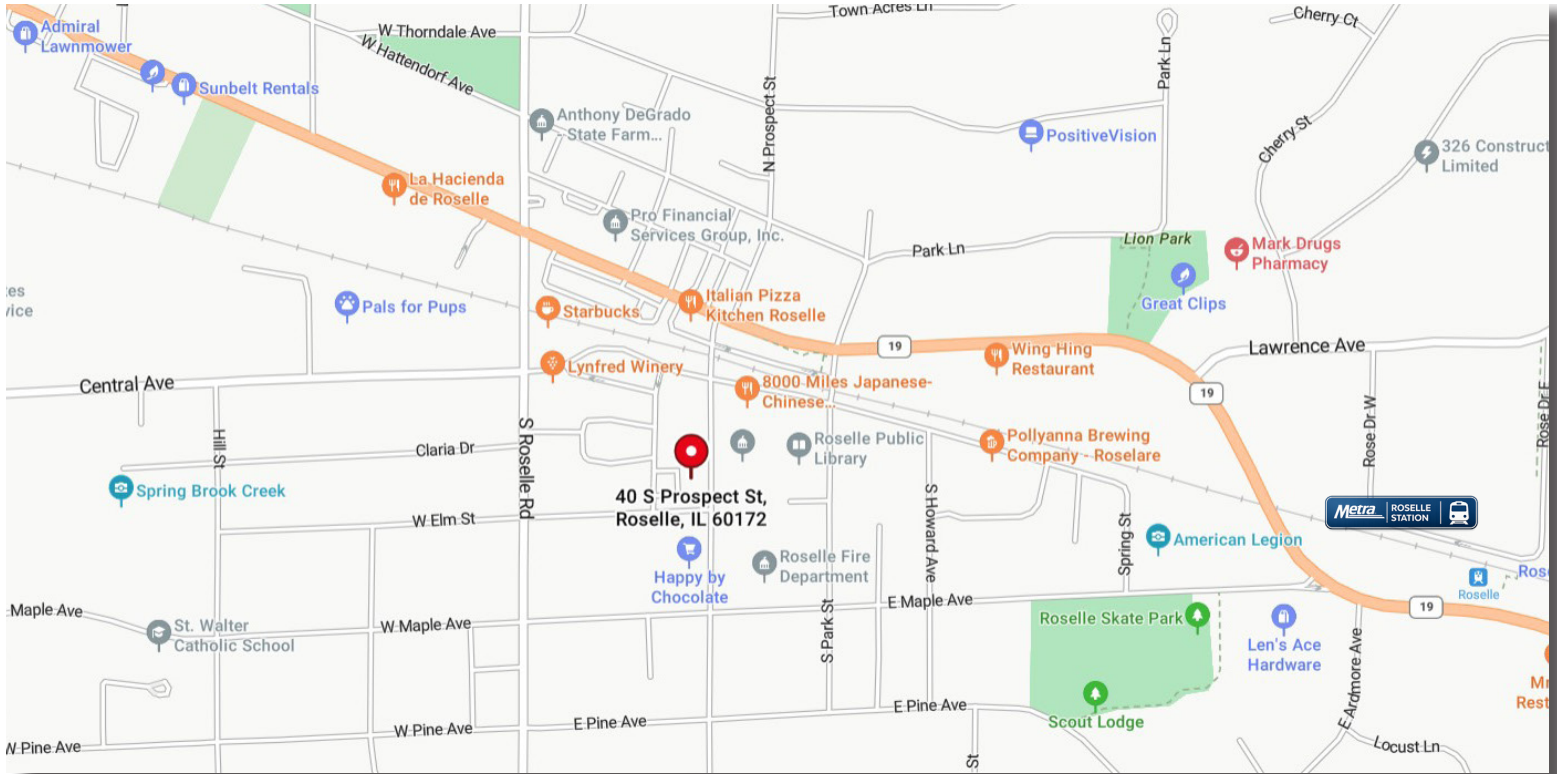
4811 Emerson Ave Suite 112, Palatine, IL 60067

www.chicagolandcommercial.com



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## AERIAL MAP



CLOSE TO WHAT MATTERS		
	ROSELLE METRA STATION	0.2 MILES
	IRVING PARK RD (ROUTE 19)	IMMEDIATE ACCESS
	SCHAUMBURG TOWN CENTER	10 MINUTES
	I-390	12 MINUTES

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UNIT A 1,500 SF

### SUITE HIGHLIGHTS



**1,500 SF**  
Efficient Office Layout



**4 PRIVATE OFFICES**  
Flexible Workspace



**LARGE OPEN HALL**  
Ideal for Reception  
or Shared Workspace



**KITCHEN AREA**  
With Sink



**5 ENTRY POINTS**  
Great Flow  
& Accessibility



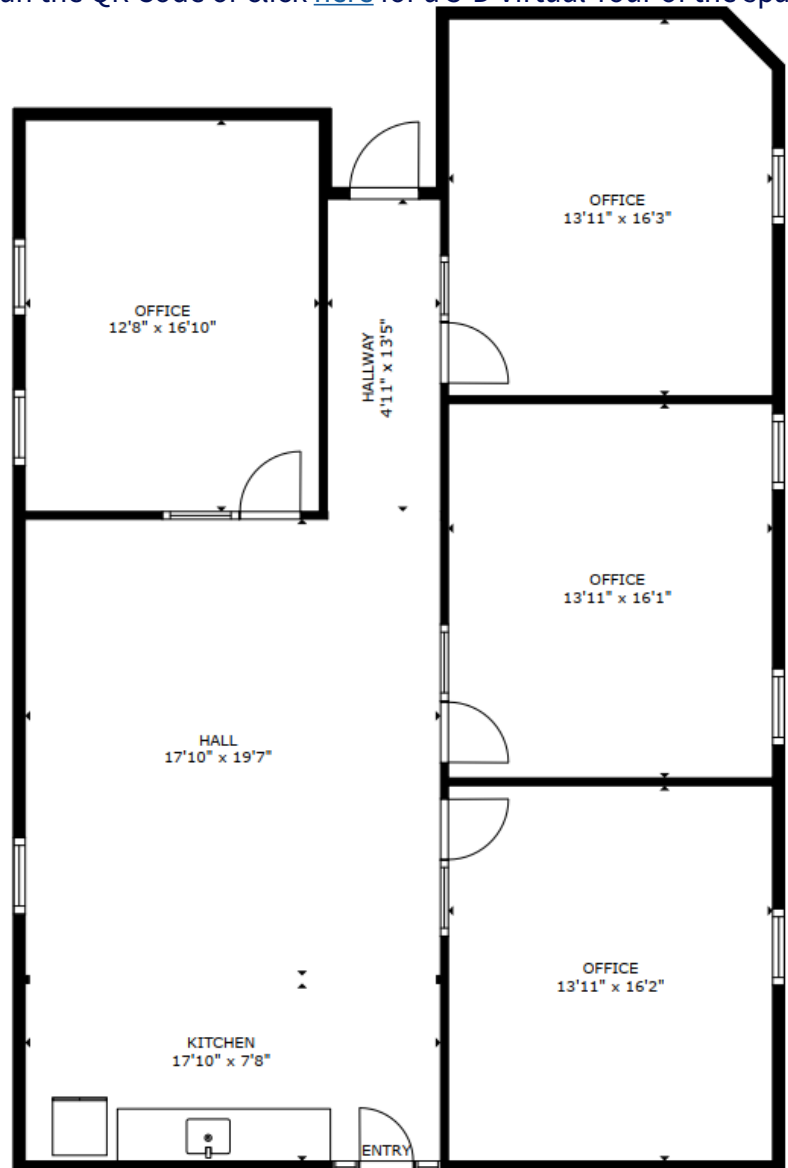
**ABUNDANT NATURAL LIGHT**  
Windows Throughout



**EFFICIENT LAYOUT**  
Minimal Wasted Space



Scan the QR Code or click [here](#) for a 3-D Virtual Tour of the space!



FLOOR PLAN

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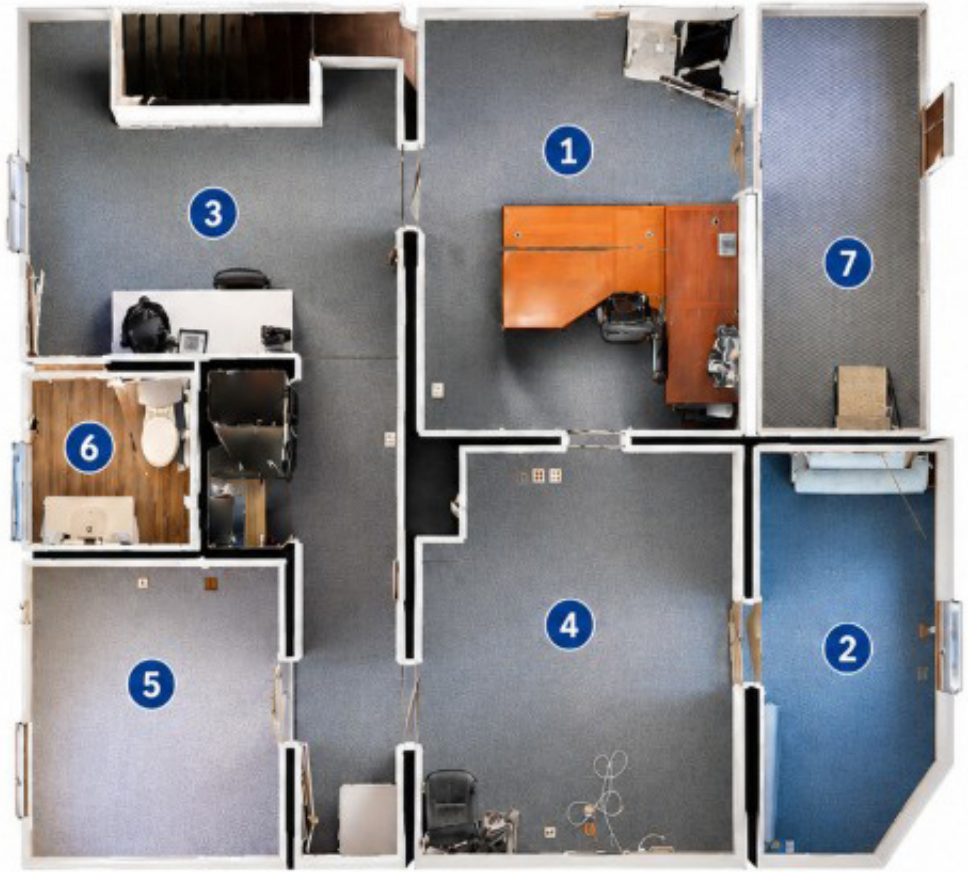
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UNIT C 700 SF



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TOTAL SIZE  
700 SF



PRIVATE OFFICES  
2



OPEN SPACES  
3



BATHROOM  
1



ENTRY POINTS  
2  
(Front & Side)



LOCATION  
Downtown Roselle  
Walk to Metra

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**Chicagoland**  
**Commercial**  
REAL ESTATE

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# OFFICE SPACE FOR LEASE

## 40 S PROSPECT , ROSELLE IL

### BUILDING PHOTOS





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### BUILDING PHOTOS

