

# DEARBORN REALTY & CONSTRUCTION

## FOR LEASE

## LCD BUILDING

910 W. Lake Street  
Roselle IL 60172  
DuPage County



### OVERVIEW



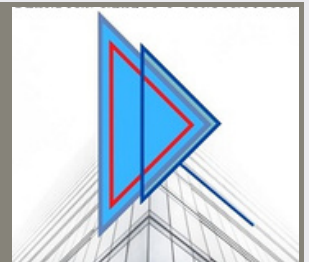
### ABOUT THIS PROPERTY

Located on lighted street corner of Lake Street and Rodenburg Road, with tons of traffic count. Heavily populated shopping centers and residential area. Location is visible and easily accessible. Within 2 miles from I-390, 6 miles from I-390 and I-290. Close many restaurants, retail shopping, grocery stores, warehouses, and schools.

### CONTACT

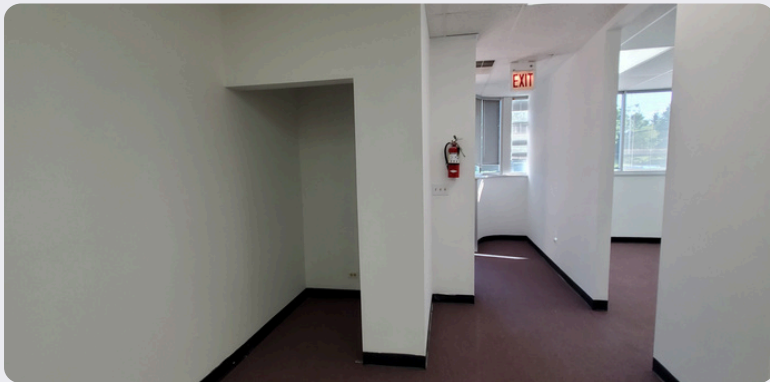
 Oscar  (630) 439-4676  oscar@chuckandleo.com

 Dearborn Office | 968 W. Lake St., Roselle IL | (630) 894-1277



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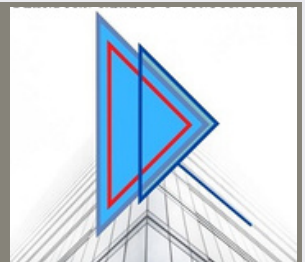
UNIT 104 | 900 SQFT



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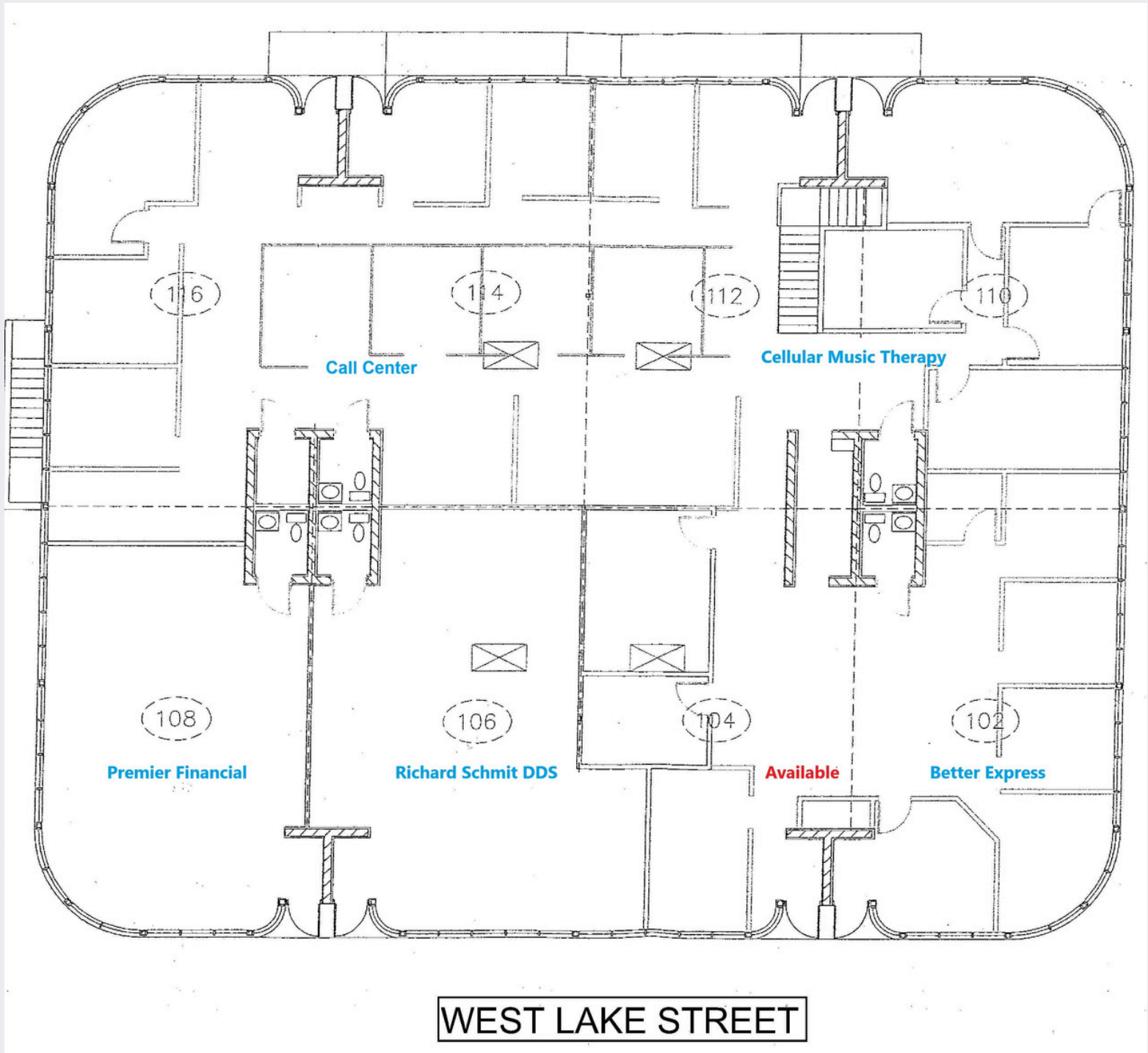
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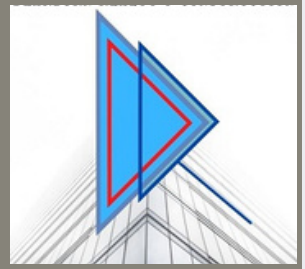
## FLOORPLAN



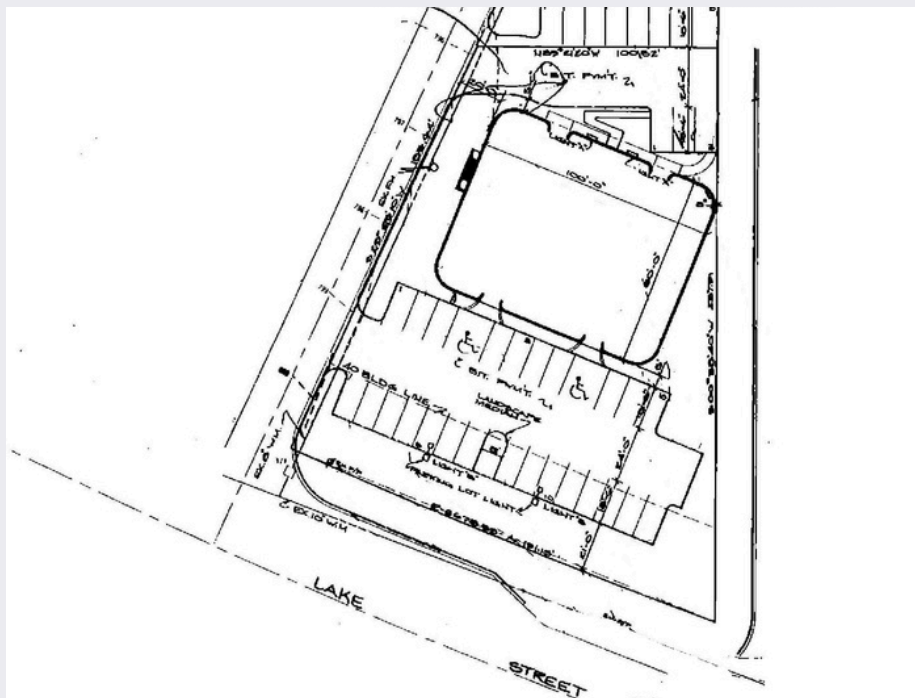
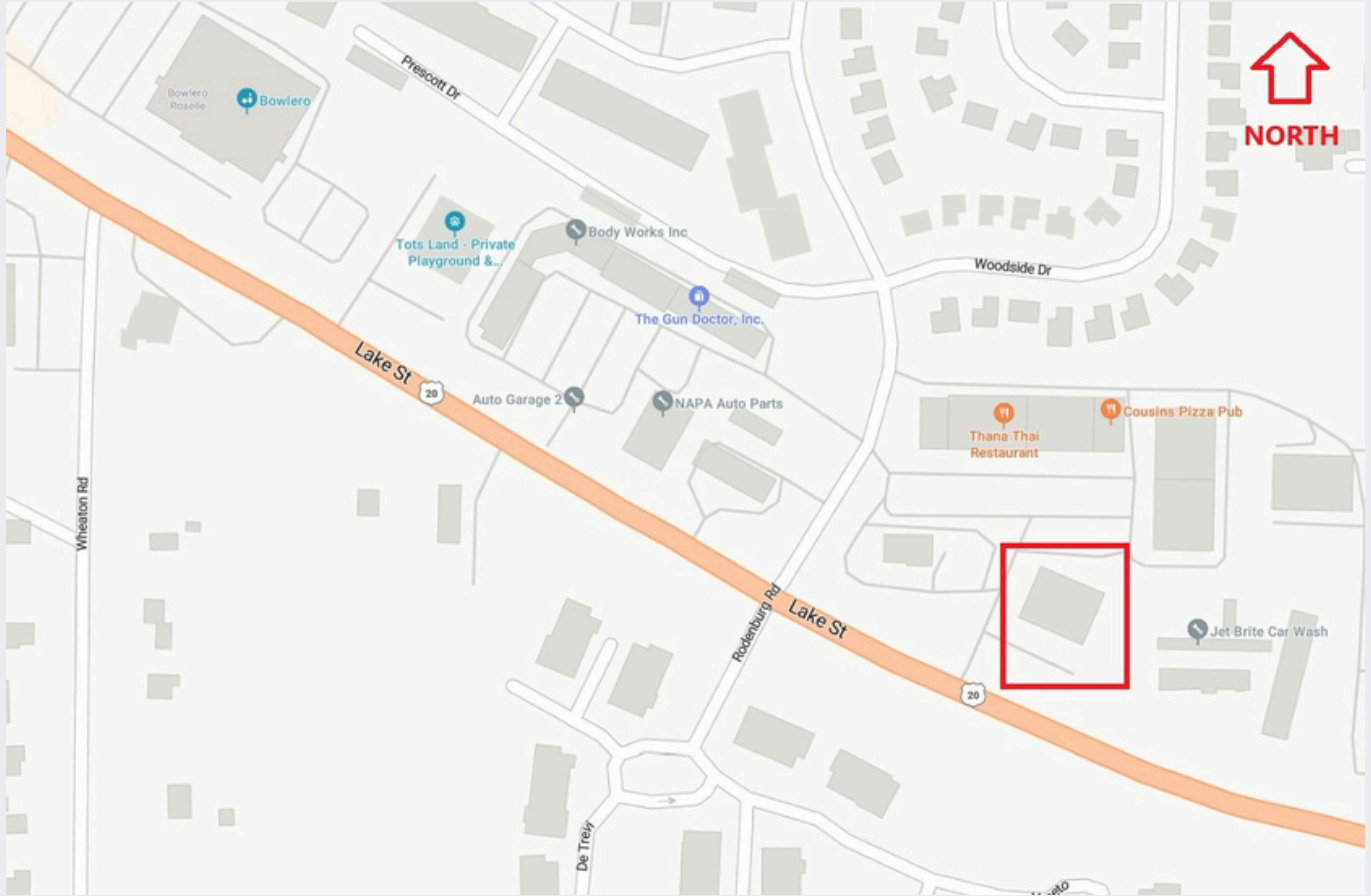
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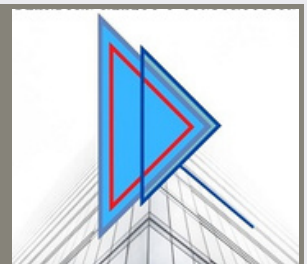
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## BUILDING INFORMATION

Building Size: 8,000 sq.ft.

Parking: 25 spaces

Offices: 6

Year Built: 1992

Zoning: B-5 (check with Village if business is allowed)

## LEASING AND PRICING

Our leases are Triple Net. Contact us to get information on Base Rent and NNN per square foot. Security Deposit is 2x Base Rent. Tenant is responsible for utilities such as electric and gas. Water and Garbage service is included in CAM.

## ABOUT US

Self-managed property developers. Responsive to property issues and tenant matters. We have other leasing opportunities for retail space, office space, office warehouse (also available to purchase), and land for sale. Areas of our other properties are in: Schaumburg, Roselle, Hoffman Estates, Elk Grove, Carol Stream, Geneva, Elgin, and Round Lake.



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