

# HARTFORD OFFICE CENTRE

729-765 N ROUTE 83, BENSENVILLE, IL 60106

## OFFICE SPACE FOR LEASE



### OFFERING SUMMARY

<b>Available RSF:</b>	759 - 11,246 RSF
<b>Building Size:</b>	66,657 SF
<b>Lot Size:</b>	1.72 Acres
<b>Year Built:</b>	1982 Renovated 2002
<b>Zoning:</b>	C (Bensenville)
<b>Parking Ratio:</b>	4/1,000 SF Ratio
<b>Access:</b>	24-Hour Access
<b>Lease Rate:</b>	\$15.50 PSF (MG)

### PROPERTY OVERVIEW

Hartford Office Centre is an exceptional opportunity for companies seeking smaller size office solutions, with close proximity to O'Hare International Airport and major highways. The Centre is three separate buildings with a total SF of approximately 67,000 SF. The property is professional managed, and Ownership is willing to offer flexible terms to fit Tenant's specific needs.

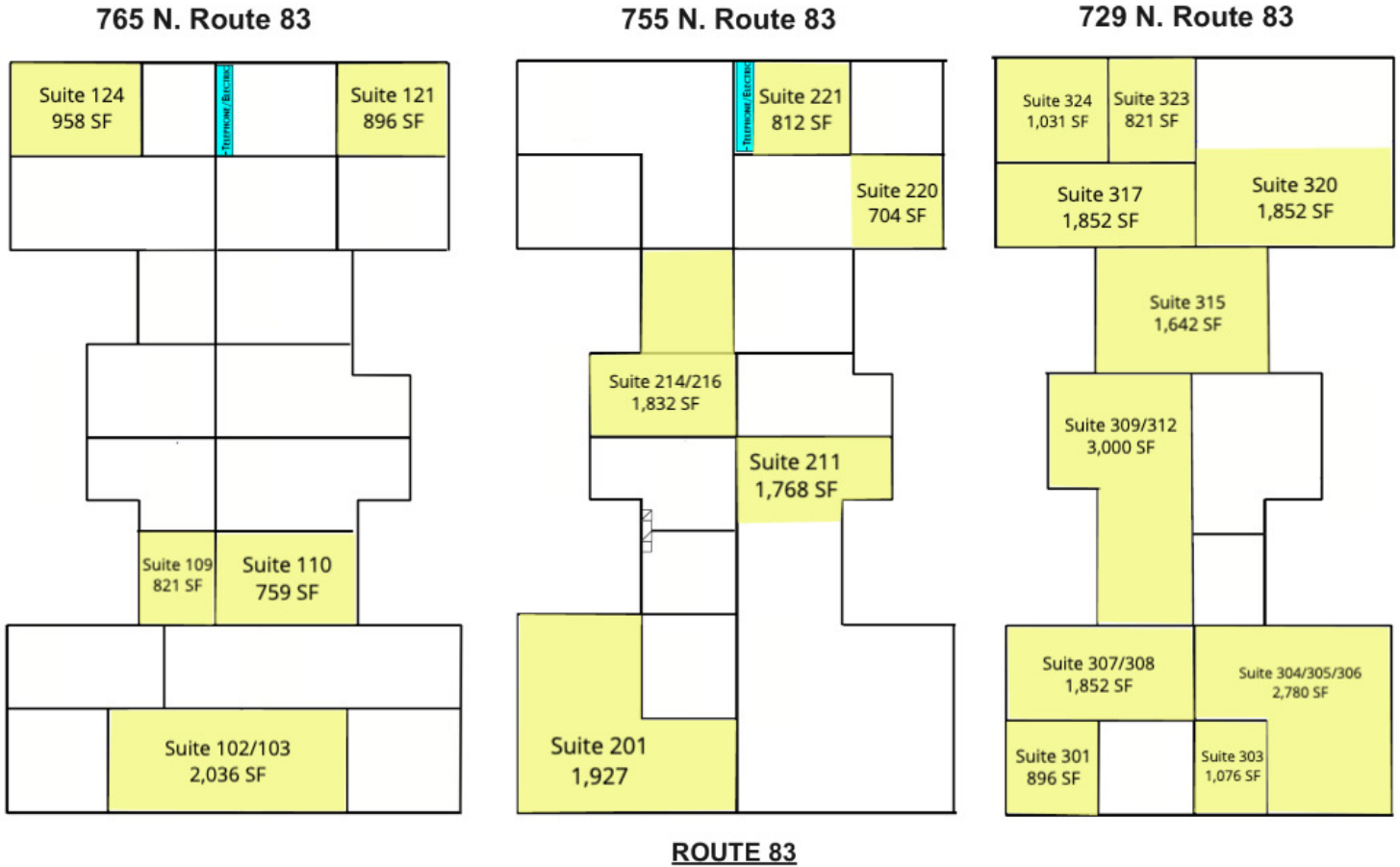
### PROPERTY HIGHLIGHTS

- Single story office building with direct access
- Flexible Lease Terms
- Conveniently located just off Route 83, less than 5 minutes from I-290 and 10 minutes from I-90

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## AVAILABLE SPACES - 765 BUILDING



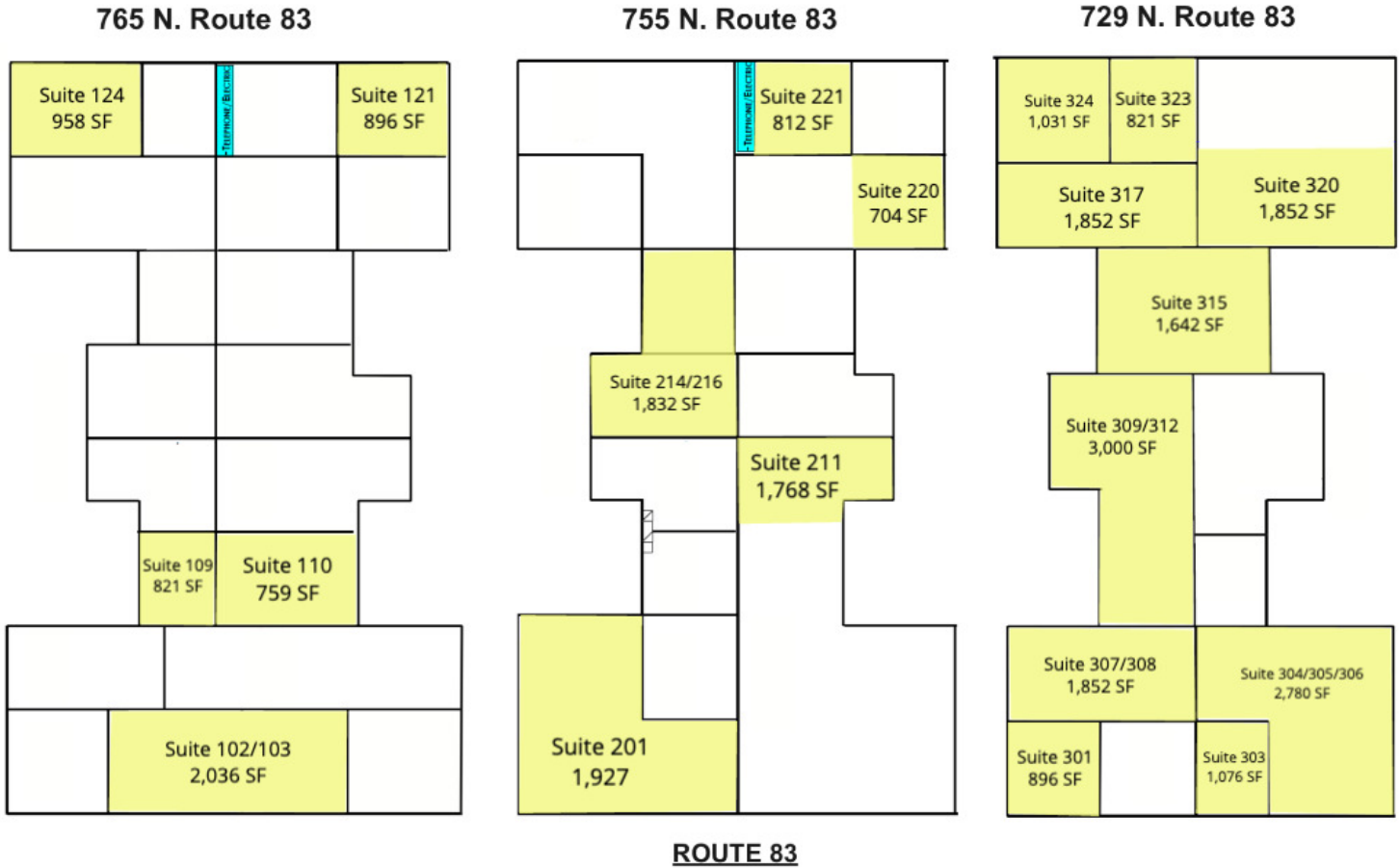
### ROUTE 83

Suite 102/103	\$15.50 PSF	Modified Gross	2,036 SF	3+ Years	Available Immediately
Suite 109	\$15.50 PSF	Modified Gross	821 SF	3+ Years	Available Immediately
Suite 110	\$15.50 PSF	Modified Gross	759 SF	3+ Years	Available Immediately
Suite 121	\$15.50 PSF	Modified Gross	896 SF	3+ Years	Available Immediately
Suite 124	\$15.50 PSF	Modified Gross	958 SF	3+ Years	Available Immediately

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## AVAILABLE SPACES - 755 BUILDING

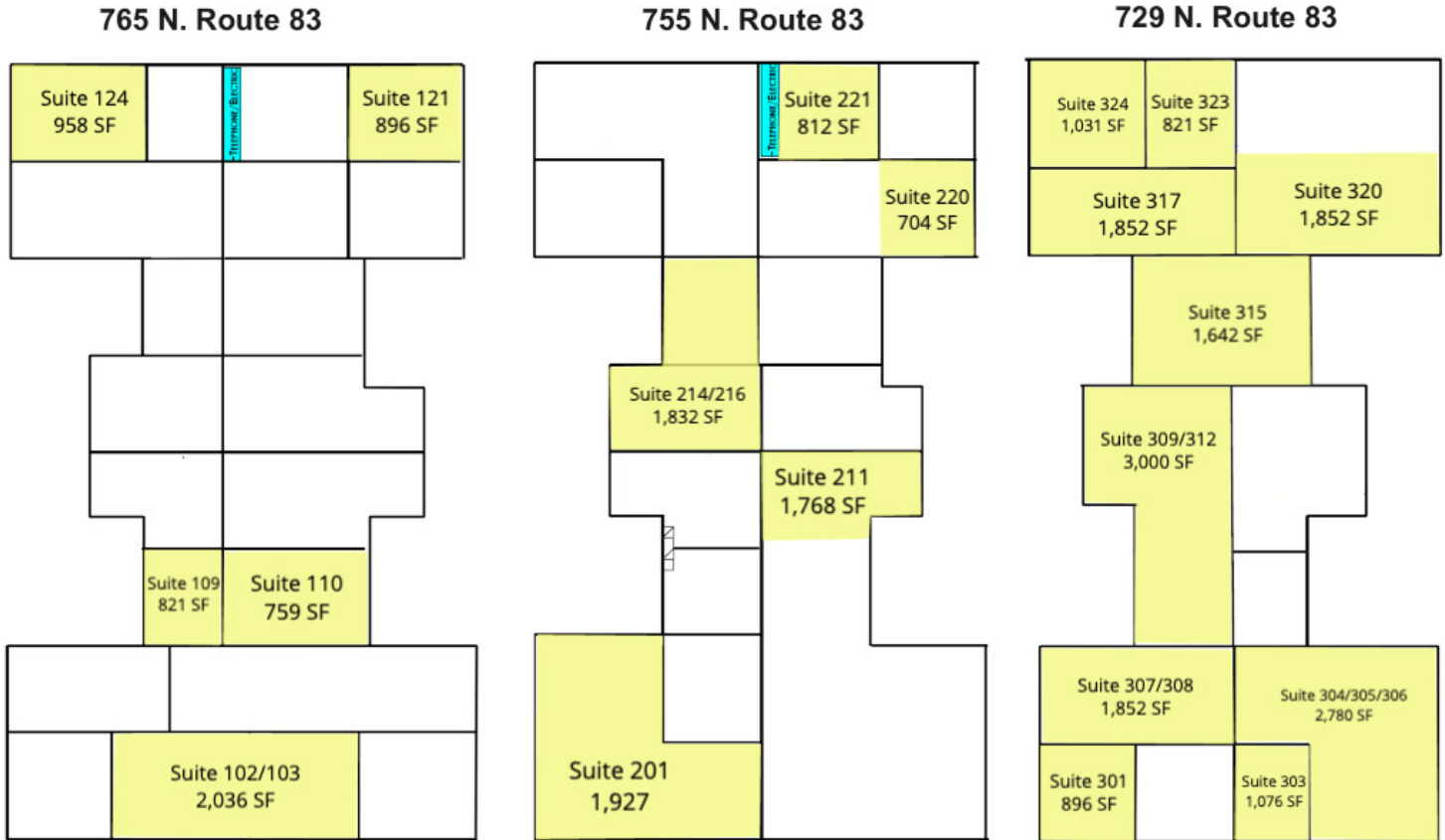


SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 201	\$15.50 PSF	Modified Gross	1,927 SF	3+ Years	Available Immediately
Suite 211	\$15.50 PSF	Modified Gross	1,031 SF	3+ Years	Available Immediately
Suite 214/216	\$15.50 PSF	Modified Gross	1,832 SF	3+ Years	Available Immediately
Suite 215	\$15.50 PSF	Modified Gross	812 SF	3+ Years	Available Immediately
Suite 220	\$15.50 PSF	Modified Gross	704 SF	3+ Years	Available Immediately
Suite 221	\$15.50 PSF	Modified Gross	812 SF	3+ Years	Available Immediately

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## AVAILABLE SPACES - 729 BUILDING



### ROUTE 83

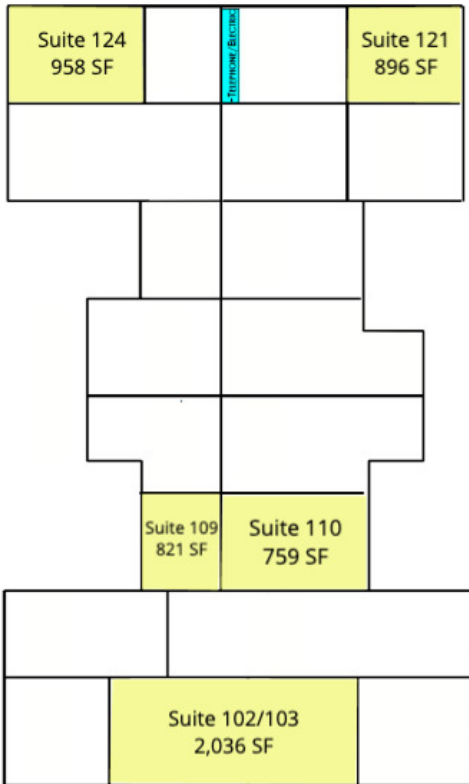
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 301	\$15.50 PSF	Modified Gross	896 SF	3+ Years	Available Immediately
Suite 303	\$15.50 PSF	Modified Gross	1,076 SF	3+ Years	Available Immediately
Suite 304/306	\$15.50 PSF	Modified Gross	2,780 SF	3+ Years	Available Immediately
Suite 307/308	\$15.50 PSF	Modified Gross	1,852 SF	3+ Years	Available Immediately
Suite 309/312	\$15.50 PSF	Modified Gross	3,000 SF	3+ Years	Available Immediately
Suite 315	\$15.50 PSF	Modified Gross	3,000 SF	3+ Years	Available Immediately
Suite 317	\$15.50 PSF	Modified Gross	1,852 SF	3+ Years	Available Immediately

# HARTFORD OFFICE CENTRE

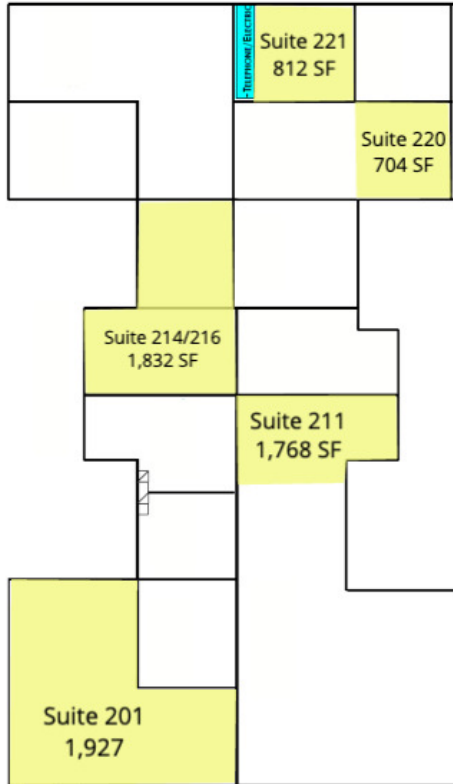
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## AVAILABLE SPACES - 729 BUILDING

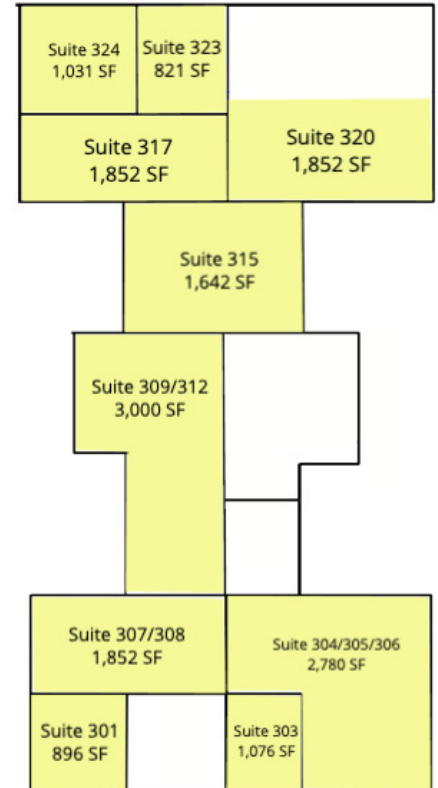
765 N. Route 83



755 N. Route 83



729 N. Route 83



### ROUTE 83

SPACE LEASE RATE LEASE TYPE SIZE (SF) TERM COMMENTS