



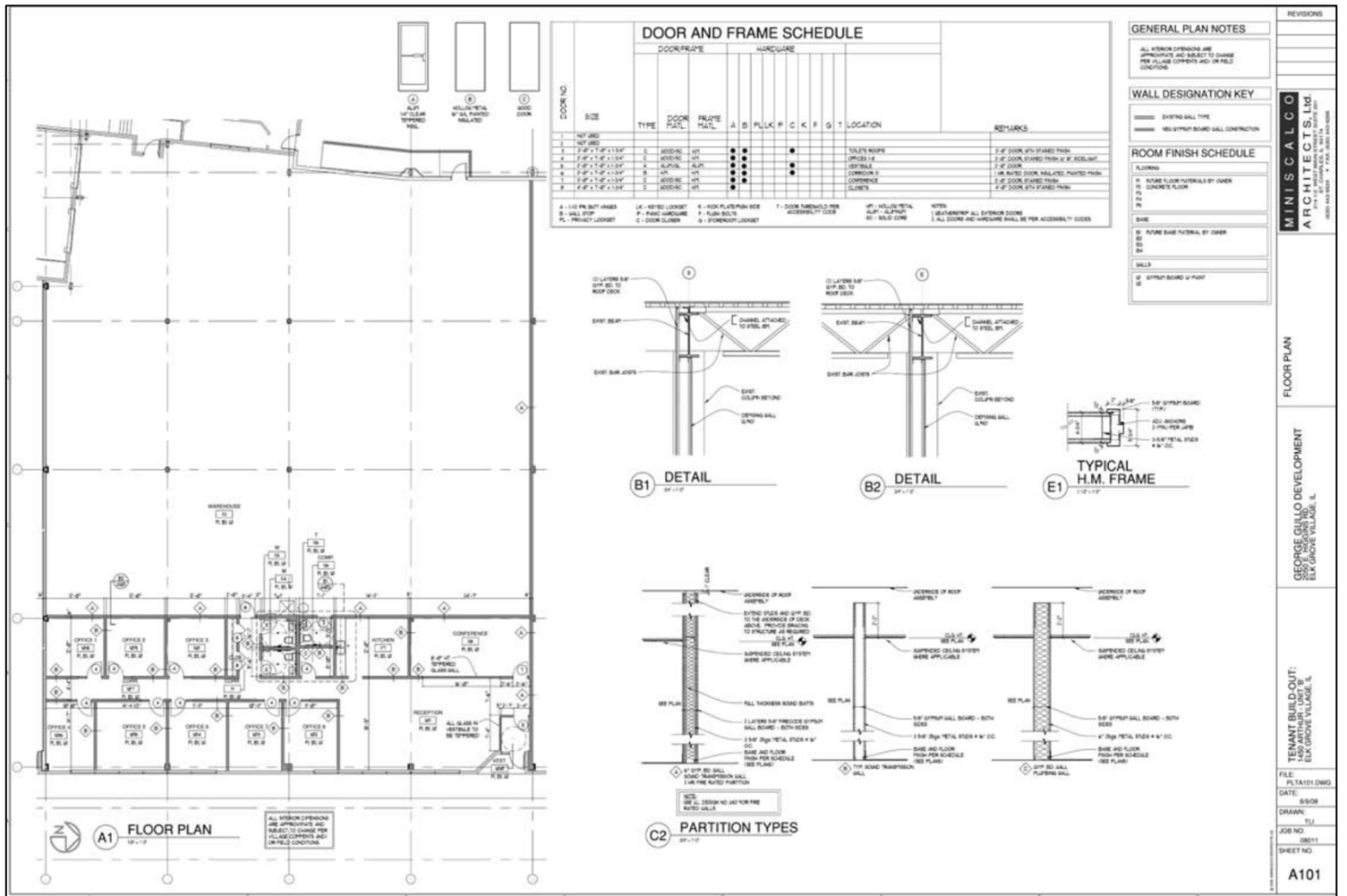
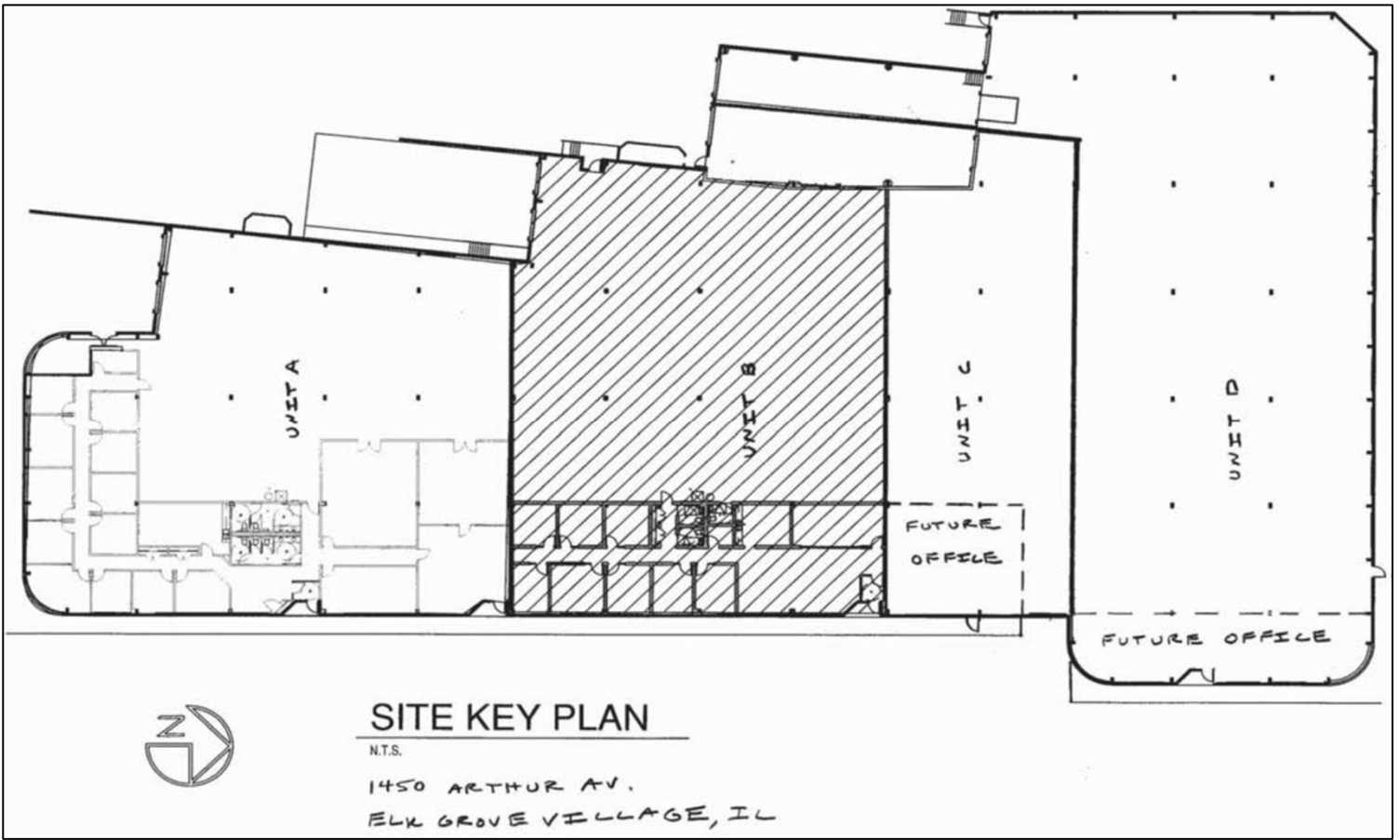
2050 East Higgins Road
Elk Grove Village, IL 60007
Tel: 847-439-4400
Fax: 847-439-1465

1450 Unit B Arthur Avenue



- **Location:** 1450 Arthur Avenue, Unit B
Elk Grove Village, IL 60007
- **Space Available:** 12,611 Sq. Ft. +/-
- **Total Building Size:** 50,800 Sq. Ft. +/-
- **Land Area:** 2.34 Acres +/-
- **Office:** 3,240 Sq. Ft. +/-
- **Parking:** 12 Stalls
- **Loading:** One (1) Depressed Exterior Dock
One (1) Drive-In Door
- **HV/AC:** Gas Unit Heaters / Air Conditioned Office
- **Power:** 400 Amps, 480 Volts, 3 Phase
- **Ceiling:** 16' +/-
- **Net Lease Price:** \$9.95 Per Sq. Ft.
(\$10,456.62 Per Month)
- **Escalation:** Negotiable
- **Real Estate Tax:** \$2.68 Per Sq. Ft.
(\$2,816.46 Per Month)
Escalation Lessee's Responsibility
- **Building Insurance:** \$0.34 Per Sq. Ft.
(\$357.31 Per Month)
Escalation Lessee's Responsibility
- **CAM:** \$0.89 Per Sq. Ft
(\$935.32 Per Month)
Escalation Lessee's Responsibility
- **Operating Expense:** Not Included
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable

All information herein is sources deemed reliable but not guaranteed accurate, subject to errors, omissions, and to change of price and term, prior to sale or lease, all without notice.



REVISIONS

MINI SCALCO ARCHITECTS, LTD.
1450 ARTHUR AV., ELK GROVE VILLAGE, IL 60120

FLOOR PLAN

GEORGE GILLO DEVELOPMENT
ELK GROVE VILLAGE, IL

TENANT BUILD-OUT:
ELK GROVE VILLAGE, IL

FILE: PL 1450 DWG
DATE: 8/2008
DRAWN: TJ
JOB NO: 0801
SHEET NO: A101