

LOFT STYLE OFFICE SUITES FOR LEASE

IDEAL LOCATION FOR:

- Tech/IT
- Attorney
- CPA
- Entrepreneurial Startups



PROPERTY SPECIFICATIONS

Description:	Industrial Building
Year Built:	1920
Building Size:	62,235 SF
Spaces Available:	120 SF, 160 SF, 300 SF, 430 SF plus shared reception area & kitchenette
Land Size:	2.3 Acres
HVAC System:	GFA
Power:	200 Amp
Ceiling Heights:	9' - 11'
Sprinklered:	Yes
Air Conditioned:	Yes
Washrooms:	Common
Dock/Overhead Door:	1- 8' Door
Sewer/Water:	City
Zoning:	C-1 Manufacturing Warehouse
Gross Lease Price:	Suite 3-A: \$650/mo Suite 3-B: \$500/mo Suite 3-D: \$775/mo <i>plus \$50/mo for utilities & cleaning</i>

PROPERTY OVERVIEW

EXECUTIVE OFFICE SUITES

- **Suite 366, 3-A** - corner unit with exposed brick
- **Suite 366, 3-B** - east side of building with exposed brick
- **Suite 366, 3-D** - large corner unit with exposed brick. Lots of windows. Can accommodate 3-4 people.
- All suites have shared access to bathrooms, reception area and kitchenette
- Truck dock access
- Clean building, newly renovated interior and exterior
- Located immediately off Route 20 at the Route 25 Exit in Elgin
- All masonry and sprinklered
- Located on Pace bus route
- Agent owned
- **PIN:** 06-24-407-010

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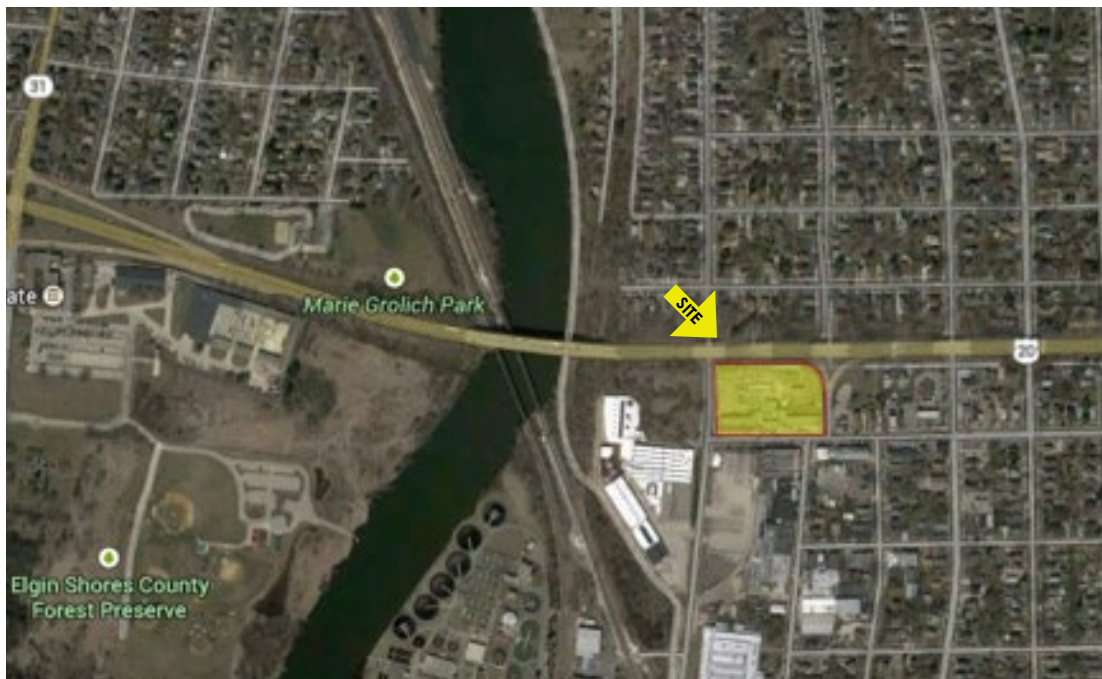




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