

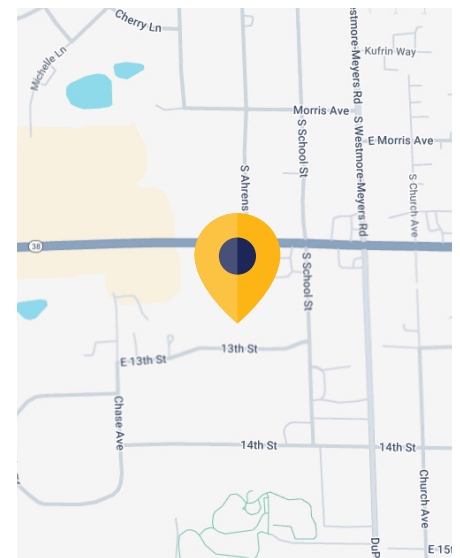


865 Roosevelt Rd

Lombard, IL 60148-4744

Overview

Total SF:	22,267
Available SF:	+/-13,875
Building Height:	22'
Entrance:	Dedicated Main Entrance
HVAC:	HVAC throughout
Shared Parking:	101 Spots
Signage:	Building & Pylon Signage Available
Asking Rate:	Contact Broker
Possession:	Immediate
AC:	2.31



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The floor plan is divided into two main sections: a large 'TENANT SPACE' and a smaller 'SERVICE AREA'.

Tenant Space (APPROX. 13,875 s.f.): This area occupies the upper and central portions of the plan. It features a large open area with a grid of columns. A long, narrow section on the left side is labeled 'APPROX. TIRE CAPACITY 886' and contains several rows of parking spaces. A 'NEW 1ST ENTRANCE' is located on the right side of this section.

Service Area (8,392 ± S.F.): This area is located along the bottom edge of the plan. It includes several restrooms (labeled 'REST ROOM'), a 'COMMISSARY ROOM', and a 'NEW PRODUCTIVITY DESK' area. There are also several 'NEW PRODUCTIVITY DESK' units and a 'NEW PRODUCTIVITY DESK' unit. The service area is separated from the tenant space by a wall.

Other Features: The plan includes various other rooms and areas, such as a 'NEW 1ST ENTRANCE', a 'NEW PRODUCTIVITY DESK', and a 'NEW PRODUCTIVITY DESK'. There are also several 'NEW PRODUCTIVITY DESK' units and a 'NEW PRODUCTIVITY DESK' unit. The plan is color-coded with green for the tenant space, blue for the service area, and yellow for other areas.