

**MULTIPLE UNITS FOR LEASE**

# 2055 ARMY TRAIL RD

Addison, IL 60101

**PRESENTED BY:**

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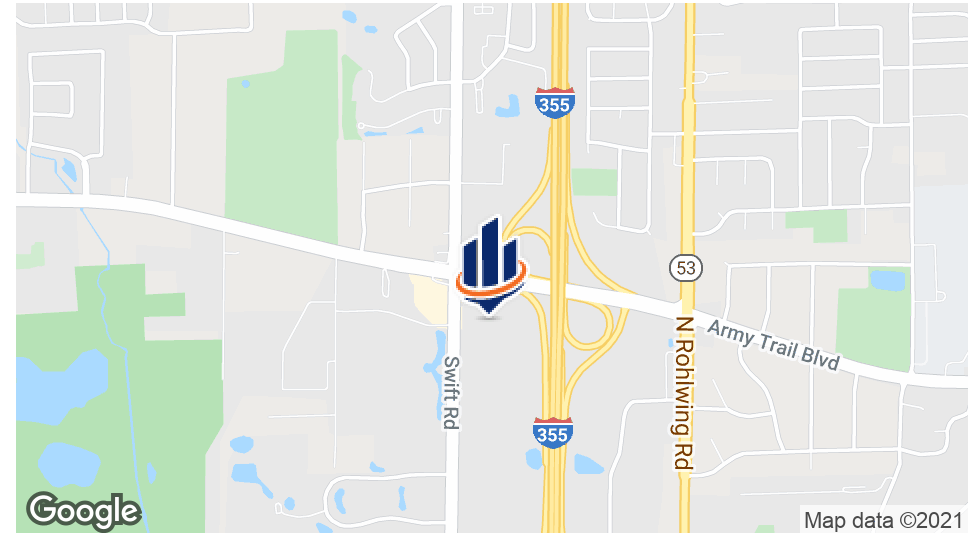
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## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$11.25 - 11.50 SF/yr (Net)
BUILDING SIZE:	116,582 SF
AVAILABLE SF:	3,452 - 17,000 SF
LOT SIZE:	8.25 Acres
YEAR BUILT:	1980
ZONING:	B-3
TAXES:	\$2.93 PSF
CAM:	\$3.03 PSF

## PROPERTY OVERVIEW

Conveniently located at the 4-way interchange of I-355 and Army Trail Road. High visibility on both I-355 & Army Trail Road with 127,716 VPD on I-355 and 58,700 VPD on Army Trail Road.

## PROPERTY HIGHLIGHTS

- Under New Ownership
- Parking Ratio: 4.4 / 1000 SF
- Building Signage Available
- Pace Bus Stop directly adjacent to the building
- Shared truck docks and drive-in door access
- Flexible layouts with varying office/warehouse components

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## LEASE SPACES



## LEASE INFORMATION

LEASE TYPE:

Net

LEASE TERM:

Negotiable

TOTAL SPACE:

3,452 - 17,000 SF

LEASE RATE:

\$11.25 - \$11.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	NET LEASE RATE	DESCRIPTION
Suite 100	Available	3,452 SF	\$11.50 SF/yr	Corner office suite with expensive window line.
Suite 102	Available	5,280 SF	\$11.50 SF/yr	Traditional Flex Space.
Suite 122	Available	7,493 SF	\$11.50 SF/yr	High-quality office build-out with warehouse space
Suite 124	Available	7,529 SF	\$11.50 SF/yr	Functional design and layout

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## LEASE SPACES



SUITE	TENANT	SIZE (SF)	NET LEASE RATE	DESCRIPTION
Suite 122-124	Available	15,022 SF	\$11.25 SF/yr	Abundant Parking
Suite 138	Available	17,000 SF	\$11.50 SF/yr	Combination of office and warehouse space with dock and drive-in door.

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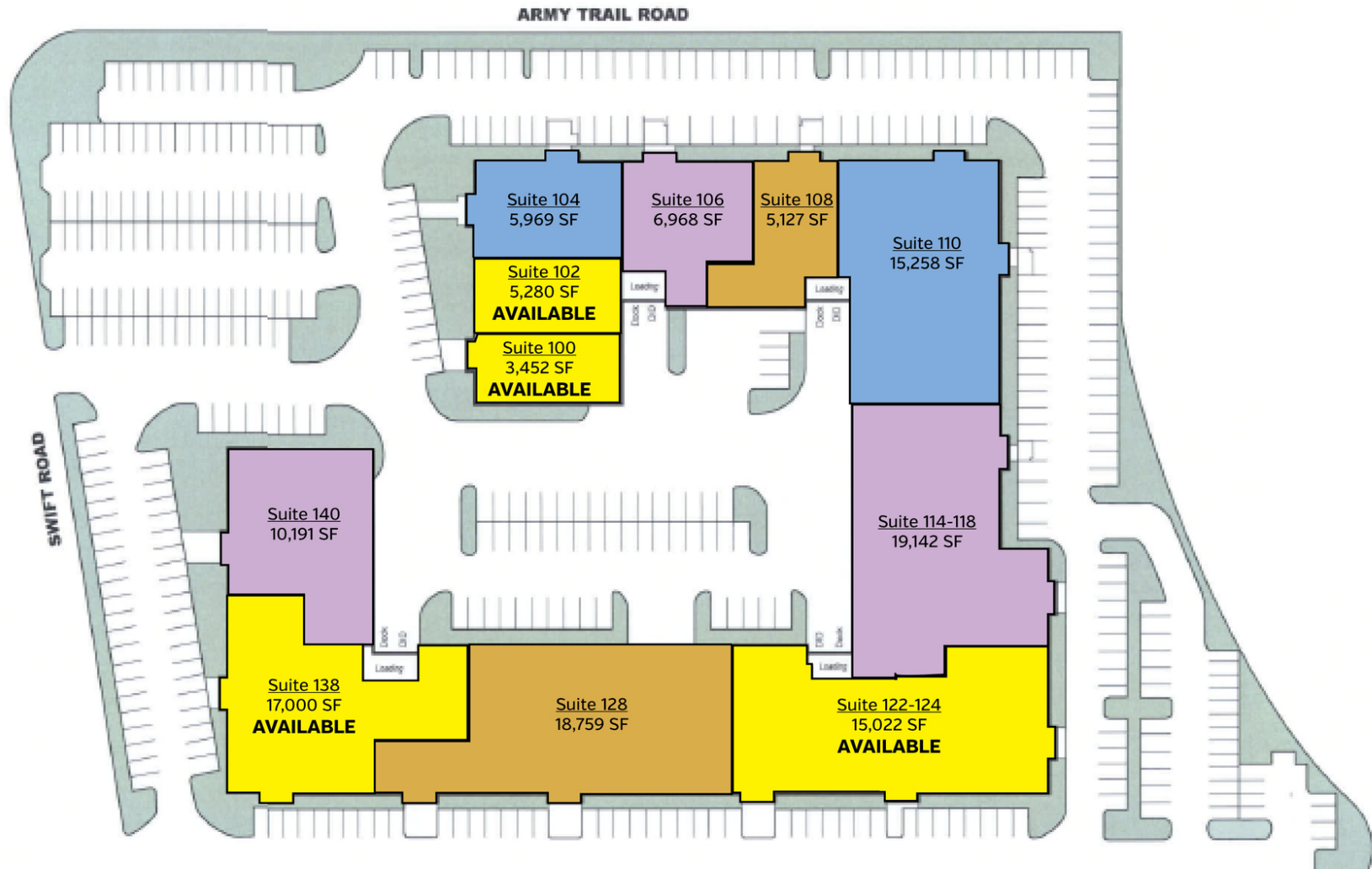
## ADDITIONAL PHOTOS



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# SITE PLAN

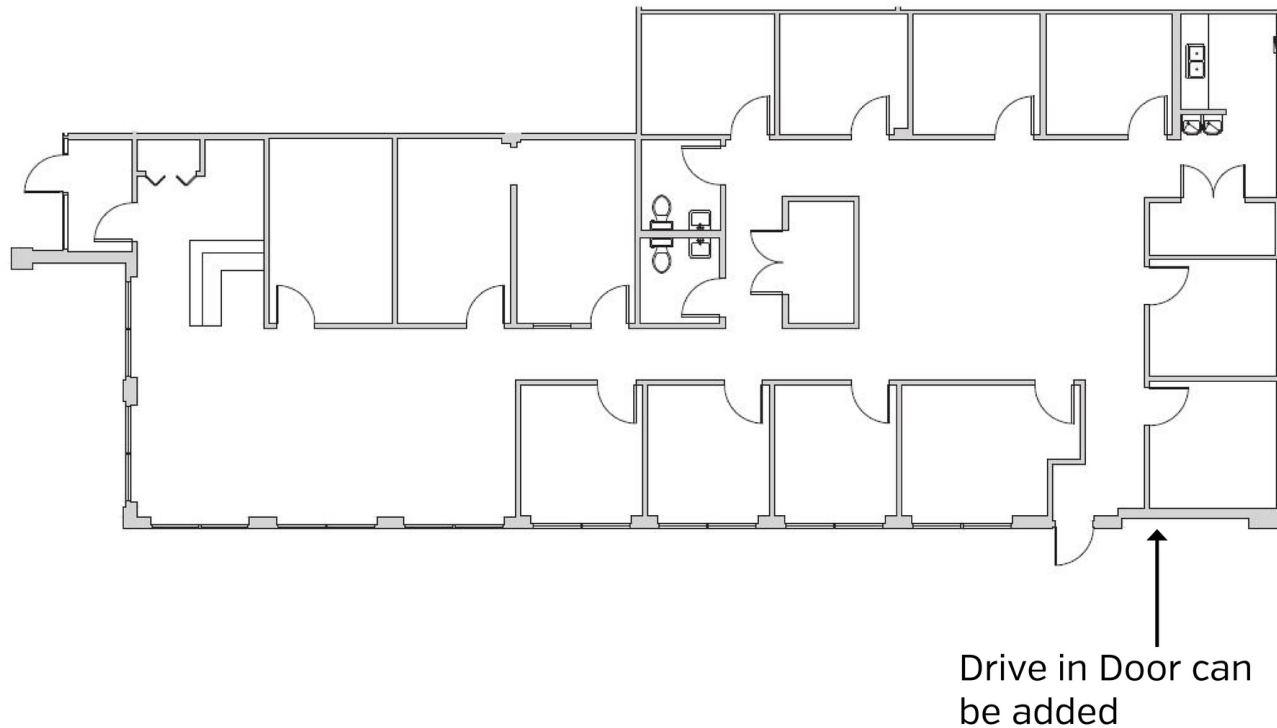


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## SUITE 100 FLOOR PLAN

Suite 100: 3,452 SF

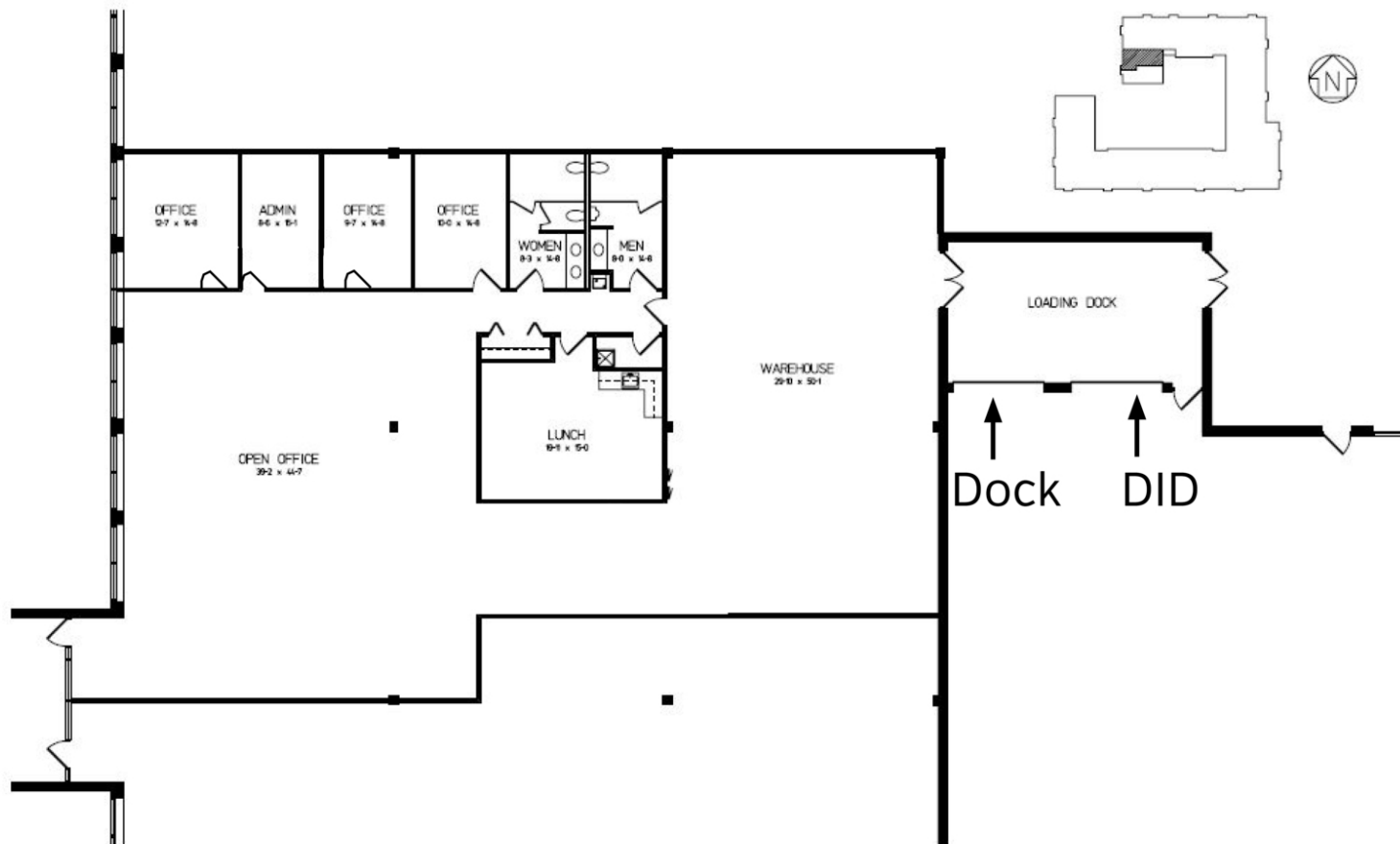


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# SUITE 102 FLOOR PLAN

Suite 102: 5,280 SF

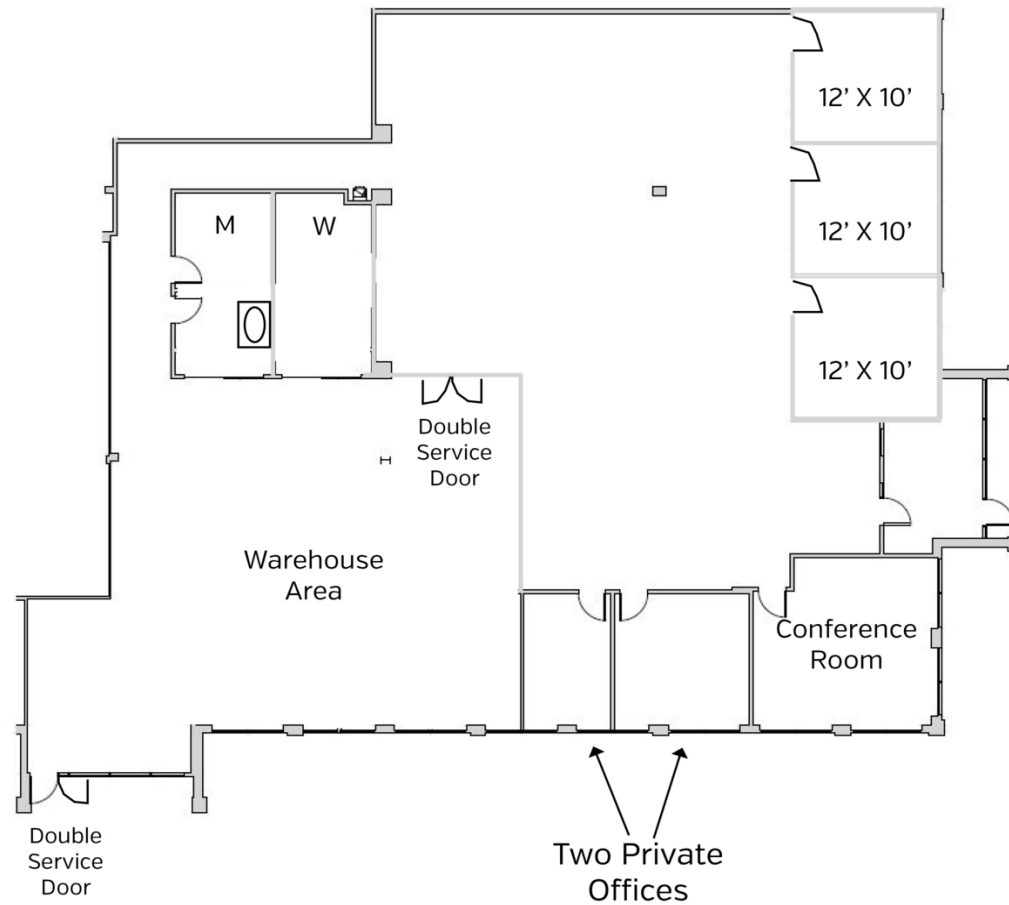


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## SUITE 122 FLOOR PLAN

Suite 122: 7,493 SF

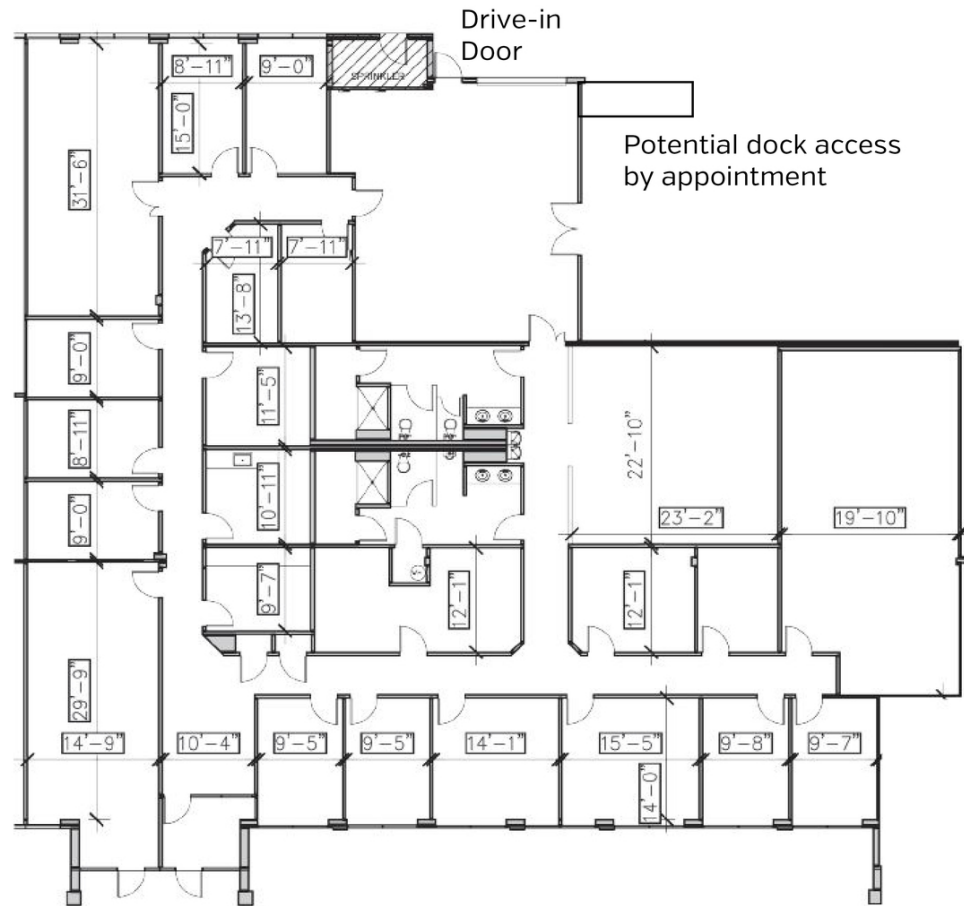


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# SUITE 124 FLOOR PLAN

Suite 124: 7,529 SF

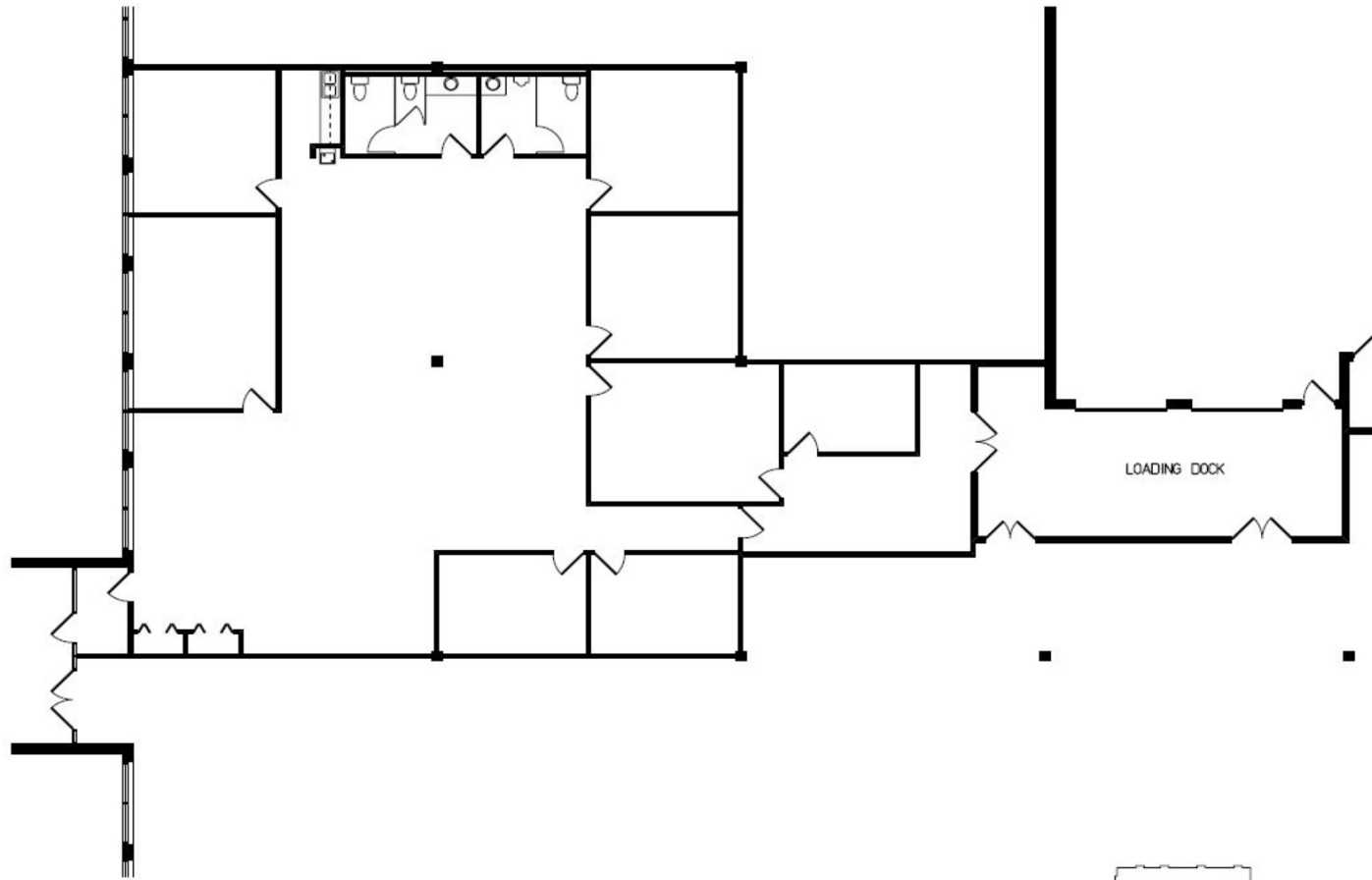


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## SUITE 138 FLOOR PLAN

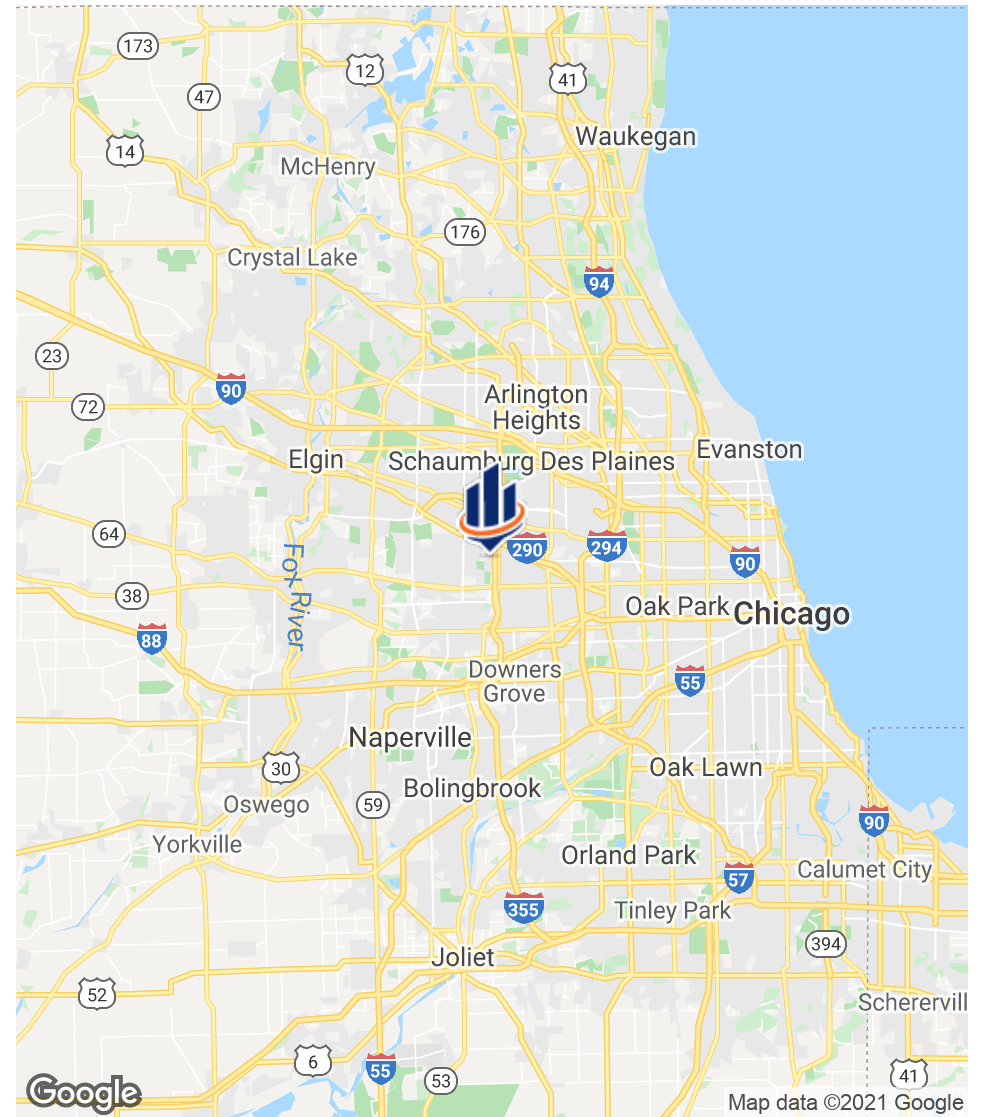
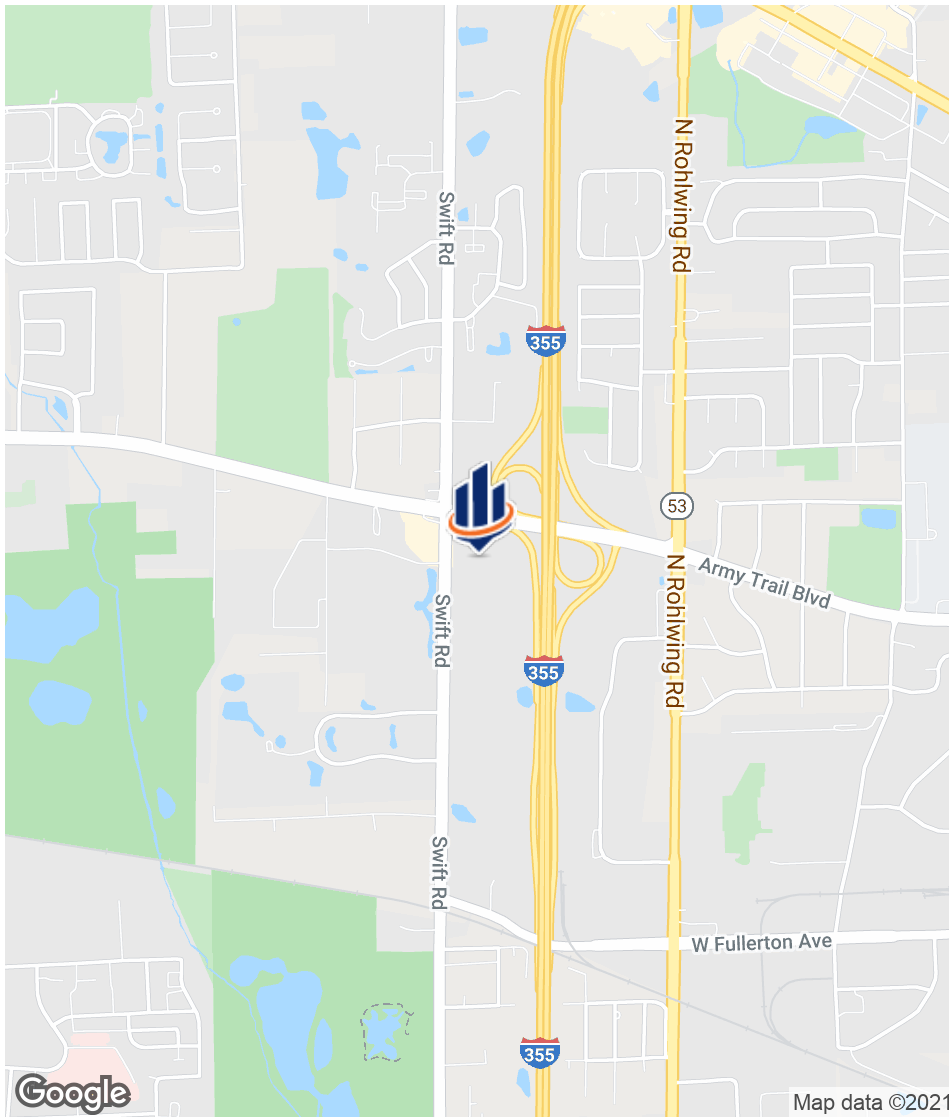
Suite 138: 17,000 SF



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## LOCATION MAPS



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