

TRIANGLE CORPORATE CENTER

1400-1538 S. ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

FLEX SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	2,576 - 7,996 RSF
Clear Height:	16 FT. Clear Height
Power:	400 Amps, 3 Phase
Loading:	1 Dock, 1 Drive-in Door
Fire Protection:	Sprinklered
Parking Ratio:	2.0/1,000 SF Ratio
Access:	24-Hour Access
Building Size:	60,000 SF
Lease Rate:	\$8.50 PSF (MG)

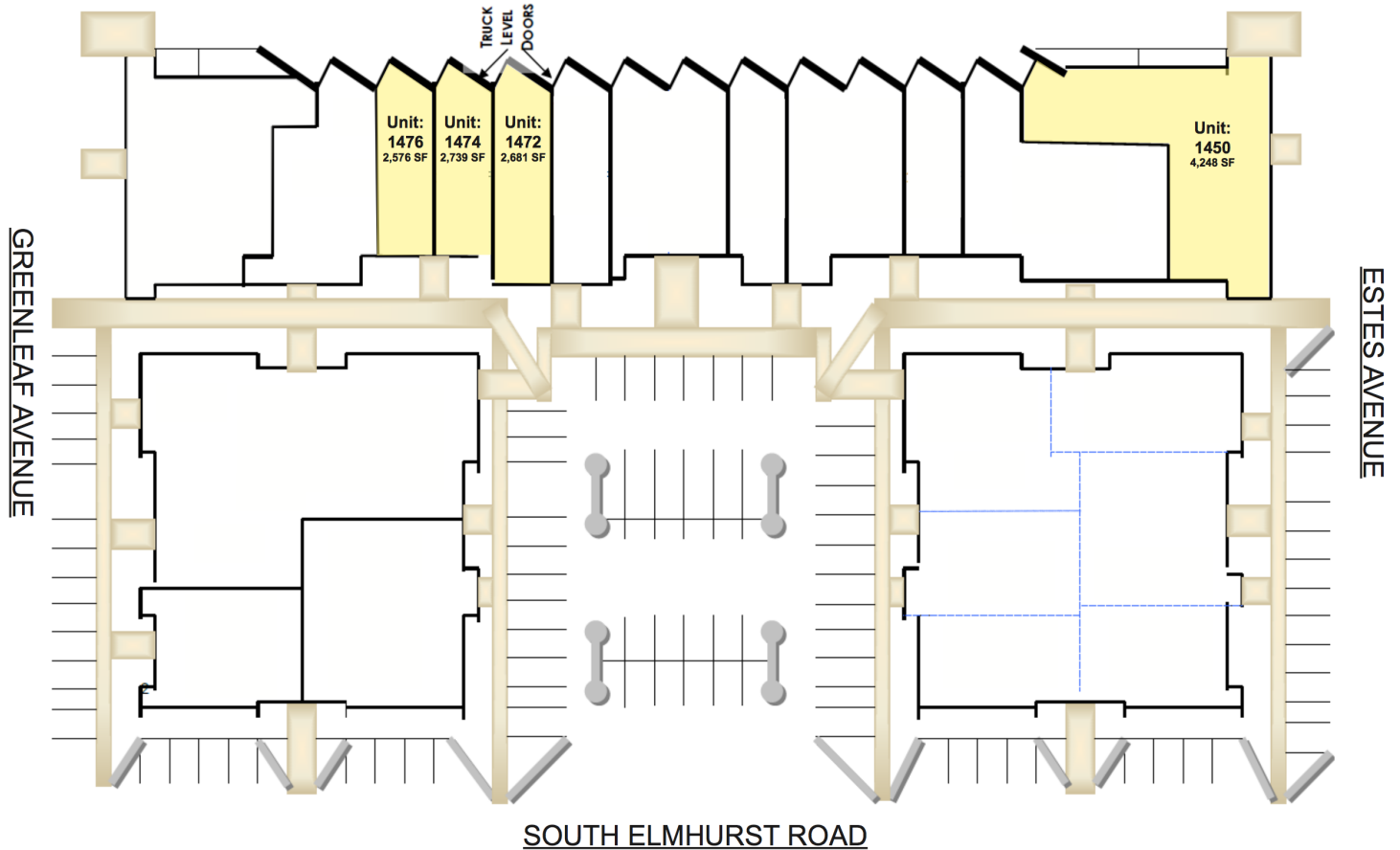
PROPERTY HIGHLIGHTS

- Close Proximity to O'Hare International Airport
- Fiber Cabling Available
- High Ratio of Office
- 100% Office Spaces Available
- Professional Ownership and Management
- Conveniently located just off Elmhurst Road, less than 5 minutes from I-90

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AVAILABLE SPACES



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	LOADING	COMMENTS
1476	\$8.50 PSF	Modified Gross	2,576 SF	Dock	
1472	\$8.50 PSF	Modified Gross	2,681 SF	Dock	
1474	\$8.50 PSF	Modified Gross	2,739 SF	Dock	
1450	\$8.50 PSF	Modified Gross	4,248 SF	Dock & DID	
1472-76	\$8.50 PSF	Modified Gross	7,996 SF	3 Docks	

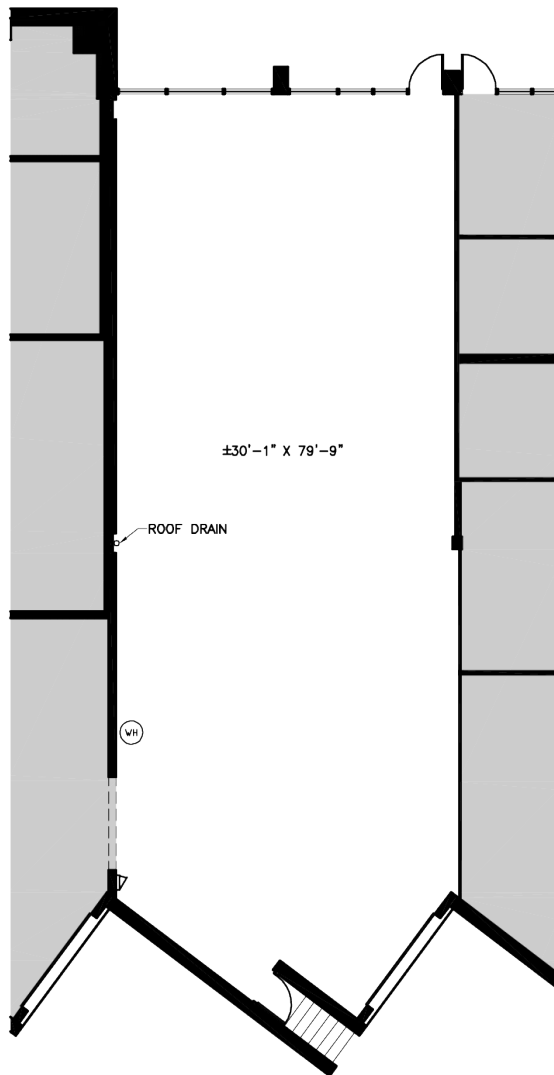
TRIANGLE CORPORATE CENTER

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UNIT 1476 & 1472

Triangle Corporate Center

1400-1438 Elmhurst Road
Elk Grove Village, IL 60007



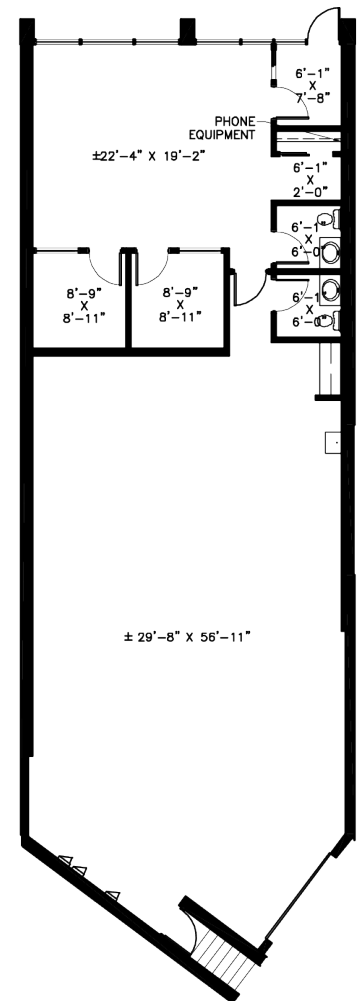
Suite #1476 - As-Built Conditions

2,576 Rentable Square Feet

Triangle Corporate Center

1450-1480 Elmhurst Road
Elk Grove Village, IL 60007

Key Plan:



Suite #1472 - As-Built Conditions

2,681 Rentable Square Feet

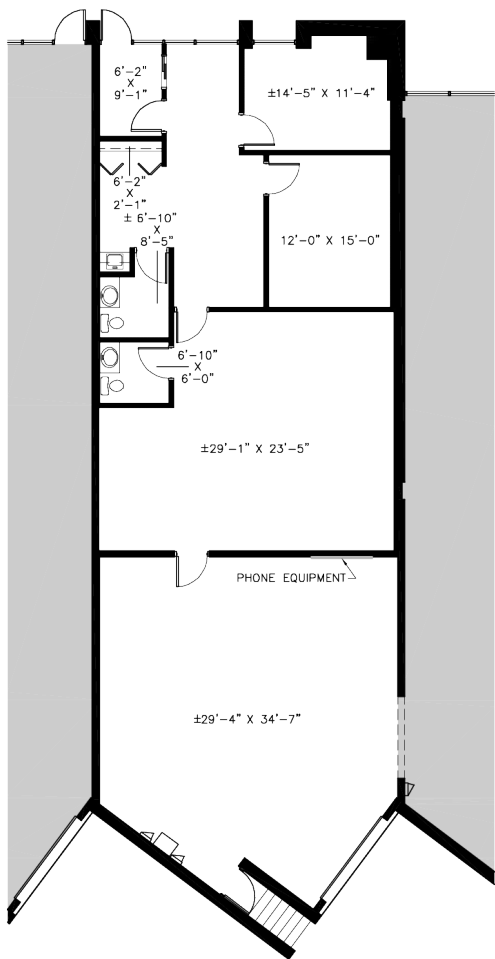
TRIANGLE CORPORATE CENTER

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UNIT 1474 & 1450

Triangle Corporate Center

1400-1438 Elmhurst Road
Elk Grove Village, IL 60007



Suite #1474 - As-Built Conditions

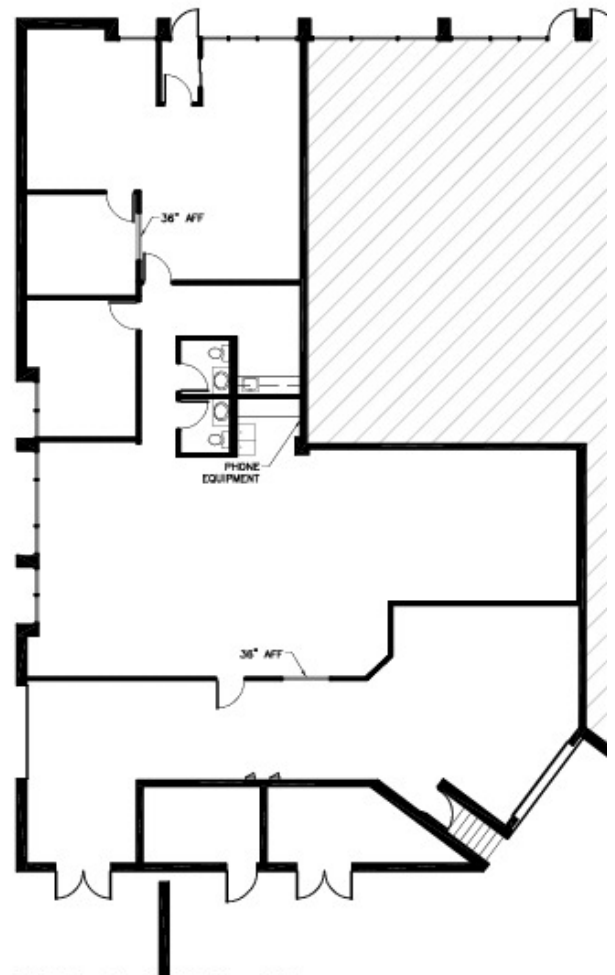
2,739 Rentable Square Feet

Scale:

Triangle Corporate Center

1400 -1438 Elmhurst Road,
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Key Plan:



Suite #1450 - As-Built Conditions

4,243 Rentable Square Feet

TRIANGLE CORPORATE CENTER

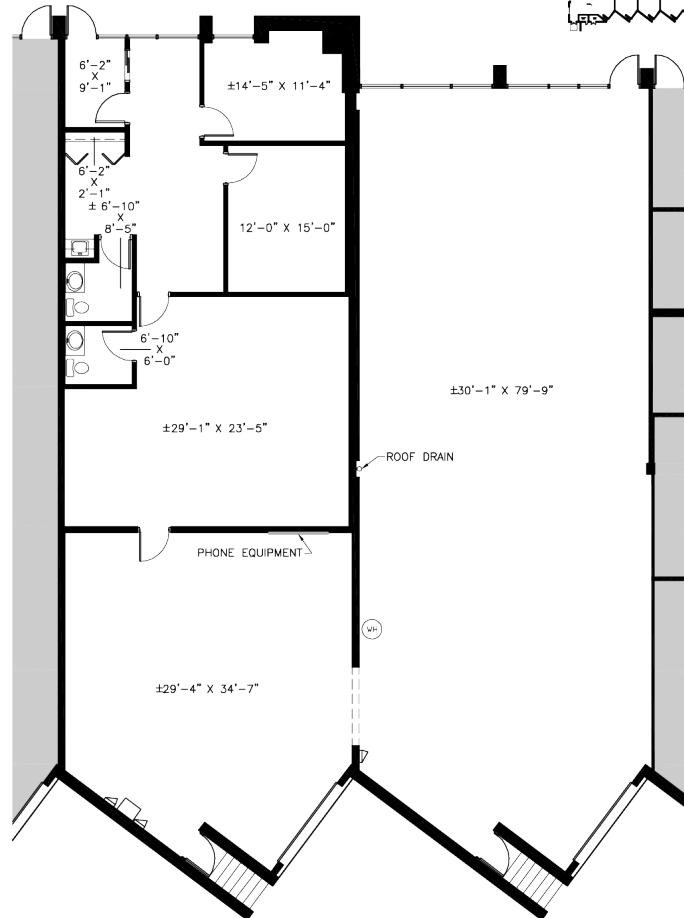
1400-1538 S. ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

UNIT 1474 & 1476 COMBINED

Triangle Corporate Center

1400-1438 Elmhurst Road
Elk Grove Village, IL 60007

Key Plan:



Suite #1474 & 1476 - As-Built Conditions

5,315 Rentable Square Feet

Scale:

N.T.S.

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ADDITIONAL PHOTOS



TRIANGLE CORPORATE CENTER

1400-1538 S. ELMHURST ROAD, ELK GROVE VILLAGE, IL 60007

LOCATION MAPS

