

# TECHNY CORPORATE CENTRE

1935-1955 TECHNY ROAD, NORTHBROOK, IL 60062

## HIGH IMAGE FLEX SPACE FOR LEASE



### OFFERING SUMMARY

<b>Available RSF:</b>	3,700 - 4,320 RSF
<b>Clear Height:</b>	15 Ft. Clear Ceiling Warehouse Height
<b>Loading:</b>	Up to: 2 Exterior Docks, 2 Drive-in Doors
<b>Power:</b>	400 Amp, 120/240 Volt, 3 Phase
<b>Fire Protection:</b>	Fully Sprinklered
<b>Parking Ratio:</b>	3.5/1,000 SF Ratio
<b>Access:</b>	24-Hour Access
<b>Building Size:</b>	93,050 SF
<b>Lease Rate:</b>	\$10.25 PSF (NNN)

### PROPERTY OVERVIEW

Techny Corporate Centre represents an exceptional opportunity for companies seeking high image, high quality and a well maintained flex property. The building is approximately 93,050 SF and offers 100% air cooled units, on-site professional management and upgraded interior building finishes.

### PROPERTY HIGHLIGHTS

- Units with 100% Air Cooled Warehouse
- Energy Efficient Lighting
- Upgraded Interior Building Finishes
- Heavy Office Build Out & Beautifully Landscaped
- Conveniently located just off Willow Road, less than 10 Minutes to either I-294 and I-94

Professionally Managed and Owned by:



1 JBSCRE.COM | 2777 FINLEY ROAD, SUITE 3, DOWNERS GROVE, IL 60515 | 312.462.1020

**BRIAN SILVERMAN**  
PARTNER  
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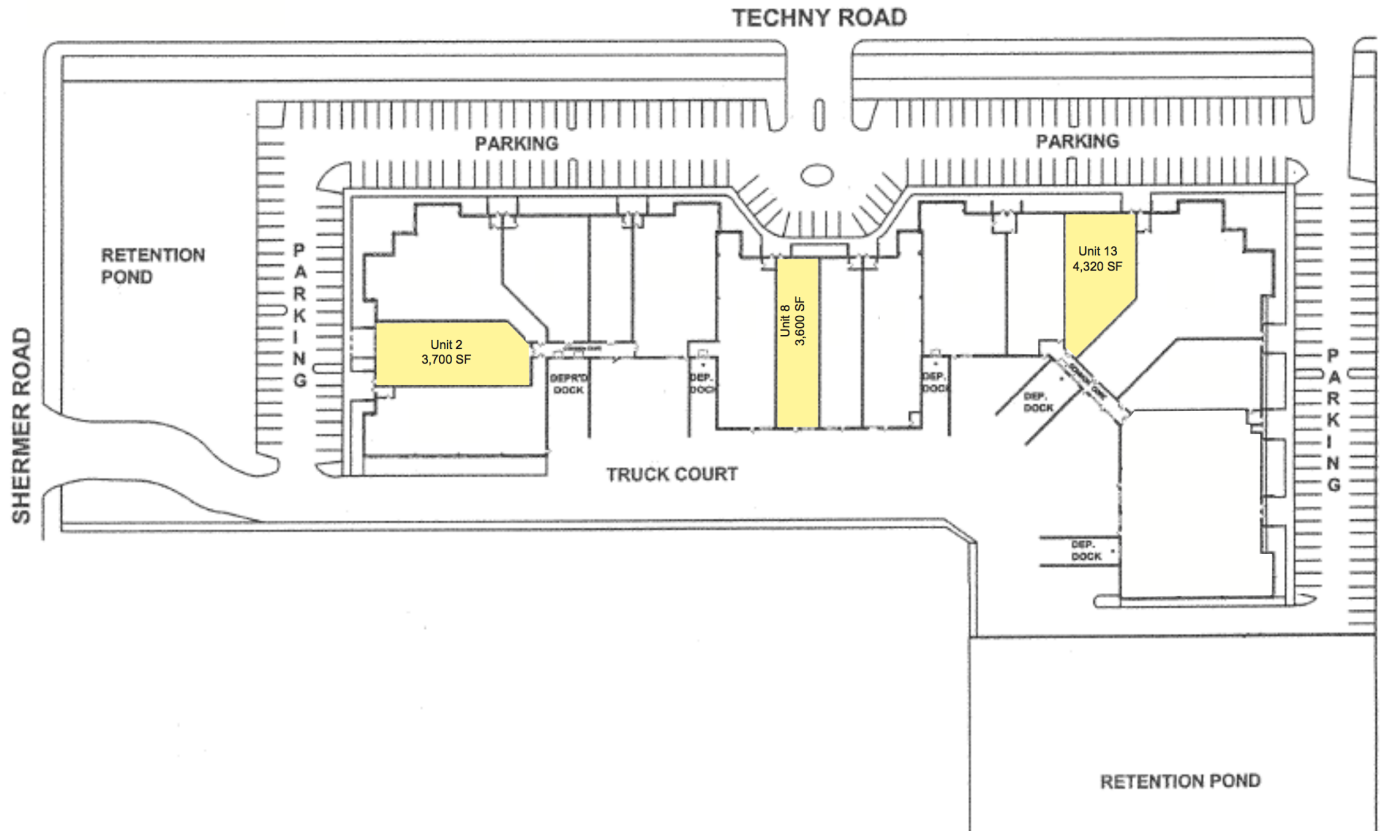
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## AVAILABLE SPACES



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 2	\$10.25 PSF	NNN	3,700 SF	3-5 Years	Access to: 2 Docks, 2 DID
Suite 8	\$10.25 PSF	NNN	3,600 SF	3-5 Years	1 Private Drive-In Door
Suite 13	\$10.25 PSF	NNN	4,320 SF	3-5 Years	Access to: 2 Docks, 2 DID Air Cooled Warehouse

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## LOCATION MAPS





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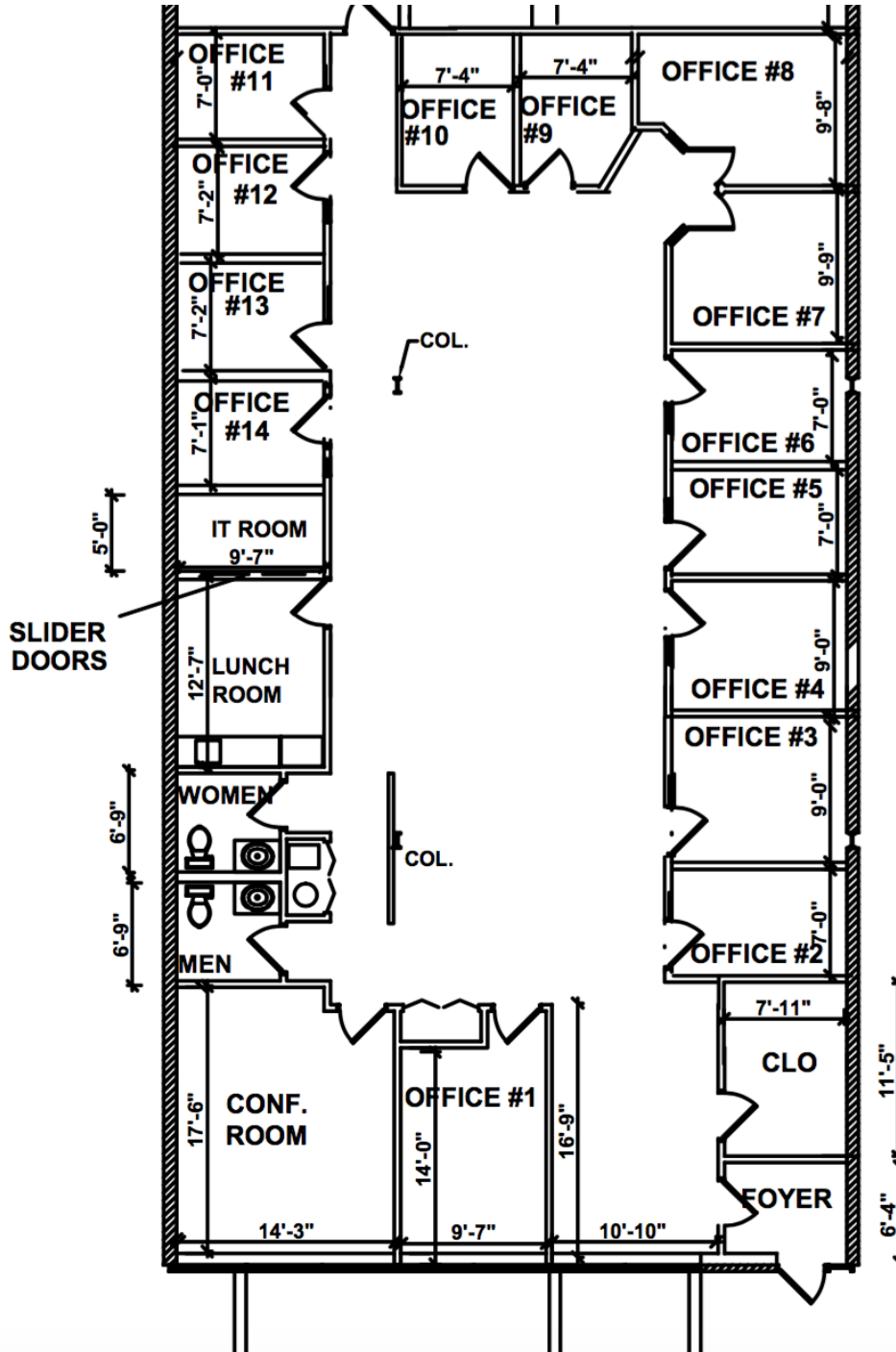
## ADDITIONAL PHOTOS



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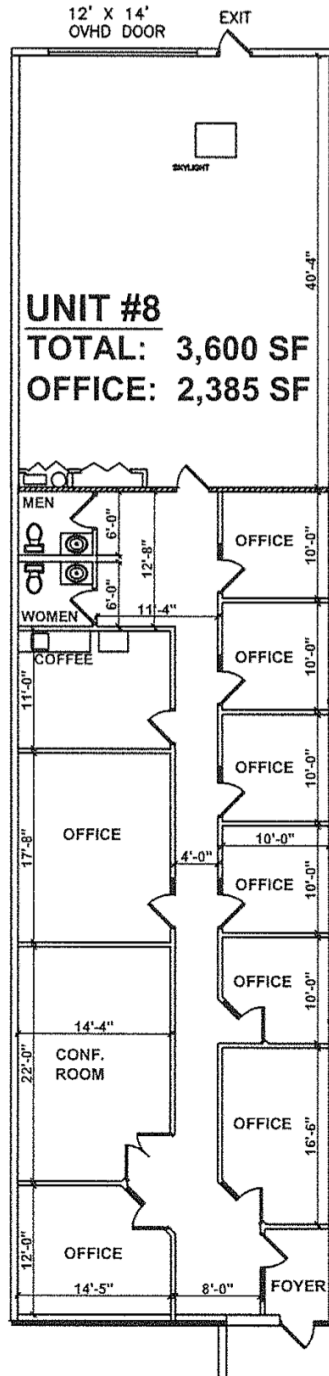
## UNIT 2 - 3,700 SF (3,700 SF OFFICE)



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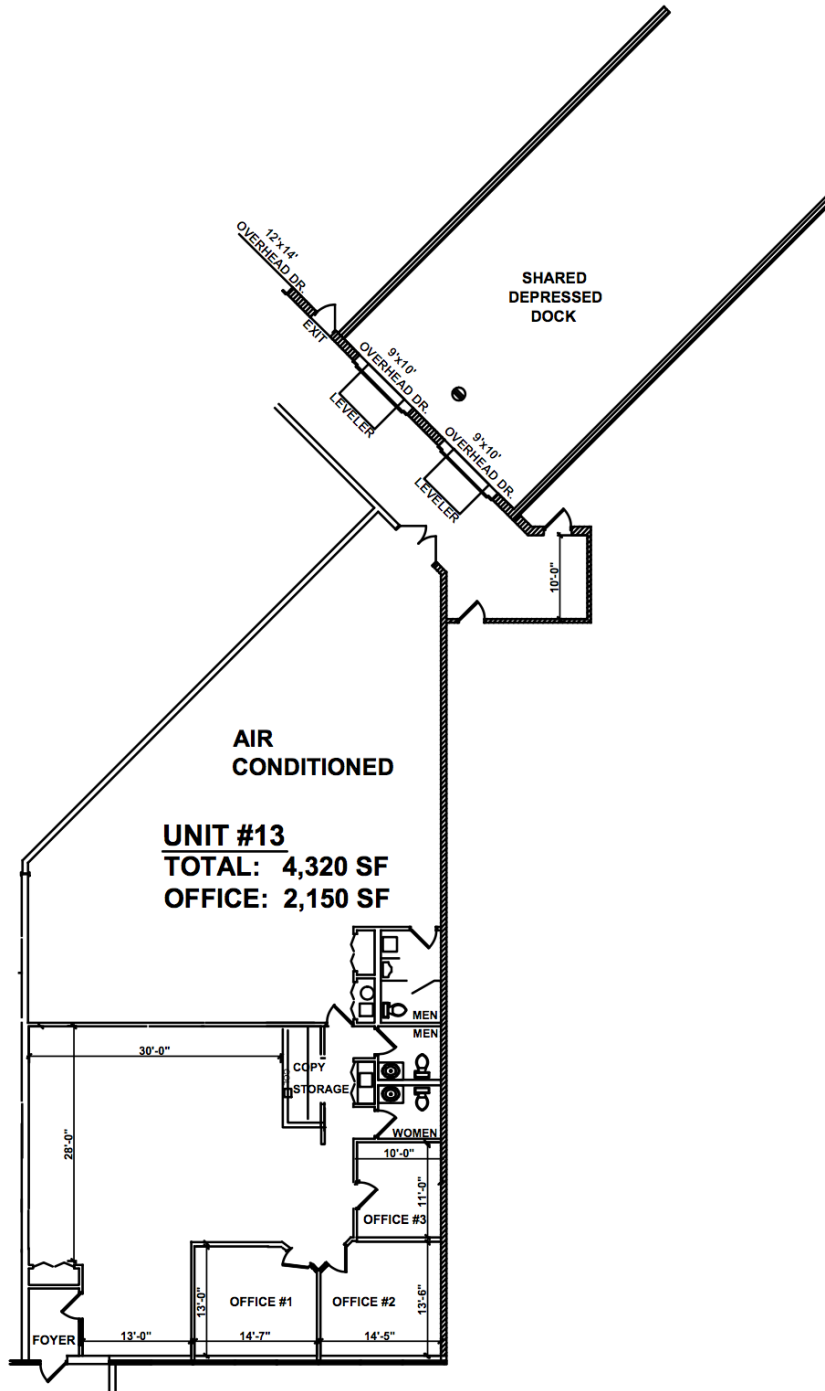
## UNIT 8 - 3,600 SF (2,385 SF OFFICE)



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## UNIT 13 - 4,320 SF (2,150 SF OFFICE)



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