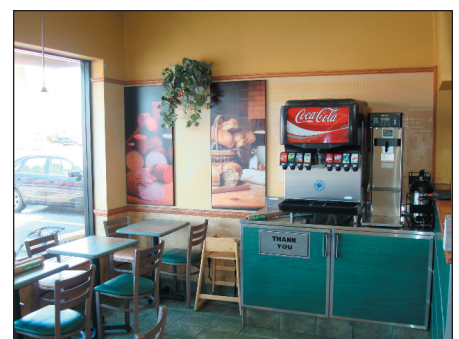




- **Location:** 8905 W. Grand Ave.
River Grove, IL 60171
- **Total Building Size:** 11,550 Sq. Ft. +/-
- **Space Available:** 1,045 Sq. Ft.
- **Lease Term:** Negotiable
- **Net Lease Price:** Negotiable
- **Escalation:** Negotiable
- **Real Estate Taxes:** \$5.11 Per Sq. Ft. / \$445.00 Per Month
Escalation Lessee's Responsibility
- **CAM:** \$0.49 Per Sq. Ft. / \$117.57 Per Month
Escalation Lessee's Responsibility



All information herein is from sources deemed reliable but not guaranteed accurate, subject to errors, omissions, and to change of price and term, prior to sale or lease, all without notice.

GRAND AVENUE PLAZA I

A	20 0" X 55 0"	1,100 S.F.
B	19 0" X 55 0"	1,045 S.F.
C	19 0" X 55 0"	1,045 S.F.
D	19 0" X 55 0"	1,045 S.F.
E	19 0" X 55 0"	1,045 S.F.
F	19 0" X 55 0"	1,045 S.F.
G	19 0" X 55 0"	1,045 S.F.
H	25 0" X 55 0"	1,375 S.F.
I	19 0" X 55 0"	1,045 S.F.
J	33 6" X 57 0"	1,760 S.F.

**TOTAL LEASABLE
GROSS AREA 11,550 S.F.**

