



OFFICE SPACE FOR LEASE

3115-3135 N.WILKE ARLINGTON HTS,IL

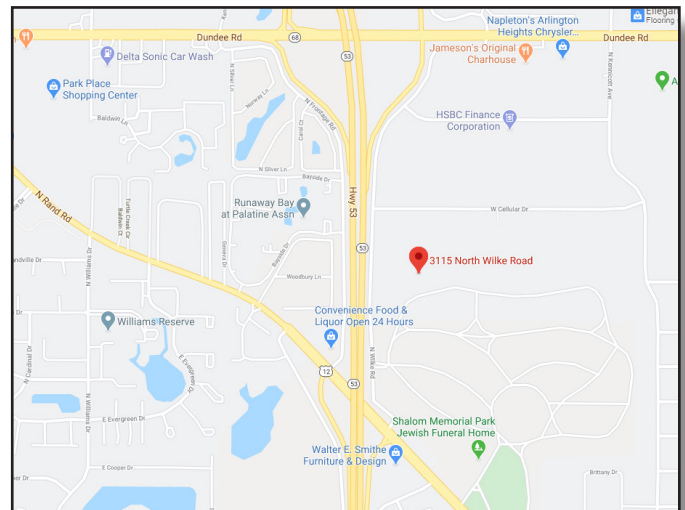


ENTERPRISE OFFICE CENTER BUILDING FEATURES:

- 1,000-7,171 SF Available w/ many combinations
- Located 1 block East of full Rt 53 & Dundee Rd full interchange
- Ideal for Office or Medical with operable windows
- Tenant controlled HVAC and 24 hour access
- Comcast high-speed internet and cable available
- Private Restrooms
- Professional Park-Like Setting
- Building Signage Available
- Free Conference Room & Fitness Area with locker rooms & showers
- **Rental Rate:\$15.50 PSF Modified Gross**

AVAILABLE SPACE:

SUITE	SIZE (SF)	LAYOUT
3115-Q	1,000	2 offices & open space w/ windows
3125-I	1,956	6 private offices, conference room
3115-P	2,050	Offices & open space W/ windows
3115-C	3,886	2 private offices, open area, & more
3125-J	4,504	Private offices & Open space
3115-H	4,121	Private Offices & Open Space
3135-C	2,670 *	*Various suites
3115-H	6,171 *	from 2,670-7,171 SF
3115-O	7,171 *	See page 2 for all combinations*



FOR MORE INFORMATION:

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AVAILABLE SPACE COMBINATIONS



Enterprise Office Center Available Spaces for Lease

All spaces feature:

- Professional park-like setting
- Excellent parking access
- Common area conference room
- Work-out area on-site
- Zoned M-1
- Good access to Route 53, Dundee Rd, & Rand Rd
- Operable windows
- Private bathrooms
- 24/7 direct access to suites
- Tenant/owner controlled HVAC
- Fully fire sprinklered

Suite	Rentable SF	Monthly Gross Rent	
3115-Q	1,000	\$1,332	1 private office, kitchen, open area
3125-I	1,956	\$2,605	6 private offices, conference room
3115-P	2,050	\$2,730	5 private offices, conf room, coffee bar
3125-C,H	2,548	\$3,393	1 private office, conf rm, server rm, open area
3135-C	2,670	\$3,556	Multiple open areas
3115-P,Q	3,050	\$4,062	
3115-C*	3,886	\$5,175	2 private offices, open area, breack rm avail 6/1/22
3115-H,I,O	4,121	\$5,488	
3125-C,H,I	4,504	\$5,998	
3115-H,I,O,P	6,171	\$8,218	
3115-H,I,O,P,Q	7,171	\$9,549	

* sale or lease pending

Net Rent PSF	Op Ex PSF	Tax PSF	Gross Rent PSF
\$6.82	\$4.47	\$4.69	\$15.98

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Submitted subject to errors, omissions, changes, and prior leasing, sale, or withdrawal without notice.

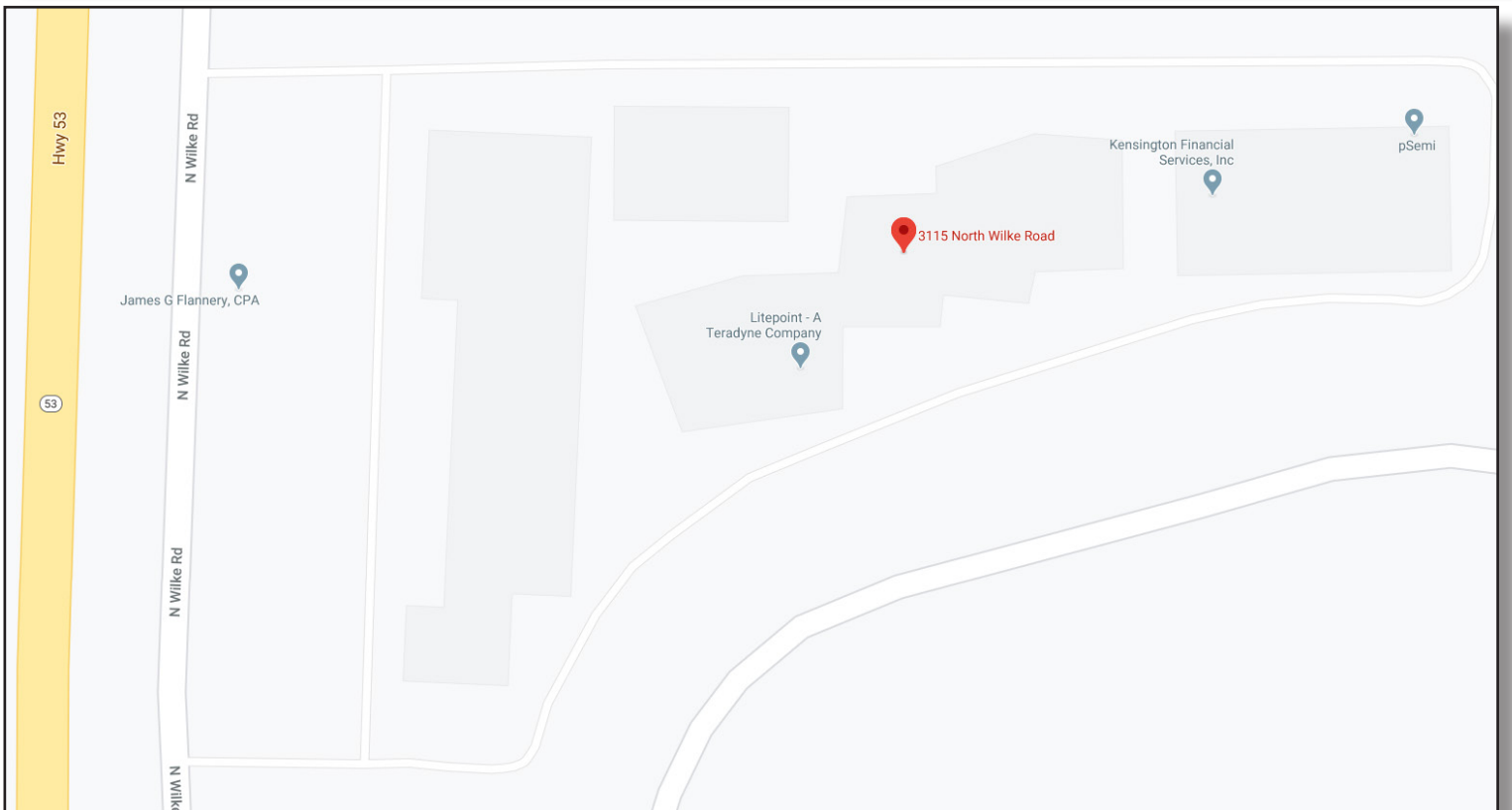
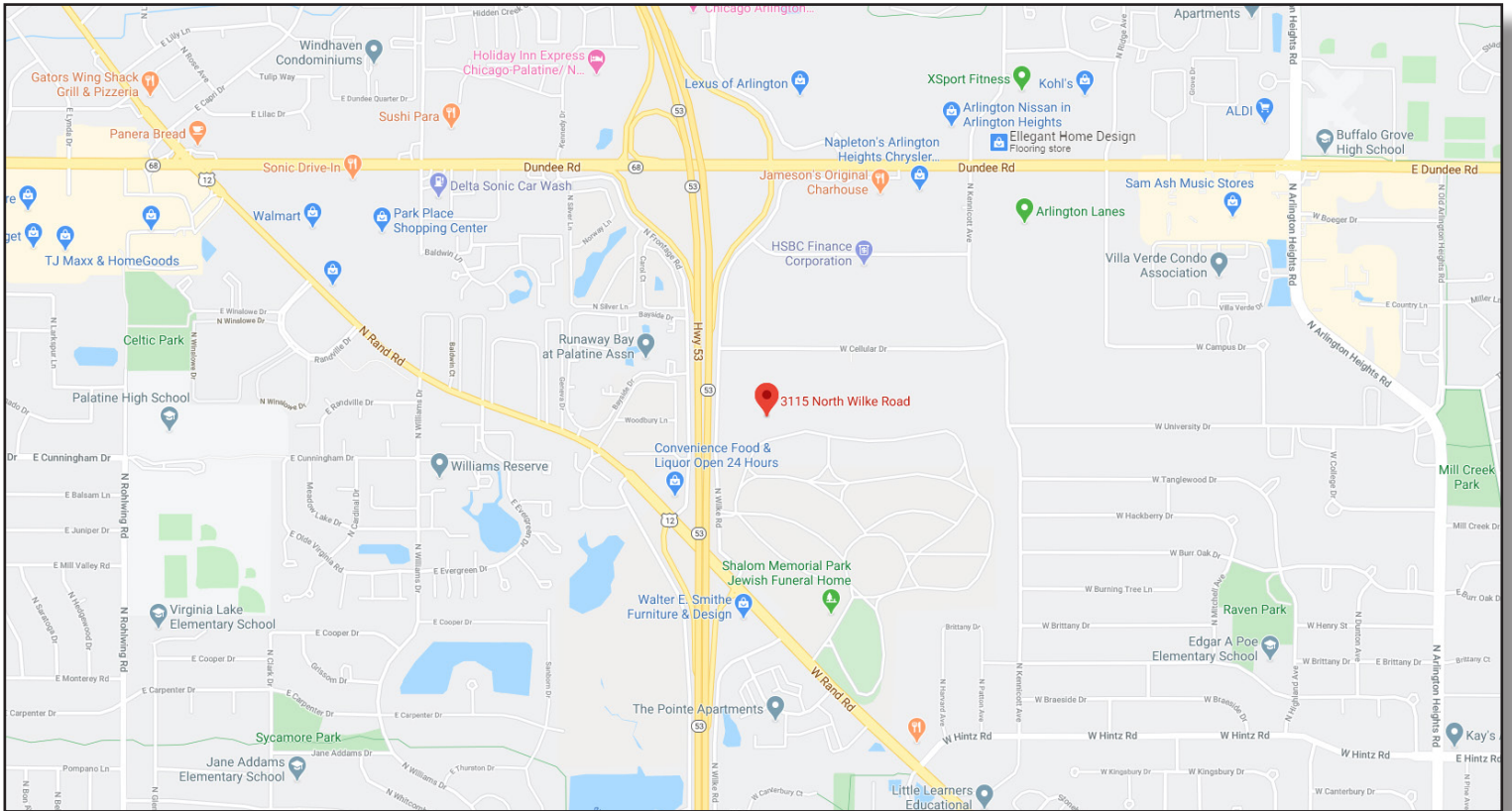
Enterprise Office Center Available Units Lease



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LOCATION MAPS

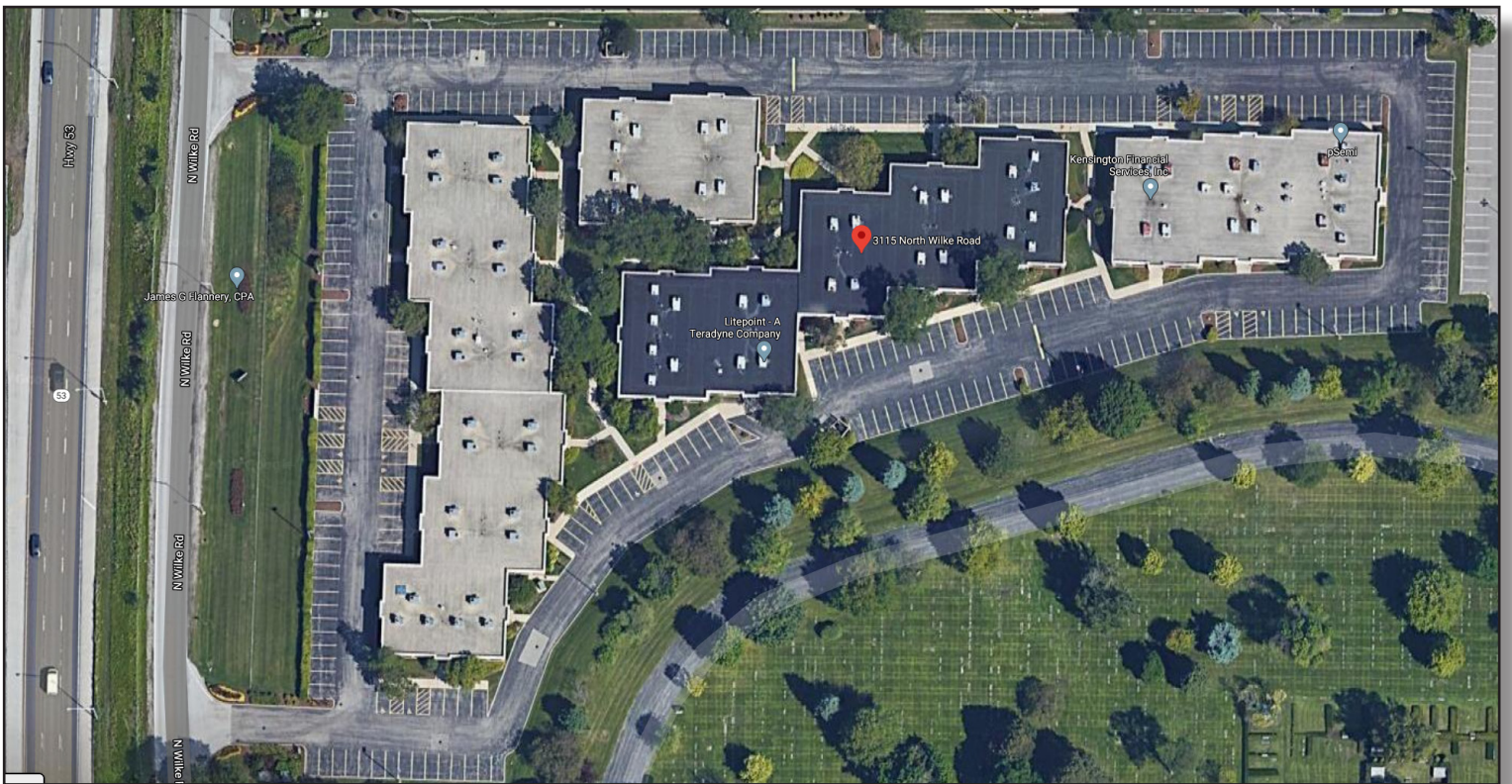
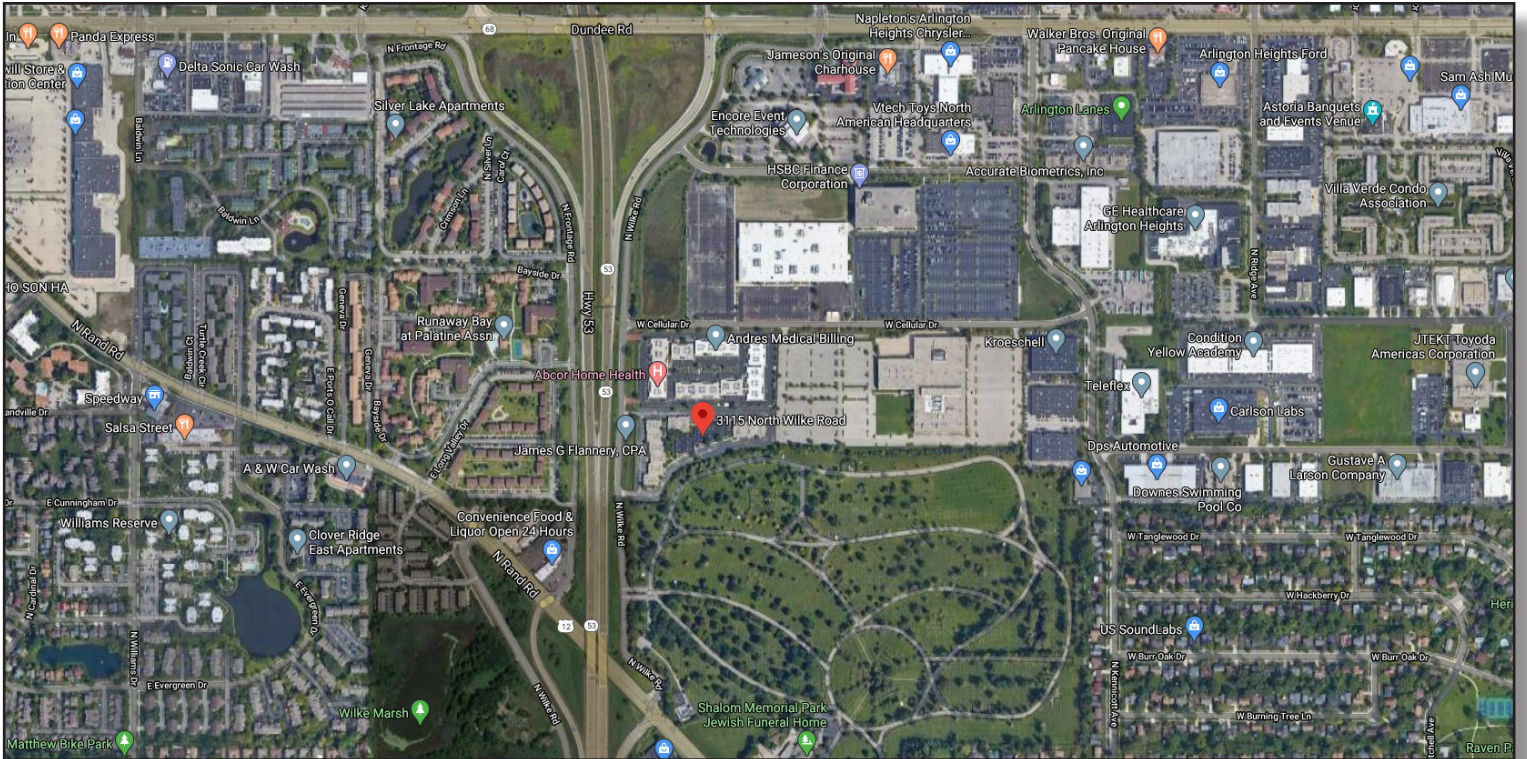




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AERIAL VIEW





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PROPERTY PHOTOS

