

895 American Lane, Schaumburg, IL

26,121 SF FOR LEASE



SPECIFICATIONS

BUILDING SIZE: 26,121 SF

LAND AREA: 2.25 AC

OFFICE SIZE: ~11,000 SF (can be reduced to ~6,000 SF)

LOADING: 2 Interior Truck Docks / 1 DID

CEILING HEIGHT: 18'

POWER: 800 Amps/120-208V

AGE: 1982 (renovated in 2015)

ZONING: B-3

PARKING: 85 Spaces

SPRINKLER: Upgraded Wet System

RE TAXES: \$48,866 (\$1.87 PSF) – New 6b through 2030

LEASE RATE: \$12.50 PSF MG

- Recent Renewal of 6B Tax Incentive
- High Image Office
- Heavy Parking; 3+ per 1000 SF Ratio

Contact:

Mike DeSerto
224-588-3026

mdeserto@entrecommercial.com

Dan Benassi, SIOR
847-310-4298

dbenassi@entrecommercial.com



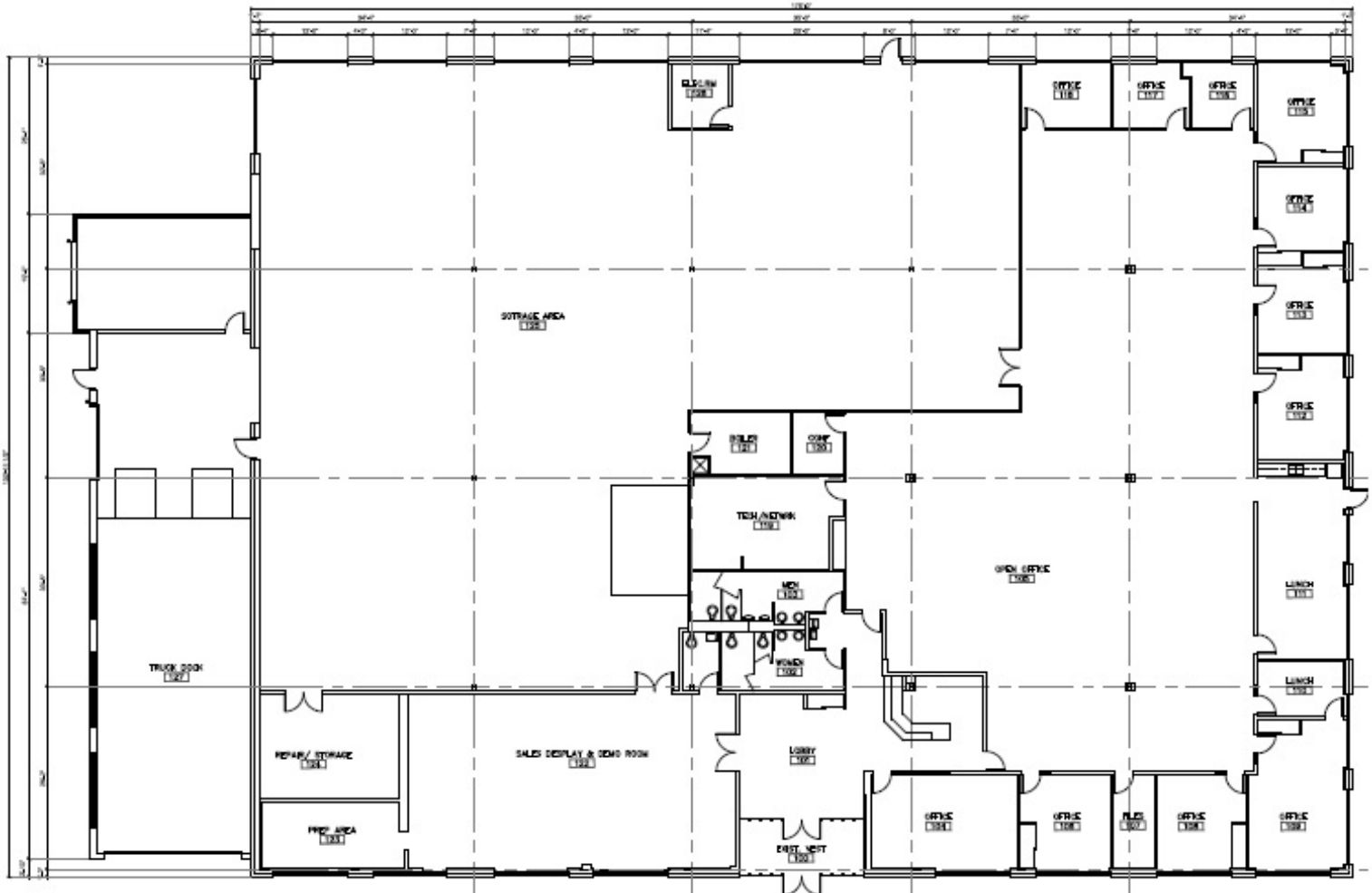
www.entrecommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

895 American Lane, Schaumburg, IL

26,121 SF FOR LEASE



www.entrecommercial.com

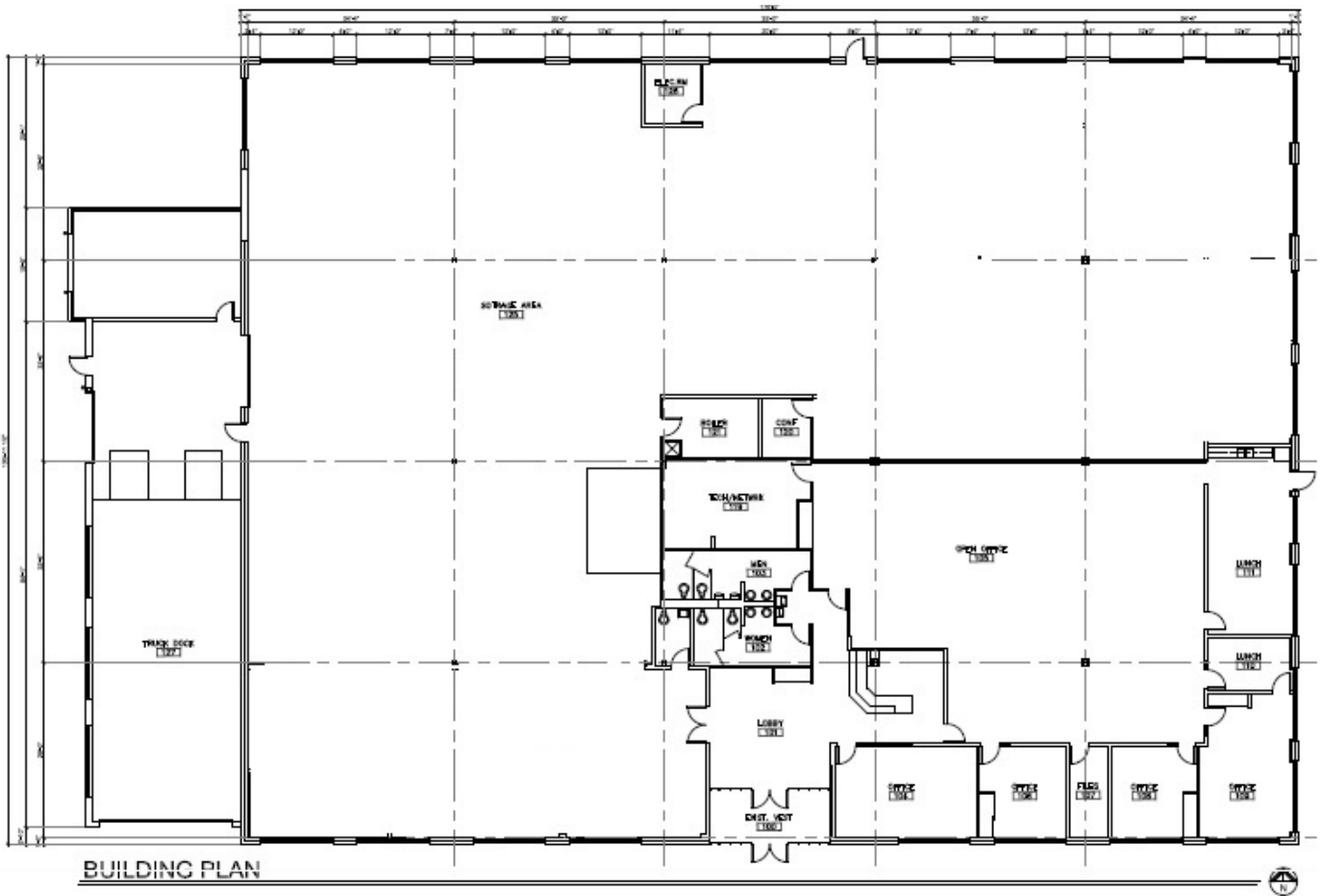
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005



895 American Lane, Schaumburg, IL

26,121 SF FOR LEASE

REDUCED OFFICE CONCEPT



www.entrecommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005



895 American Lane, Schaumburg, IL

26,121 SF FOR LEASE



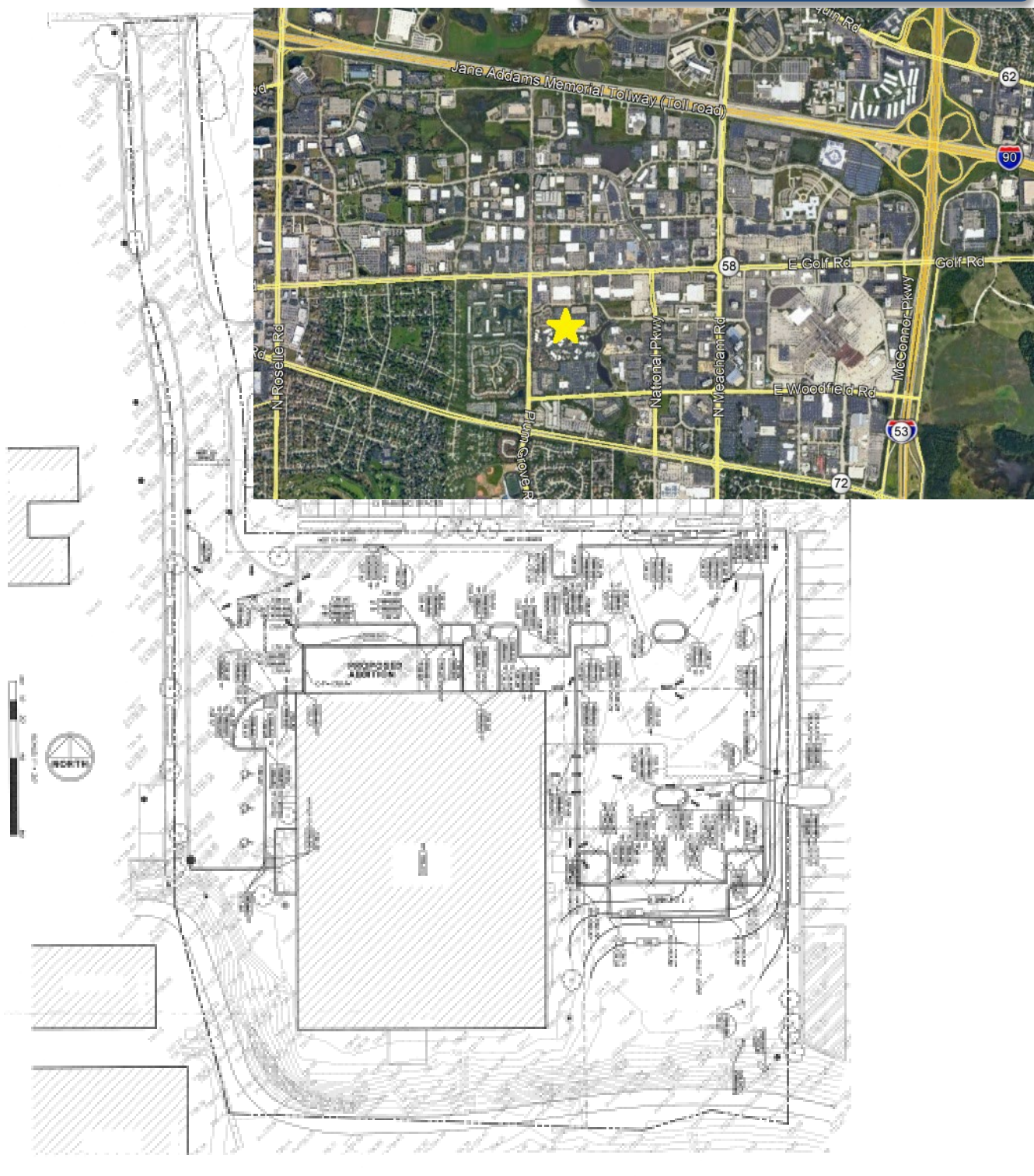
www.entrecommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005



895 American Lane, Schaumburg, IL

26,121 SF FOR LEASE



www.entrecommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

895 American Lane, Schaumburg, IL

26,121 SF FOR LEASE



www.entrecommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

895 American Lane, Schaumburg, IL

26,121 FOR LEASE



Highlights:

- Headquarters Corporate Park Setting
- Proximity to Lodging, Restaurants, and O'Hare International Airport
- Strategically Located Near Multiple I-90 Interchanges
- Business Friendly Municipality w/ Great Labor Resources
- Multiple Main Thoroughfares for Ease of Transportation
- Conveniently Located Near Multiple Retail Outlets, Including Iconic Woodfield Mall



Contact:

Mike DeSerto
224-588-3026

mdeserto@entrecmercial.com

Dan Benassi, SIOR
847-310-4298

dbenassi@entrecmercial.com

www.entrecmercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC