

WIFI CORPORATE CENTER

1400 S WOLF ROAD, WHEELING, IL 60090

OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available RSF: 1,031 - 17,388 RSF

Year Built: 1970
Renovated in 2018

Parking Ratio: 4.0/1,000 SF Ratio

Access: 24-Hour Access

Utilities: Separately Metered

Lease Rate: \$13.50 PSF (MG)

PROPERTY HIGHLIGHTS

- 1,200 Amp, 3 Phase Power
- 5-Day Janitorial Included in Rent
- New Food Service at Building
- Building and Monument Signage Available
- Minutes from Restaurants, Hotels and Shopping
- Minutes from Palwaukee Airport
- Conveniently located just minutes from full I-294 Interchange

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AVAILABLE SPACES



BUILDING 100 - FLOOR PLAN
sc: 1/32" = 1'-0"

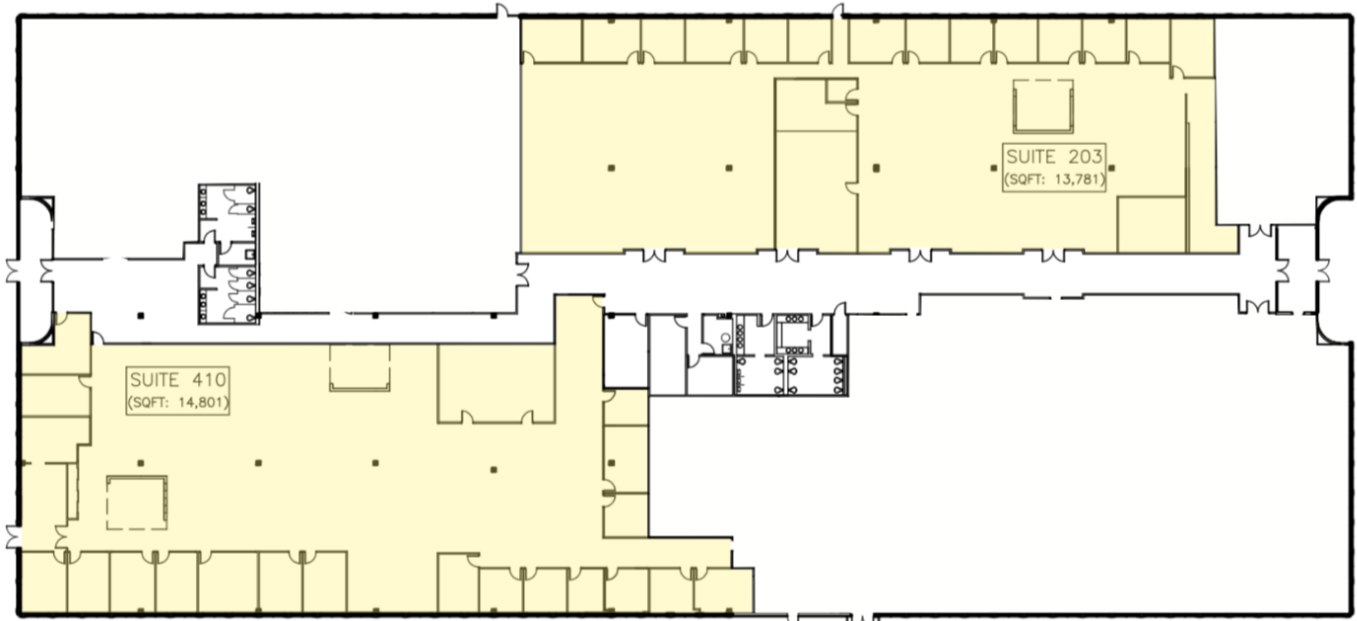



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
101B	\$13.50 PSF	Modified Gross	1,031 SF	Negotiable	
300	\$13.50 PSF	Modified Gross	5,907 SF	Negotiable	
102	\$13.50 PSF	Modified Gross	7,042 SF	Negotiable	Available 6/2019
100	\$13.50 PSF	Modified Gross	8,606 SF	Negotiable	Available 9/2019
203	\$13.50 PSF	Modified Gross	13,781 SF	Negotiable	
410	\$13.50 PSF	Modified Gross	14,801 SF	Negotiable	
100-102	\$13.50 PSF	Modified Gross	15,648 SF	Negotiable	
203-209	\$13.50 PSF	Modified Gross	17,388 SF	Negotiable	

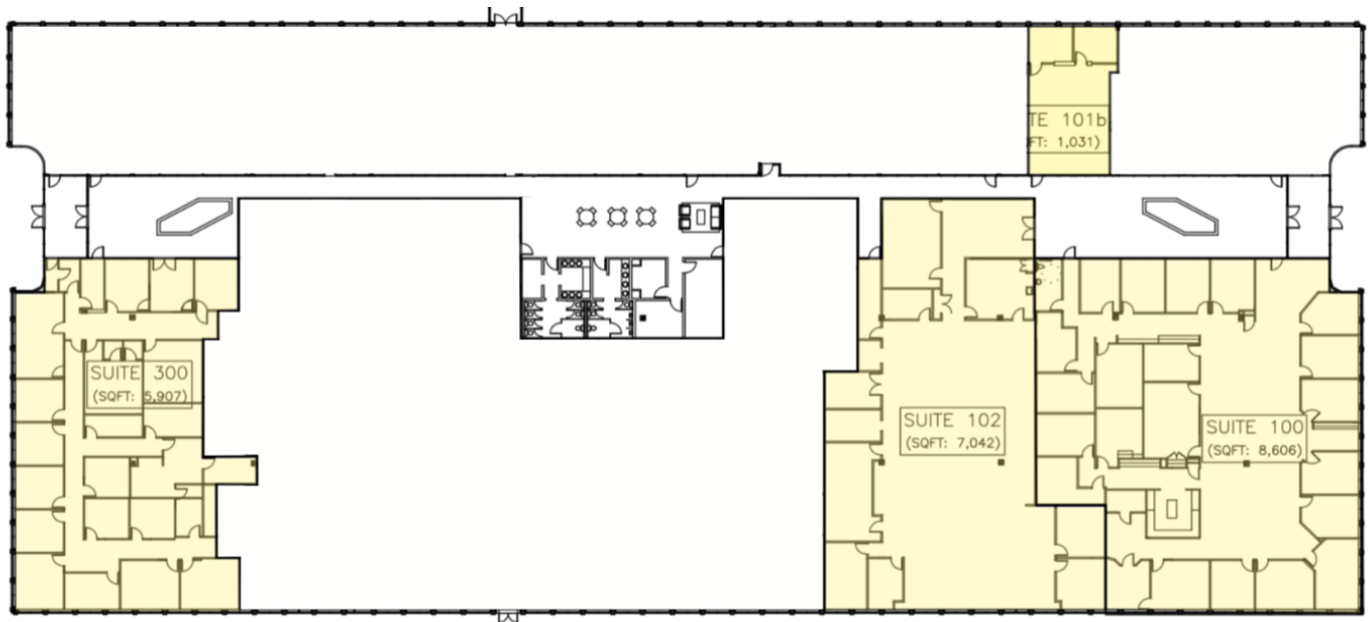
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FLOOR PLANS



 NORTH BUILDING
Building facing Willow Road



 SOUTH BUILDING
Closer access to Wolf Road

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LOCATION MAPS

