

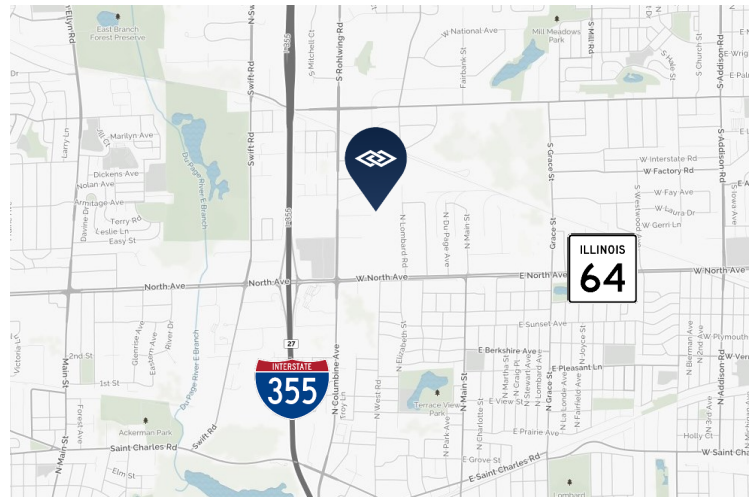
**OFFICE SPACE AVAILABLE FOR LEASE**

**1785 CORTLAND COURT, ADDISON, IL**



**BUILDING SPECIFICATIONS**

<b>BUILDING SIZE:</b>	± 83,745 SF
<b>AVAILABLE SPACE:</b>	± 1,380-4,140 SF (Units A, C, D, F, & H)
<b>OFFICE:</b>	40%-100%
<b>CEILING HEIGHT:</b>	14.5'
<b>LOADING:</b>	Common grade-level door
<b>POWER:</b>	200 amps
<b>SPRINKLER:</b>	Yes
<b>LEASE RATE:</b>	\$12.00 psf gross



**FEATURES**

- Immediate access to a four way interchange at North Ave and I-355
- Well maintained building with professional management
- Renovations in process including upgraded warehouse lighting and remodeled office spaces

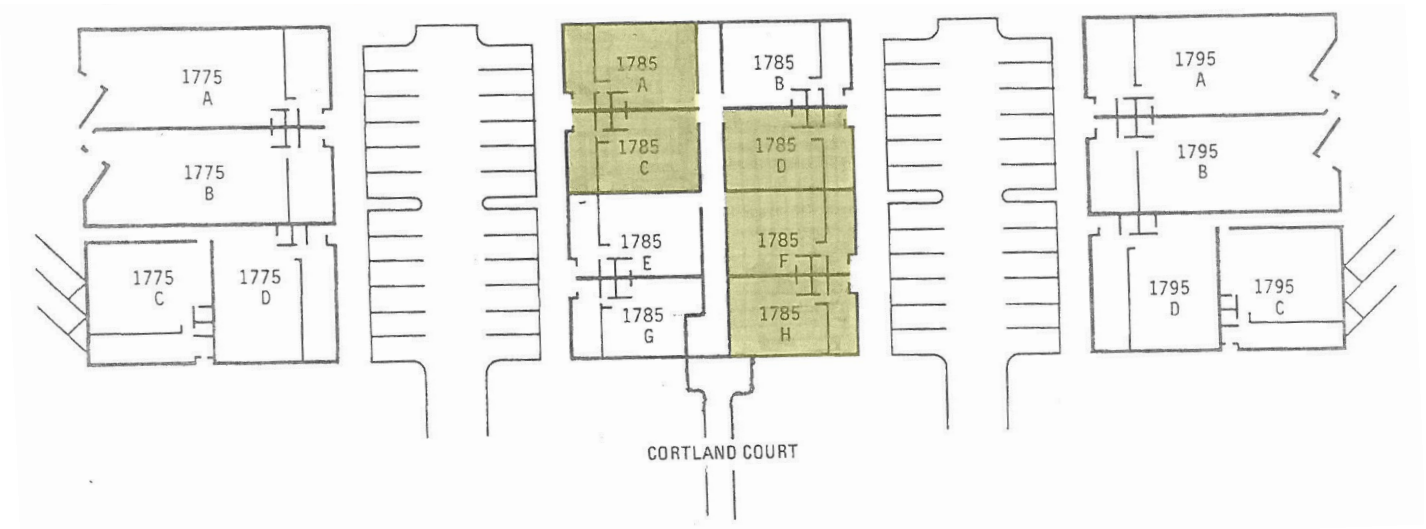
<b>FOR ADDITIONAL INFORMATION, PLEASE CONTACT:</b>	<b>Adam Haefner</b> Dir. of Brokerage Services ahaefner@darwinrealty.com	<b>Zeke Rowan</b> Associate zrowan@darwinrealty.com	<b>Marty Mikaitis</b> Associate mmikaitis@darwinrealty.com
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**AVAILABLE UNITS**



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