



1380 GATEWAY DRIVE | ELGIN

FOR LEASE

professionally managed & owned by



HIGHLIGHTS

- > Located in Elgin Corporate Center
- > Internet service provided by Comcast & AT&T
- > Convenient access to interstate 90 via Randall Road
- > 30 minutes to O'Hare

AVAILABLE

Unit 6

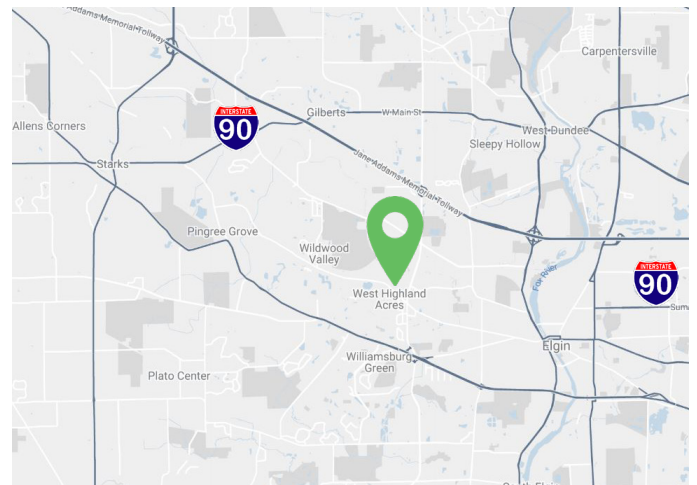
- > Total SF: **7,480 SF**
- > Office SF: **1,675 SF**
- > Power: **400 amps 120/208**
- > Available: **January 1, 2021**

BUILDING SPECIFICATIONS

- > Total Building: **52,000 SF**
- > Ceiling Height: **20'**
- > Sprinklered: **Fully sprinklered**
- > Parking: **2:1,000**

PRICING

- > Lease Price: **\$7.25 Net PSF**
- > Taxes: **\$1.80 PSF**
(2019 payable in 2020)
- > Operating Costs: **\$0.82 PSF**
(excluding additional snow)



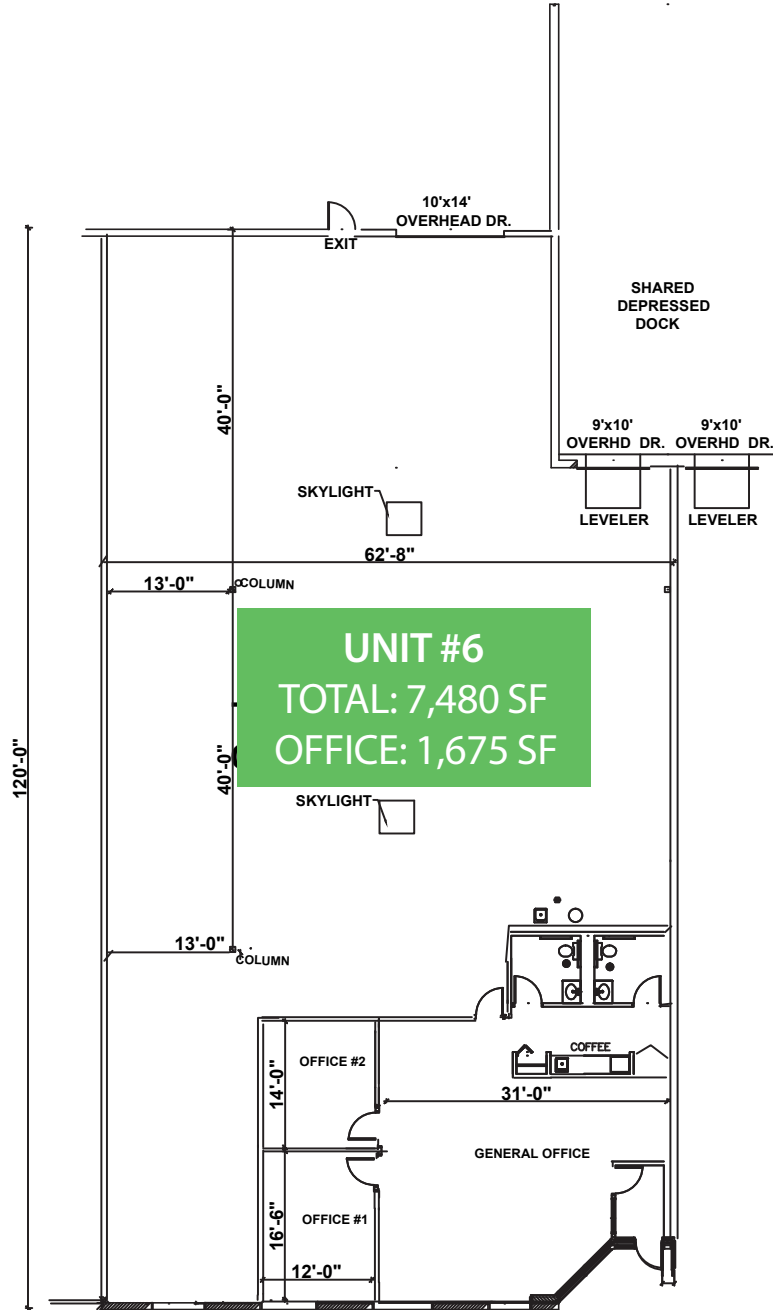
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