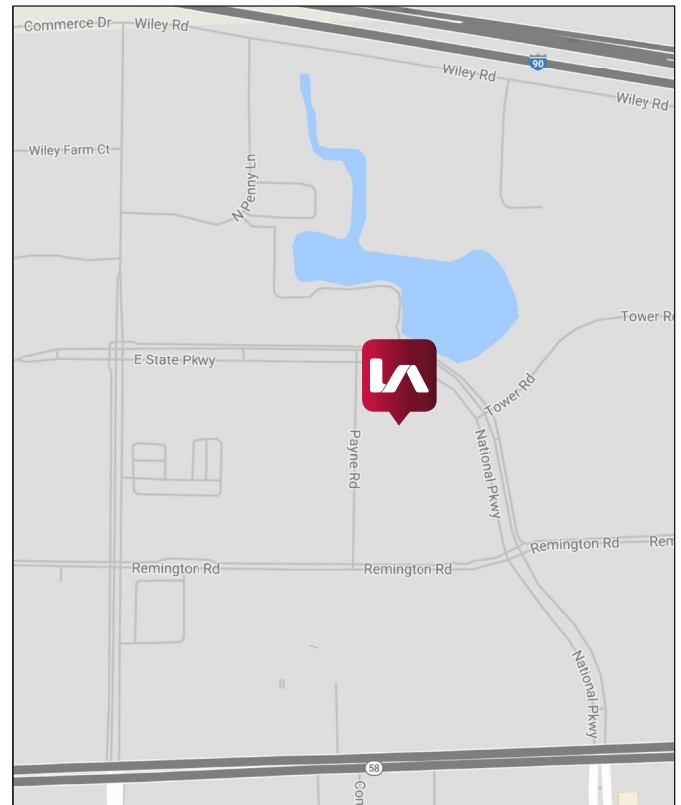


AVAILABLE FOR SALE - USER/INVESTMENT  
1015 E. STATE PARKWAY  
SCHAUMBURG, ILLINOIS 60173



**BUILDING SPECIFICATIONS:**

<b>SPACE SIZE:</b>	20,875 SF (includes 4,500 SF 2 <sup>nd</sup> floor office)
<b>OFFICE:</b>	2 Story Office: 1st Floor - 4,500 SF // 2nd Floor - 4,500 SF
<b>CLEAR HEIGHT:</b>	18'
<b>LOADING:</b>	› One (1) dock doors // One (1) DID
<b>SPRINKLER:</b>	Yes
<b>PARKING:</b>	40 Car Parking
<b>POWER:</b>	400A @ 277/480V per unit
<b>ASKING PRICE:</b>	\$1,250,000
<b>REAL ESTATE TAXES:</b>	\$61,451 (\$2.94 PSF) (2016 Payable 2017)
<b>COMMENTS:</b>	› New roof over office - 2017 › Well maintained facility › Easy access to Route 53 & I-90 › Located in Woodfield area › Second floor tenant lease expiration - January 2021 (One, two-year option remaining) › First floor tenant will sign a 5-year lease upon sale

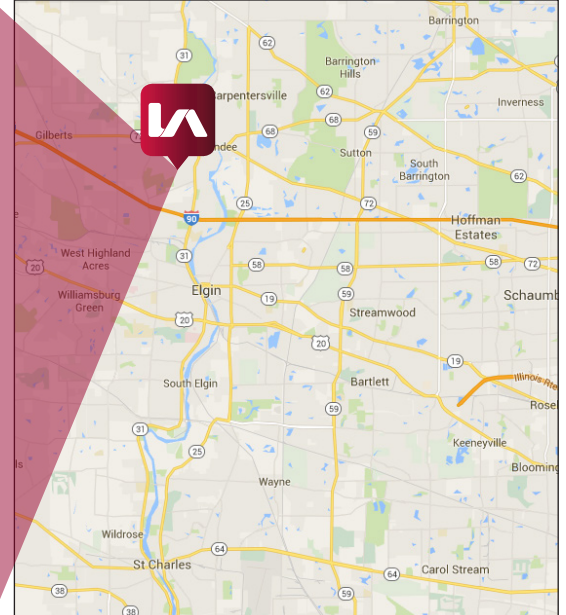
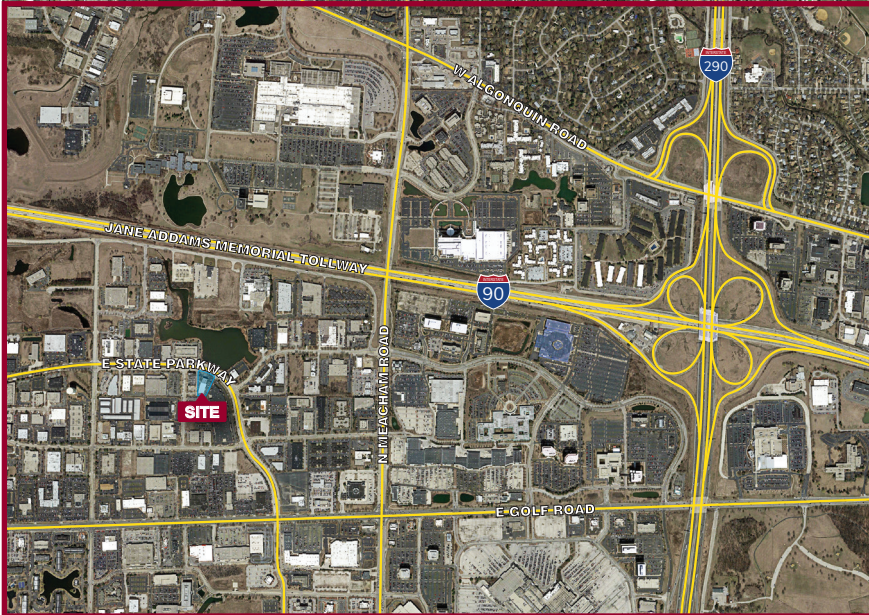
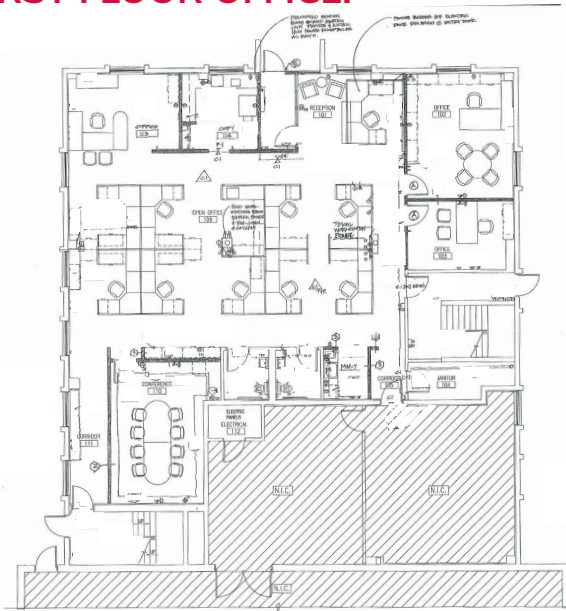


**Rick Anesi**  
Vice President  
ranesi@lee-associates.com  
D 773.355.3043

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE - USER/INVESTMENT  
1015 E. STATE PARKWAY  
SCHAUMBURG, ILLINOIS 60173

**FIRST FLOOR OFFICE:**



**Rick Anesi**  
Vice President  
ranesi@lee-associates.com  
D 773.355.3043

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.