

Subject: Commercial Space for Lease. Former call center location previously occupied by Office Max. The space is ideal for another call center operation as well as other Medical, Office and Retail Uses.

Address: 1590 1st Avenue Ottawa, La Salle County, Illinois 61350.

Location: The City of Ottawa is approximately 80 miles Southwest of Chicago. Ottawa is the County Seat of La Salle County.

Size of Building: Approximately 55,552 SF

Construction: The building was constructed for K-Mart. The building was remodeled for Office Max.

Asking Rent: \$6.50/SF plus Triple Net Expenses

Other:

- The space is in excellent condition and ready for occupancy
- Located off of SR 23 with easy access to I-80
- Excellent Parking
- The building is a part of the Southtowne Mall in Ottawa

For Additional Information Contact:

MH Graff & Associates
Colleen Klucas
Howard Forman
847-446-8440 Office
216-315-5404 Cell

① FIRST FLOOR USABLE AREAS
1-25-07



TOTAL RENTABLE AREA: 106,527 SF
TOTAL COMMON / MECHANICAL AREA: 9,856 SF
TOTAL AREA: 116,383 SF
TOTAL STATE OF ILLINOIS USABLE AREA: 26,500 SF



Level	Number	Area Schedule (Order Usable Area)	Area	Perimeter	Comments
FIRST FLOOR	1	STATE OF ILLINOIS	6200 SF	924'-11"	
FIRST FLOOR	2	STATE OF ILLINOIS	26292 SF	824'-11"	
FIRST FLOOR	3	SOUTH TOWNE MALL	8500 SF	807'-2"	
FIRST FLOOR	4	MALL COMMON	6500 SF	807'-2"	
FIRST FLOOR	5	MECHANICAL	389 SF	97'-4"	
FIRST FLOOR	6	OFFICE MAX	55553 SF	830'-3"	
FIRST FLOOR	7	MECHANICAL	2838 SF	827'-4"	
FIRST FLOOR	8	VACANT A	4288 SF	584'-8"	
FIRST FLOOR	9	VACANT B	2838 SF	353'-8"	
FIRST FLOOR	10	VACANT C	5211 SF	513'-8"	

SLMAHER ARCHITECTURAL GROUP
 300 EAST WASHINGTON STREET
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 WWW.SLMAHER.COM

McGURE
 1000 N. LAKE STREET
 CHICAGO, ILLINOIS 60610
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 WWW.MCGURE.COM

Client: STATE OF ILLINOIS
Address: 1500 S. E. AVE. SOUTH TOWNE MALL, CHICAGO, IL 60629
Project: STATE OF ILLINOIS SOUTH TOWNE MALL OTTAWA, IL 61350

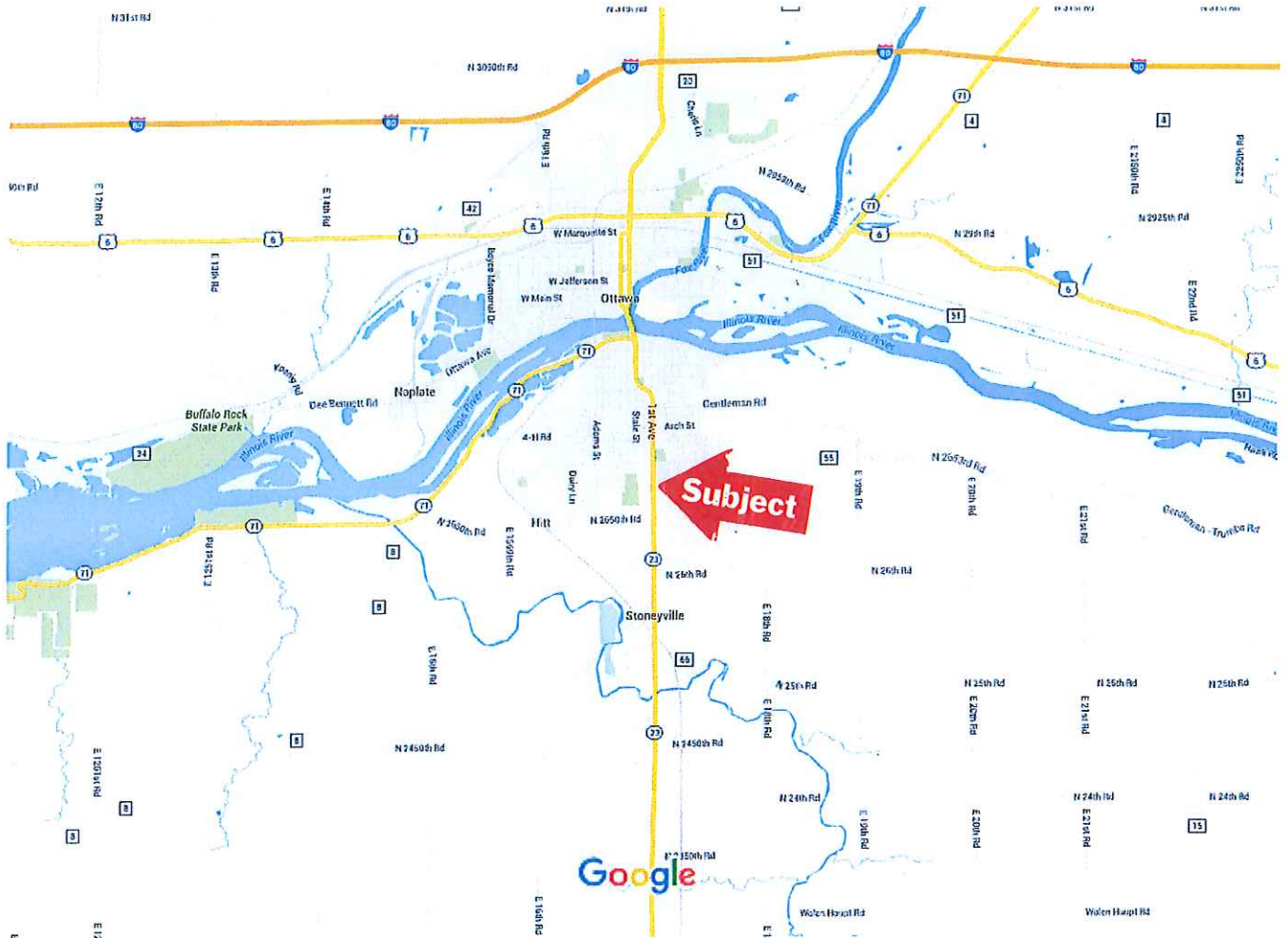
Phase Number: 06-015
Revised: 9/20/09
Drawn by: ACHD
Checked by: CHM
Date: 1-25-07

AREAS
R2.00

Google Maps



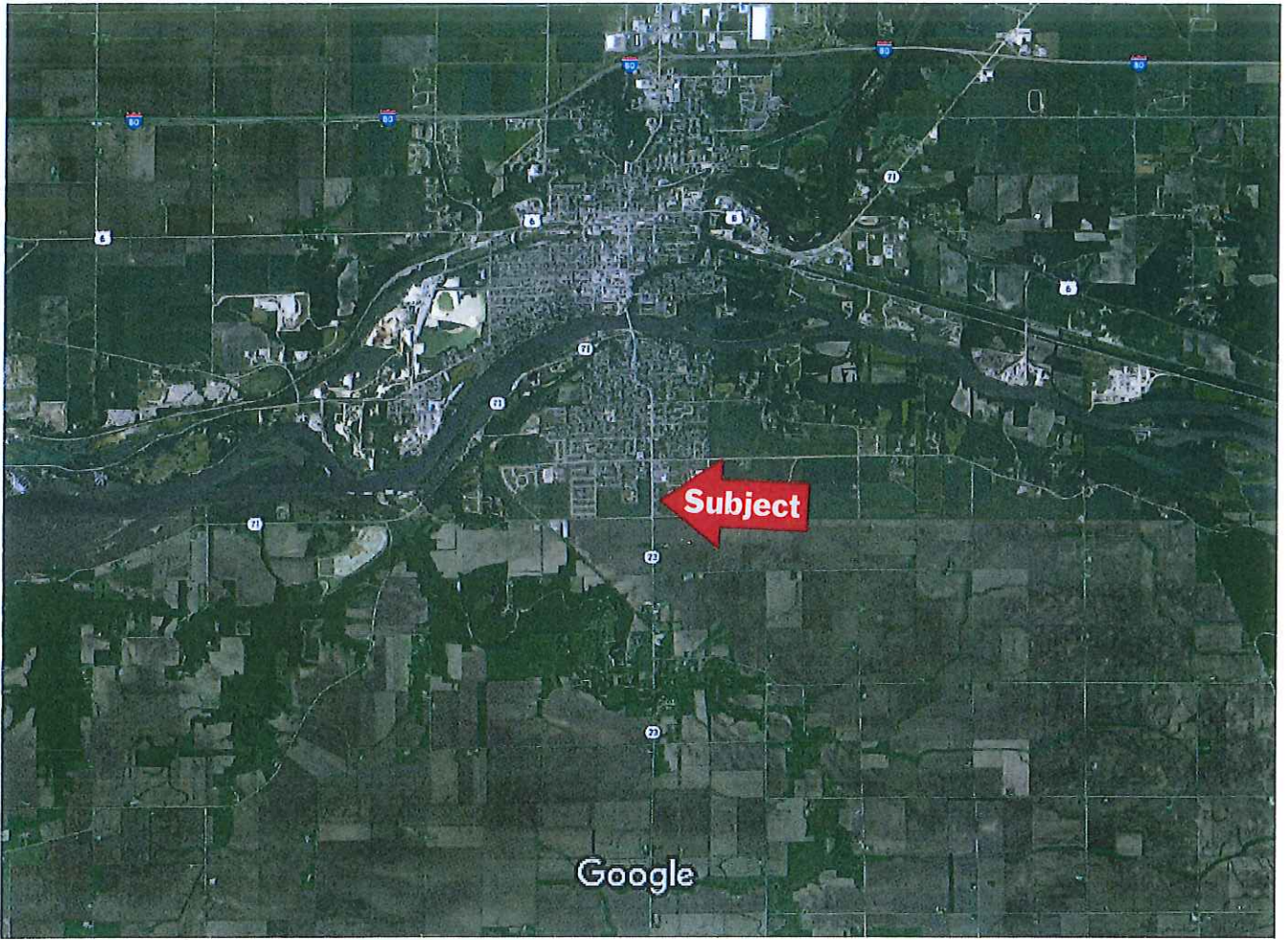
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Subject



Google Maps





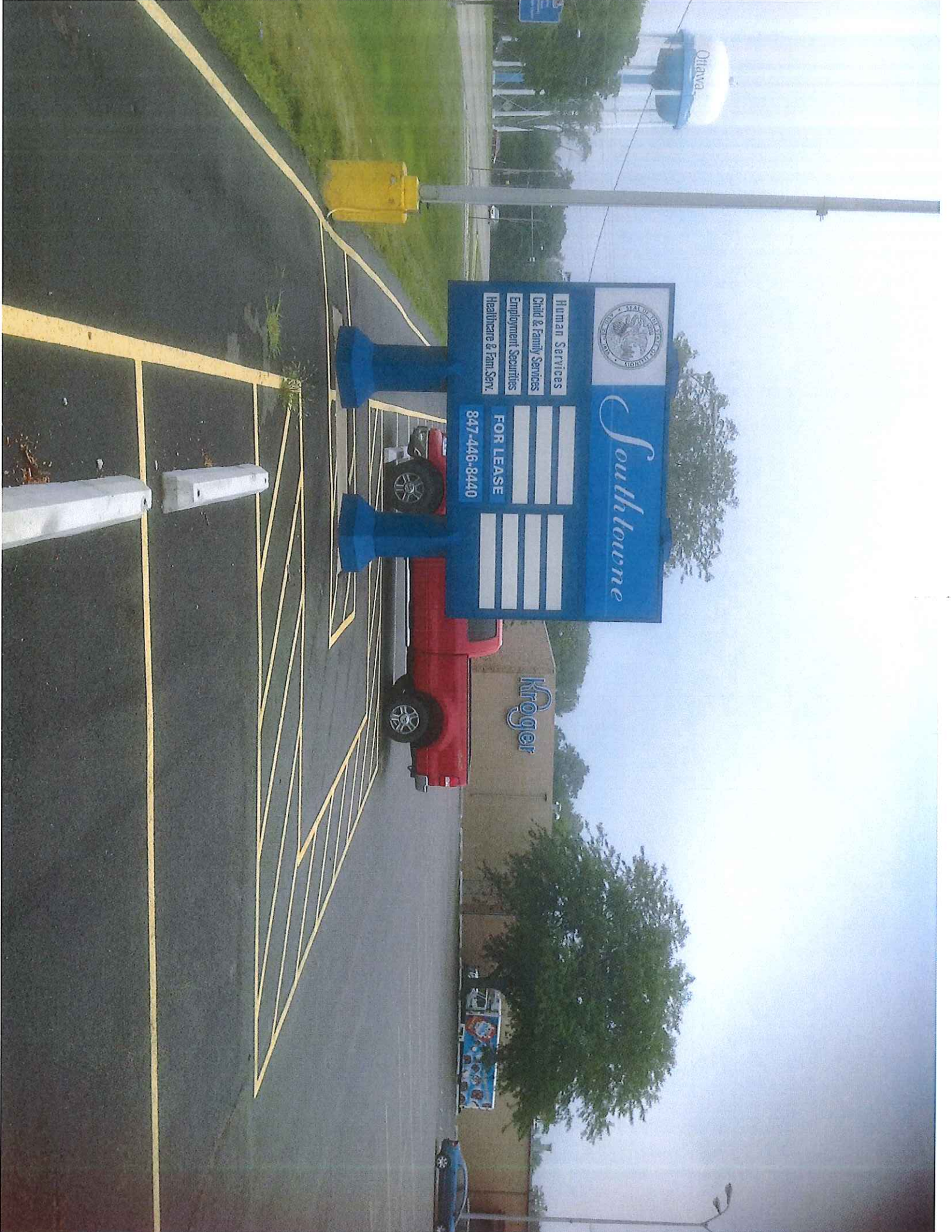
Human Services
Child & Family Services
Employment Securities
Healthcare & Fam. Serv.

Southlowne

FOR LEASE
847-446-8440

Kroger

Ottawa





SOUTH TOWNE











