

AVAILABLE FOR LEASE

# THE KARLYN BUILDING

231, 241, & 251 S. FRONTAGE ROAD, BURR RIDGE, IL 60527



## BUILDING SPECIFICATIONS:

**BUILDING SIZE:** 86,622 SF

**CLEAR HEIGHT:** 13'

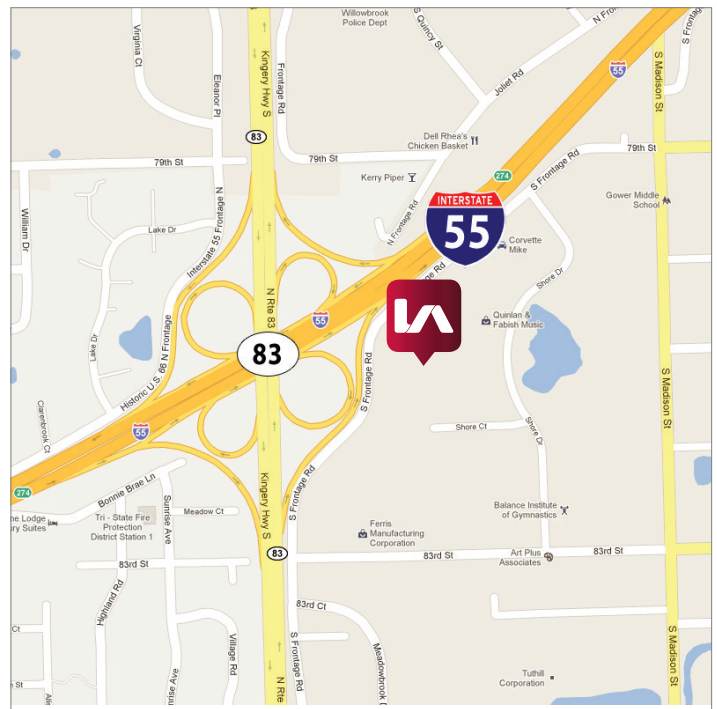
**POWER** 100 Amp, 120/240 Volt, Single Phase, 3 Wire

**PARKING:** 226 Spaces

**COMMENTS:** The Karlyn Building is a three (3) building complex offering office and light industrial suites ranging in sizes. The buildings are situated on a 5.2 acre maturely landscaped property. The exclusive Burr Ridge location provides excellent access throughout the Chicago metropolitan area.

## AVAILABLE:

<b>UNIT 1-4:</b>	9,048 SF (divisible)	2 docks, 1 DID	Subject to Offer
<b>UNIT 36:</b>	1,712 SF	100% office	\$12 Gross PSF
<b>UNIT 37:</b>	1,713 SF	100% office	\$12 Gross PSF
<b>UNIT 38:</b>	1,713 SF	100% office	\$12 Gross PSF
<b>UNIT 43:</b>	1,311 SF	100% office	\$12 Gross PSF



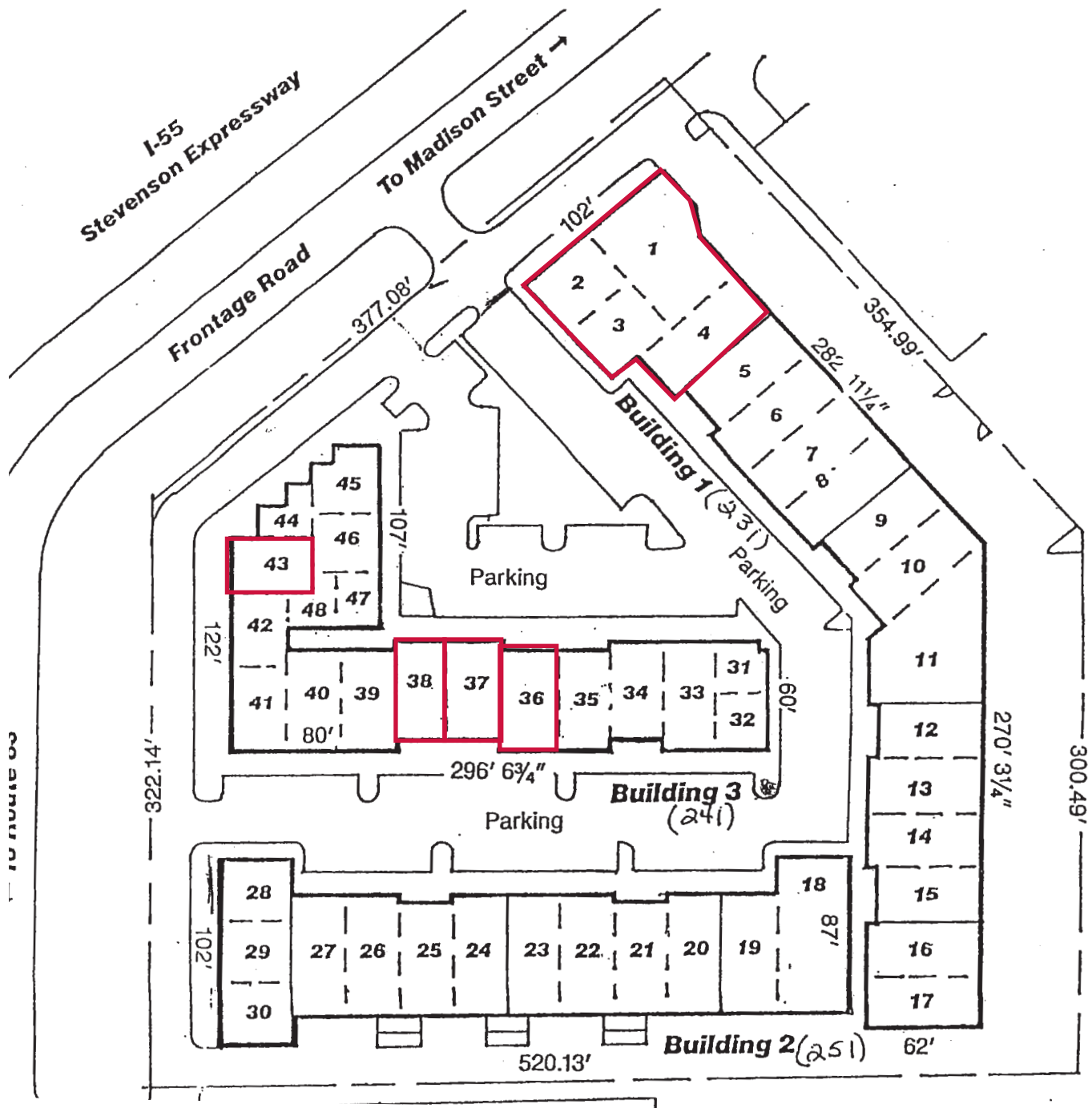
**Caroline A. Dell**  
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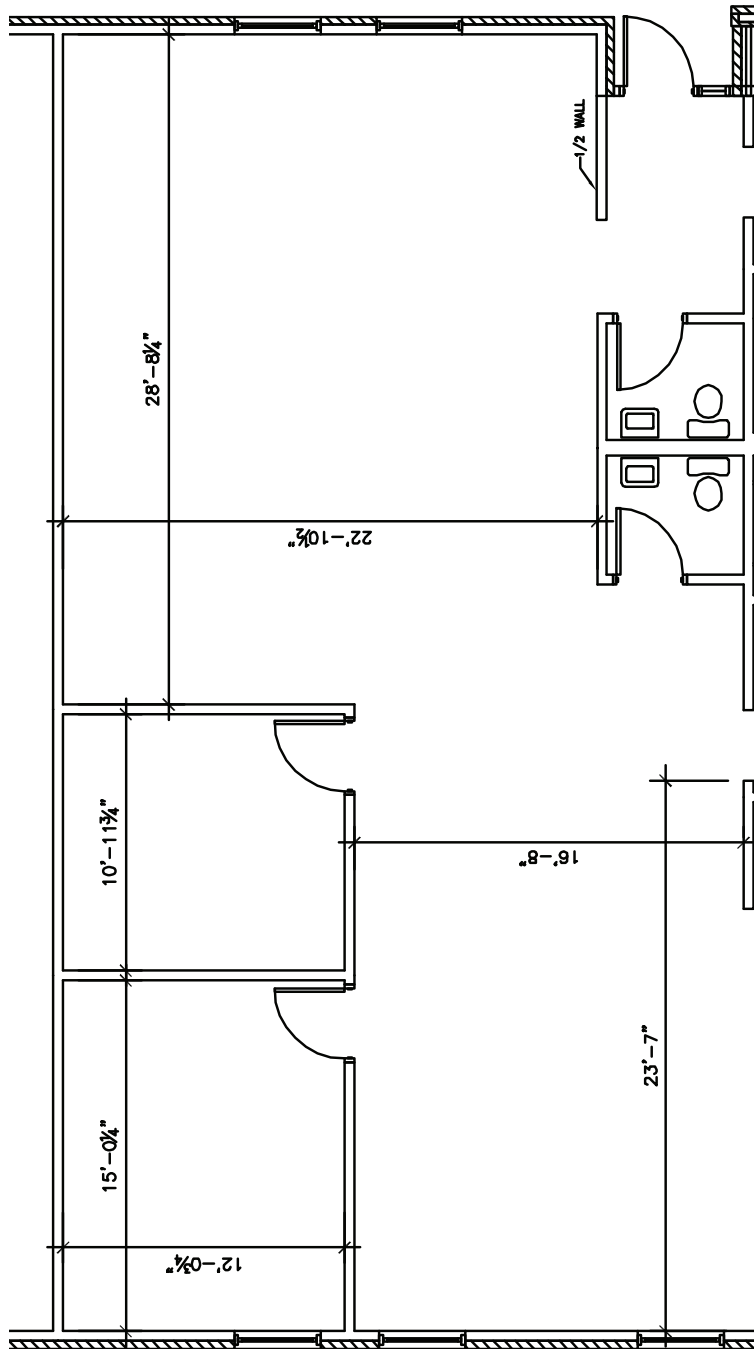
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Unit 36 - 1,712 SF



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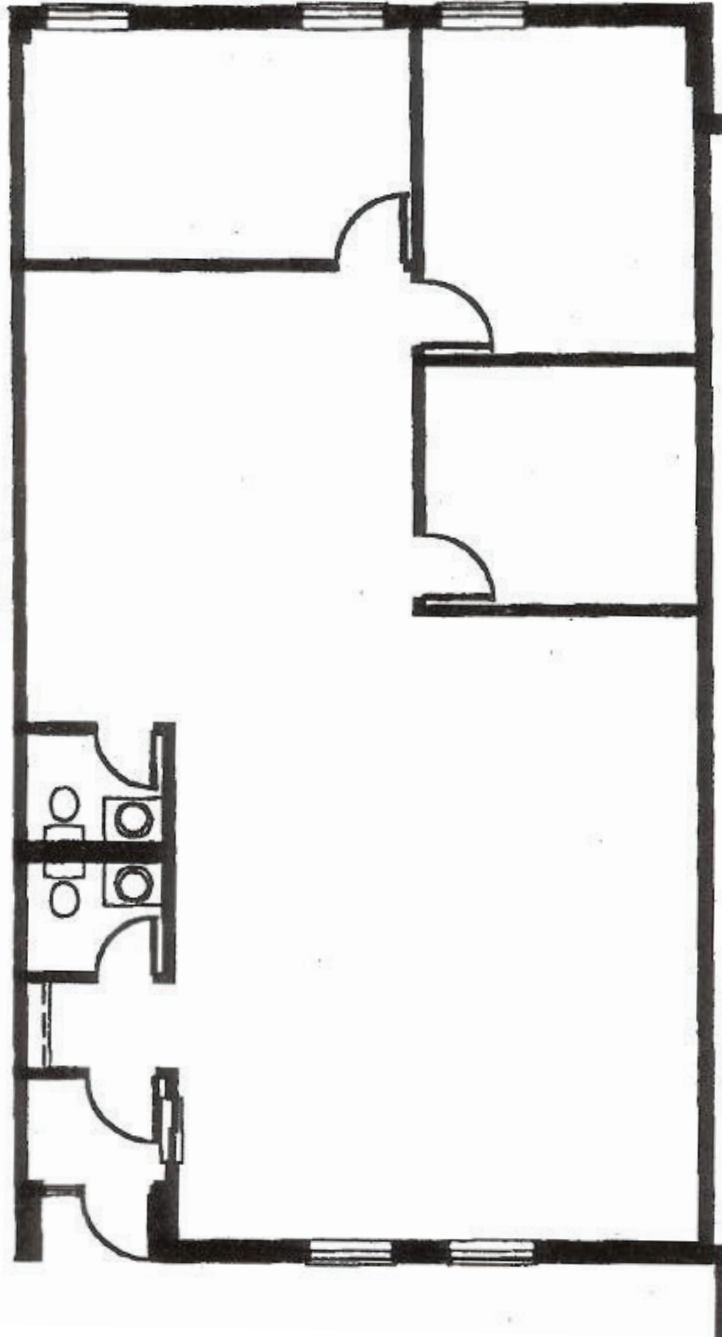
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Unit 37 - 1,713 SF



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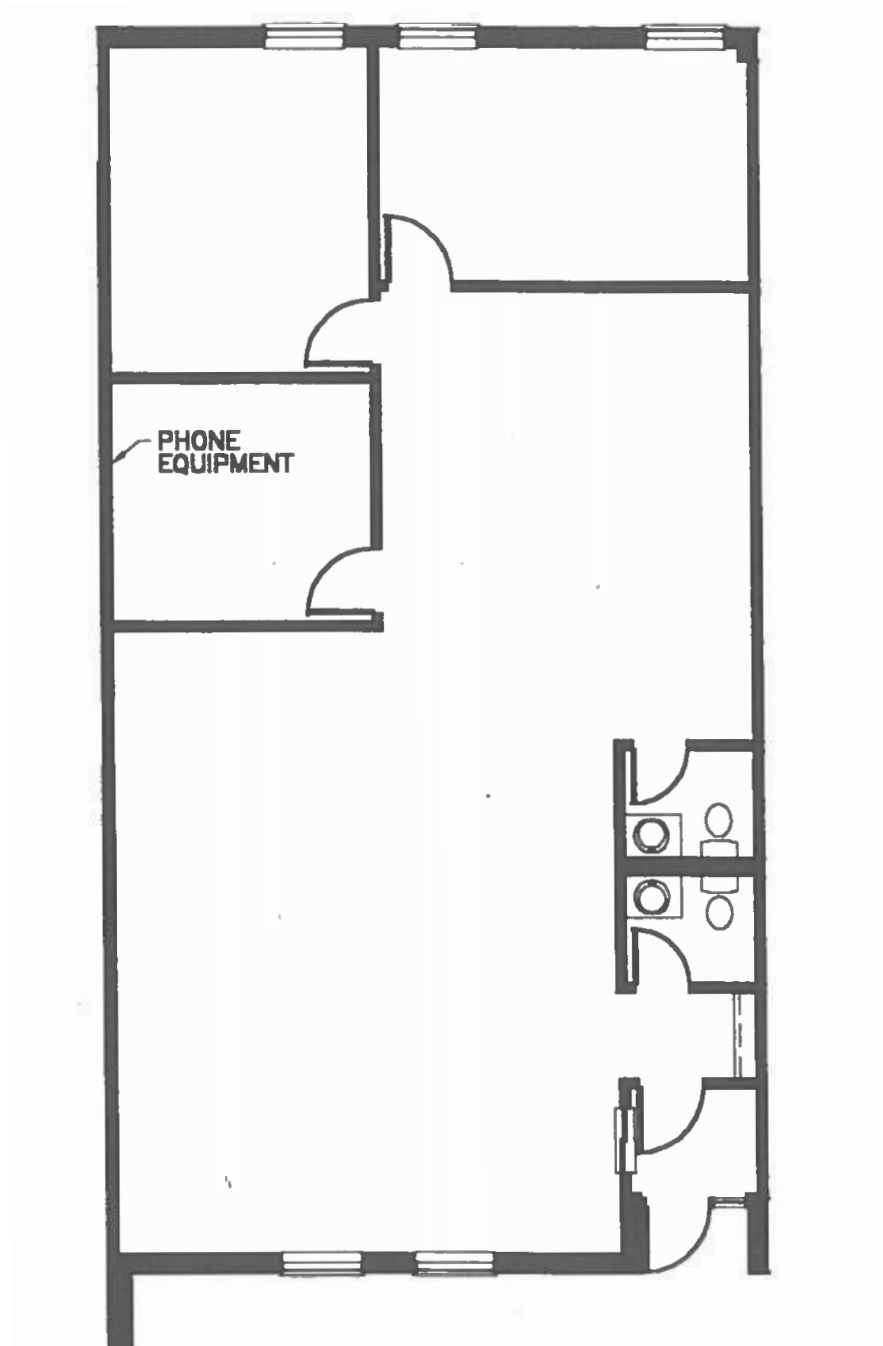
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Unit 38 - 1,713 SF



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