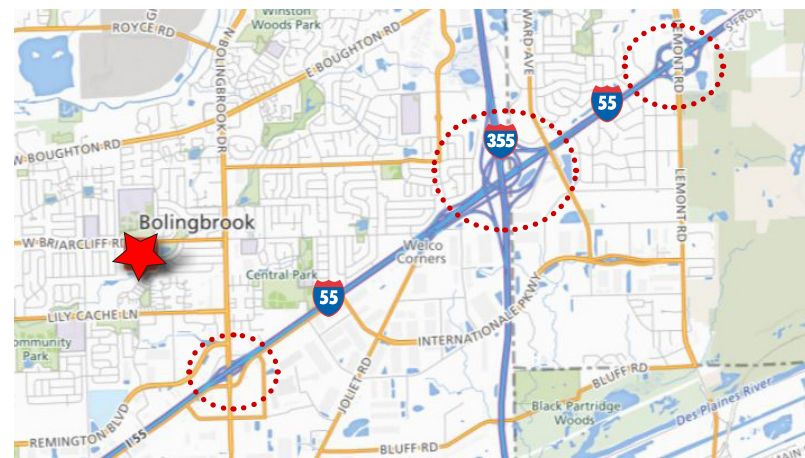


±6,324 SF (Divisible) OFFICE SPACE FOR LEASE

305 W. Briarcliff Road • Bolingbrook, IL 60440



- Two story office center
- Excellent for many professional types: Financial, Tech, Legal, Insurance, Staffing (etc)
- Easy access to Rte. 53, I-55 & I-355
- Minutes from retail and restaurants
- Near town center resources: Village Hall, Post Office, Library, Chamber of Commerce
- Adjacent to Village parks and greenery for employees
- Adjacent to Pace Park & Ride



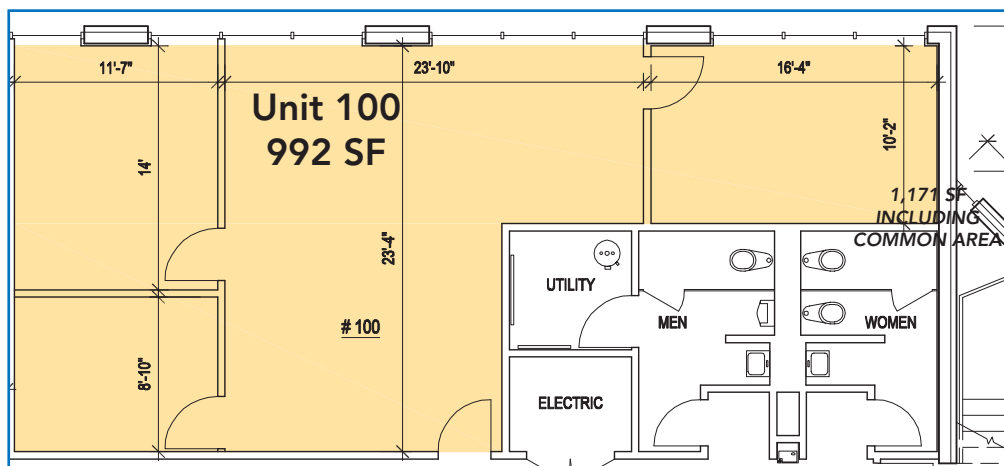
SPECIFICATIONS

BUILDING SIZE	±10,934 SF
AVAILABLE SIZE	±6,324 SF
DIVISIBLE TO	992 SF / 5,233 SF
CONSTRUCTION	Masonry
YEAR BUILT	1980
HEATING	Gas
PARKING	33 Spaces (6.88/1,000 SF)
COMMON AREA MAINTENANCE	\$2.50 PSF
AVAILABILITY	Immediate
LEASE RATE	\$12.00 PSF SINGLE NET

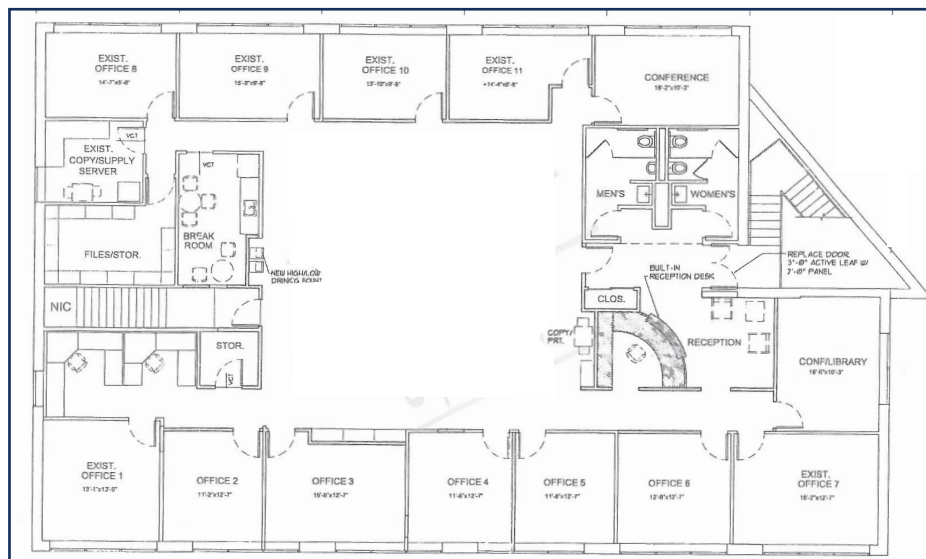
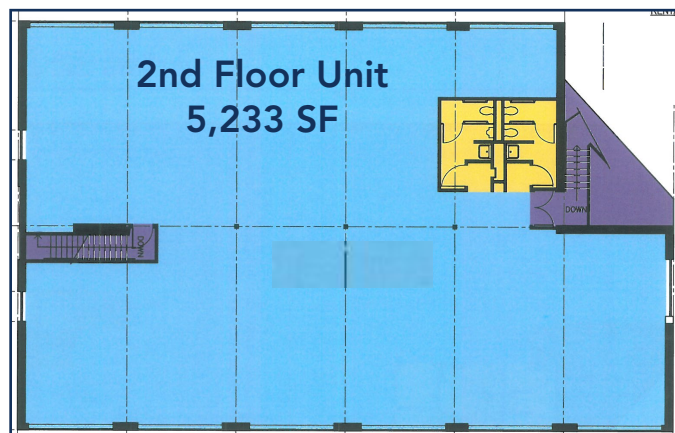
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FIRST FLOOR



SECOND FLOOR



Dave Pernice
847-588-5666
david.ernice@transwestern.com

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AREA AMENITIES



Town Center



Community Center



Park-N-Ride



Public Library



Memorial



Park

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