



**6734 East Joliet Road
Countryside, Illinois**

P R O P E R T Y H I G H L I G H T S

- Size:** 1,478 s.f.
- Offices:** Second floor, east corner; tremendous natural light on north wall with 6 double hung windows that open for fresh air. Generous \$25.00 p.s.f. build-out allowance allows you to design your ideal space; superb appointments and trim.
- Site Size:** P.O.L.B.
- Parking:** 8 car parking in lot.
- Details:** **Class A, 2006 construction.** 24 hour / day access; excellent security system; two HVAC thermostat zones; elevator; dramatic 9'11" ceilings; parabolic fluorosecent lighting fixtures; AT&T T-1 internet availability. Large first floor shared employee lunch room with plasma screen TV. 3/4 mile to I-55 (Stevenson Expressway) and I-294 Tollway.
- Lease Price:** \$2,956 per month (\$24.00 p.s.f. absolute gross)*

* The term "absolute gross" refers to the base lease rate including real estate taxes, common area maintenance expenses, property insurance and utilities (electric for the HVAC system, natural gas, trash service, water and sanitary sewer services).



EXCLUSIVE AGENT:

Andy Polivka

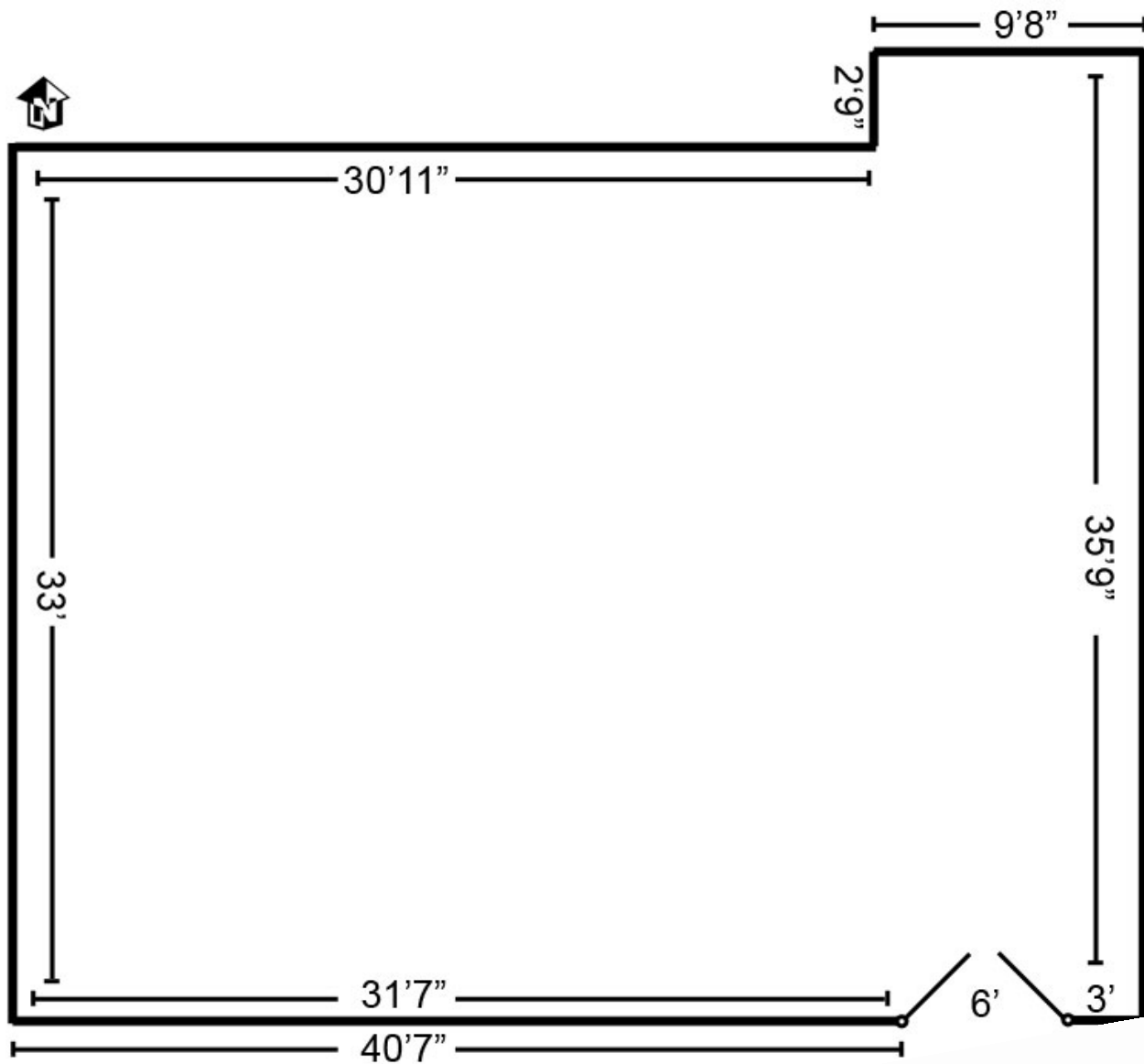
630-288-2505 / Cell: 708-564-0017

www.thepolivkagroup.com

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Note: Drawing not to scale



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