



**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:** 2,546 s.f.

**Offices:** Second floor, east corner; tremendous natural light on east, north and south walls with 14 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:** 12 total car parking in lot

**Details:** **Class A, 2006 construction.** 24 hour / day access; excellent security system; three HVAC thermostat zones; elevator; dramatic 9'11" ceilings; parabolic fluorescent lighting fixtures; AT&T T-1 internet availability. Large first floor shared employee lunch room with plasma screen TV. Overlooks Flag Creek Golf Course. 3/4 mile to I-55 (Stevenson Expressway) and I-294 Tollway.

**Lease Price:** \$5,092 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**

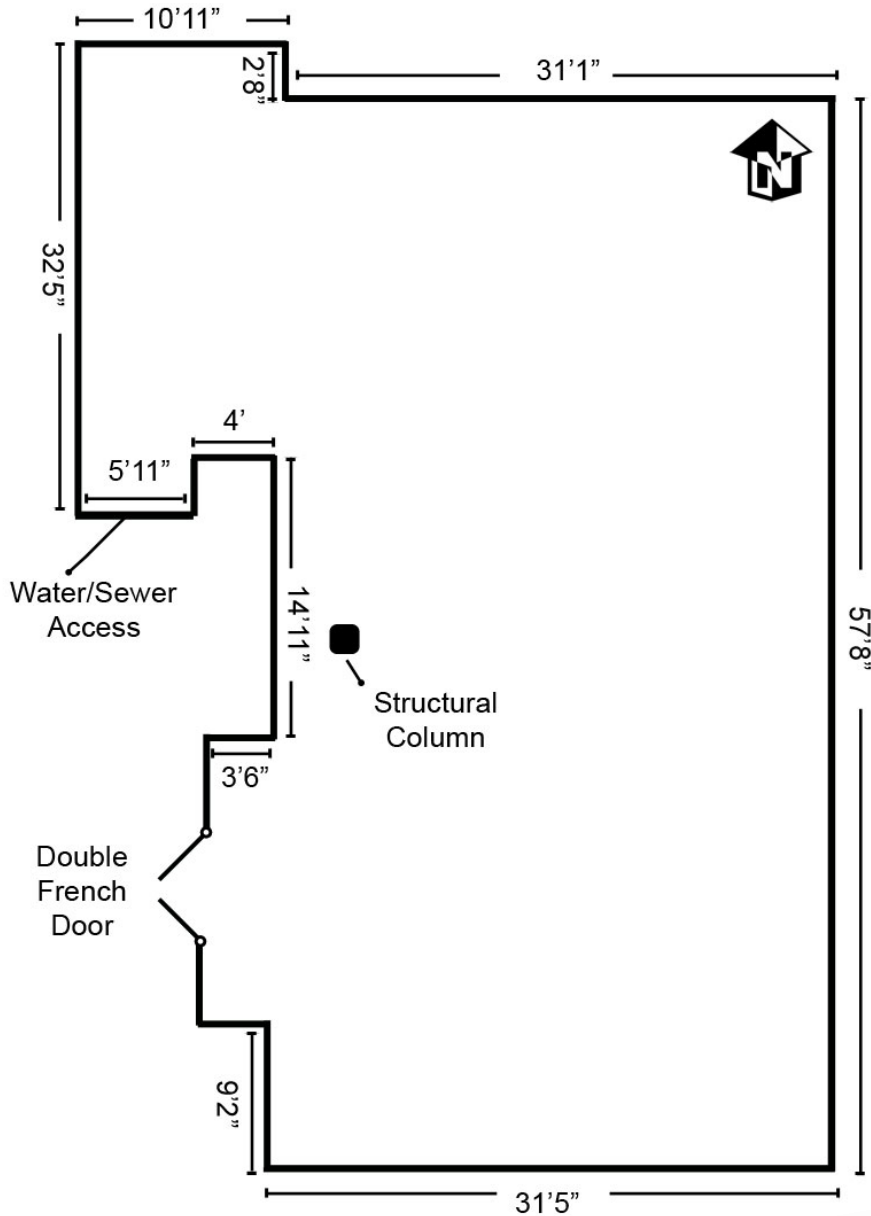
**630-288-2505 / Cell: 708-564-0017**

**[www.thepolivkagroup.com](http://www.thepolivkagroup.com)**

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Note: Drawing not to scale



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