

For Sale: Office Condominiums
6408-10 West Joliet Road
Countryside, Illinois



This new (2008) office condominium complex is available now. Zoning allows for use as modern office condominiums. The complex includes three buildings of 6,660 square feet each divisible to four suites with a total of 20,600 square feet of office space located on a 2.10 acre site. Each unit has first floor offices and a bonus second floor mezzanine that can be used as a conference area or for storage.



EXCLUSIVE AGENTS:

Andy Polivka

Cell: 630-564-0017

Mike Siedlecki

Cell: 630-234-1825

www.thepolivkagroup.com • 708-485-0616

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.



**For Sale:
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6408-10 West Joliet Road
Countryside, Illinois**

Your company name on this lighted, 2-sided sign will be visible to 22,000 motorists per day!

Available Now: 6410 West Joliet Road

Unit Sizes For Sale: DELIVERED IN SHELL CONDITION (see page 4 for details)

<u>Suite</u>	<u>Office</u>	<u>Mezzanine</u>	<u>Total</u>	<u>Price</u>
One	1,683 s.f.	1,290 s.f.	2,973 s.f.	\$475,000 (\$159.77 p.s.f.)
Two	1,683 s.f.	1,300 s.f.	2,983 s.f.	\$450,000 (\$150.85 p.s.f.)
Three	1,613 s.f.	1,300 s.f.	2,983 s.f.	\$450,000 (\$154.48 p.s.f.)
Four	1,683 s.f.	1,290 s.f.	2,973 s.f.	\$475,000 (\$159.77 p.s.f.)

Available Early 2009: 6408 West Joliet Road

Unit Sizes For Sale: DELIVERED IN SHELL CONDITION (see page 4 for details)

<u>Suite</u>	<u>Office</u>	<u>Mezzanine</u>	<u>Total</u>	<u>Price</u>
One	1,763 s.f.	1,290 s.f.	3,053 s.f.	\$475,000 (\$155.58 p.s.f.)
Two	1,683 s.f.	1,300 s.f.	2,953 s.f.	\$450,000 (\$150.85 p.s.f.)
Three	1,613 s.f.	1,300 s.f.	2,913 s.f.	\$450,000 (\$154.48 p.s.f.)
Four	1,683 s.f.	1,290 s.f.	2,973 s.f.	\$475,000 (\$159.77 p.s.f.)



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- Parking:** 102 spaces (5.08 per 1,000 s.f. of first floor office space)
- Construction Type:** Masonry brick with rock faced renaissance stone, low maintenance gable roof with 35 year asphalt shingle.
- Mezzanine:** Rare offering of storage or conference area (cannot be used as offices on a daily basis); wood stairs installed to mezzanine; 3/4 " plywood floor; Suites 2 and 3 have two dormers with two (2) windows each; Suites 1-4 have one dormer with two (2) windows.
- Ceiling Height:** 10' clear office; mezzanine
- Power:** Operable 200 amp 120/208 volts single phase.
- Sewer/Water:** Sanitary sewer and domestic water supply line stubbed into each suite for two (2) restrooms. Each building will have a common water meter and sewer charge to be paid by the association.
- Fire/Sprinkler:** (Wet) Ordinary Hazard III; sprinkler water main is contained within Suite 3 of each building.
- HVAC:** One (1) natural gas fired operating Bryant 80,000 BTU 90% efficient Bryant brand (or equivalent) with 5 ton cooling capacity, set-back thermostat and April-Aire (or equivalent) humidifier.
- Windows:** Pella ProLine double hung, annealed, one wide, Low E / clear, argon gas filled thermal pane windows with screens.
- Internet Access:** Comcast Communications and AT&T (for internet, cable TV and telephone) available.

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- Landscaping:** Professionally designed and installed, mulched and irrigated with sprinkler system.
- Exterior Lighting:** Building soffit lighting and six (6) parking lot elevated metal halide lighting fixtures.
- Shell Finish:** The shell finish for the completed units shall include the following:
HVAC (Bryant 80,000 BTU 90% efficient Bryant brand or equivalent with 5 ton cooling capacity, set-back thermostat and April-Aire or equivalent humidifier) and 200 amp single phase electric service operable, but not distributed; exterior electric soffit mounted lighting and parking lot lighting powered from building common electric service; concrete floor poured and finished with open area at water and sanitary sewer plumbing stubs (2 of each); ¾" plywood mezzanine floor; wood stairs installed to mezzanine; sprinkler and fire alarm systems distributed on first floor and mezzanine; Pella ProLine double hung, annealed, one wide, Low E / clear, argon gas filled thermal pane windows with screens; electric and natural gas services shall be metered to each condominium unit and the water and sanitary services will be metered to each building; no insulation or drywall will be installed.
- Real Estate Taxes:** \$6.64 p.s.f. / \$1,671 per month / \$20,052 annual (estimated)
- Condominium Association:** \$1.66 p.s.f. / \$231 per month / 2,769 annual (estimated)
- Total:** \$8.30 p.s.f. / \$1,902 per month / \$22,821 annual (estimated)

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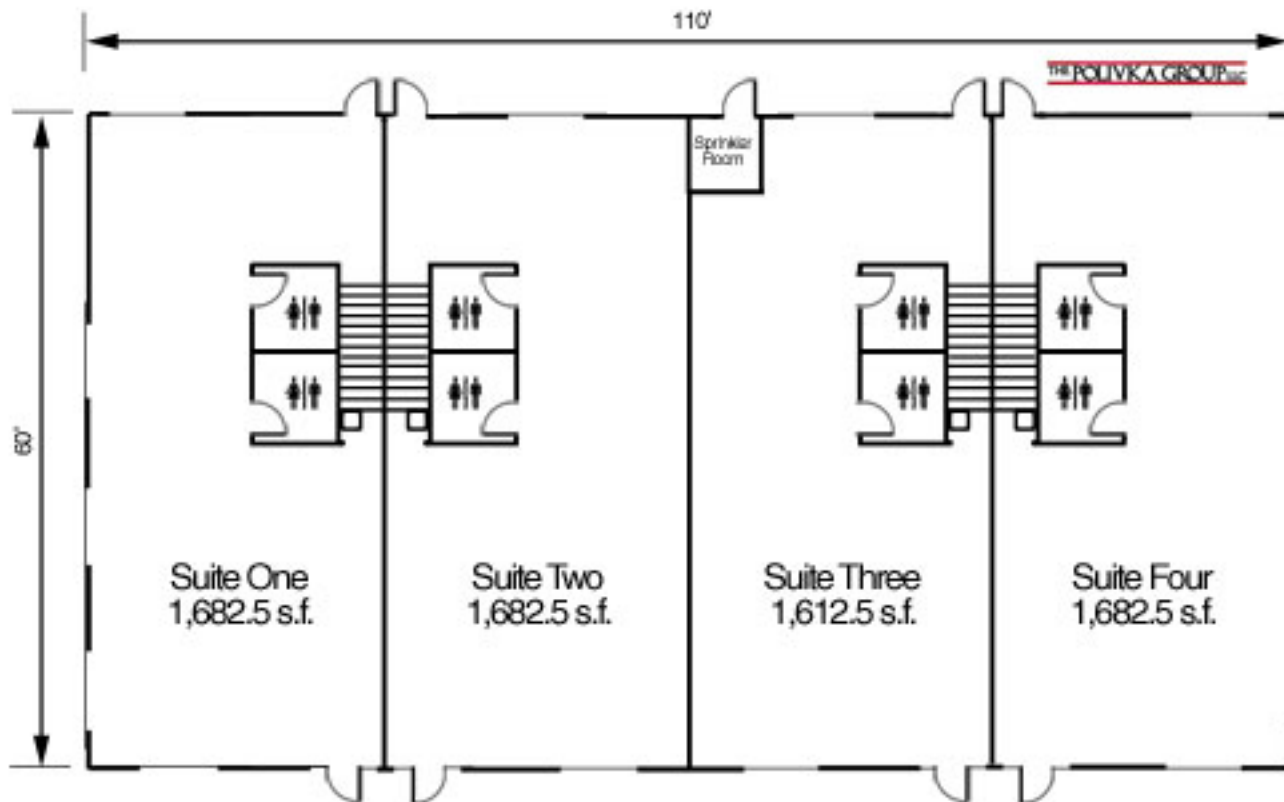
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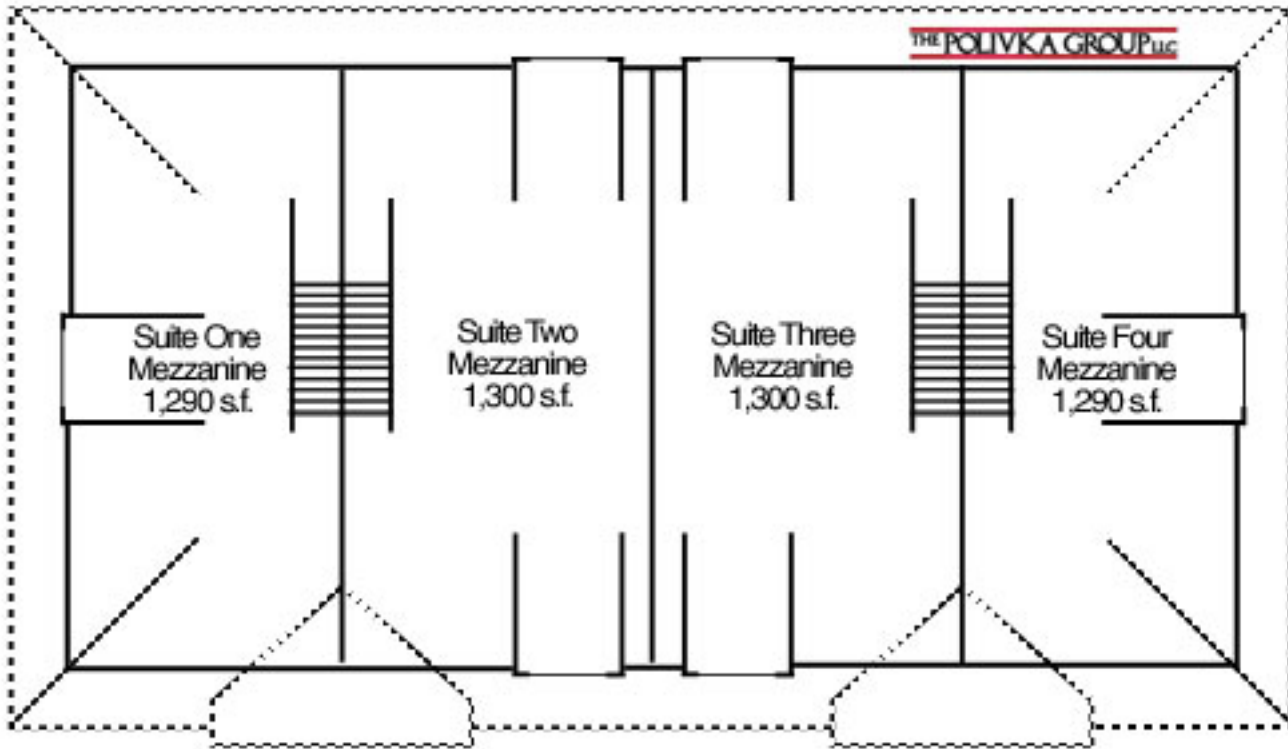
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