OFFICE FOR LEASE

Building A 15884 W 127th St Lemont, IL 60439

Structure

Building Type: Office

Class: B

RBA: **12,000 SF**Typical Floor: **12,000 SF**

Stories: 1

Building Status: Existing
Year Built: 2008
% Leased: 0%
Owner Occupied: No

Owner Type:

Tenancy: Multiple Tenant

Land Area: **4.50 AC**Zoning: **B-1; PUD**

Parcel No: 22-32-100-006-0000

Parking: 28 free Surface Spaces are available

Ratio of 4.70/1,000 SF



Lease

Total Available: 12,000 SF
Smallest Space: 900 SF
Max Contig: 12,000 SF
Space Use: Office
Rent/SF/yr: Negotiable

For Sale Info

This property has 12 condos that are for sale. The size of the for sale condos range from 900 SF to 12,000 SF.

Amenities

Signage

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Туре
P 1st / Suite 9	6,000	6,000	6,000	\$1,050,000	Negotiable	Vacant	Negotiable	New
Condo For Sale @	\$1,050,000 (\$175.00/SF)							
P 1st / Suite 4	1,500	1,500	1,500	\$262,500	Negotiable	Vacant	Negotiable	New
Condo For Sale @ \$262,500 (\$175.00/SF)								
P 1st / Suite 5	1,800	1,800	1,800	\$315,000	Negotiable	Vacant	Negotiable	New
Condo For Sale @ \$315,000 (\$175.00/SF)								
P 1st / Suite 11	10,000	10,000	10,000	\$1,750,000	Negotiable	Vacant	Negotiable	New
Condo For Sale @ \$1,750,000 (\$175.00/SF)								
P 1st / Suite 3	1,200	1,200	1,200	\$210,000	Negotiable	Vacant	Negotiable	New
Condo For Sale @ \$210,000 (\$175.00/SF)								
P 1st / Suite 10	8,000	8,000	8,000	\$1,400,000	Negotiable	Vacant	Negotiable	New
Condo For Sale @	\$1,400,000 (\$175.00/SF)							
P 1st / Suite 6	2,000	2,000	2,000	\$350,000	Negotiable	Vacant	Negotiable	New
Condo For Sale @ \$350,000 (\$175.00/SF)								
P 1st / Suite 2	1,000	1,000	1,000	\$175,000	Negotiable	Vacant	Negotiable	New
Condo For Sale @ \$175,000 (\$175.00/SF)								



Building A -- cont'd 15884 W 127th St Lemont, IL 60439

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Туре	
P 1st / Suite 1	900	900	900	\$157,500	Negotiable	Vacant	Negotiable	New	
Condo For Sale @ \$157,500 (\$175.00/SF)									
P 1st / Suite 8	4,000	4,000	4,000	\$700,000	Negotiable	Vacant	Negotiable	New	
Condo For Sale @ \$700,000 (\$175.00/SF)									
P 1st / Suite 7	2,500	2,500	2,500	\$437,500	Negotiable	Vacant	Negotiable	New	
Condo For Sale @ \$437,500 (\$175.00/SF)									
E 1st / Suite 12	12,000	12,000	12,000	\$2,100,000	Negotiable	Vacant	Negotiable	New	
Condo For Sale @ \$2,100,000 (\$175.00/SF)									

Building Notes

This property is located just east of the new I-355 expansion on 127th street. These are newly completed, single story, brick, class A office condominiums. There are 3 buildings at 12,000 sf each, in which units are flexible from 900 sf up to 12,000 sf. Priced at \$175/sf for a shell, \$220/sf for a vanilla box. Developer will offer turn-key delivery. These units are available to lease at a negotiable rate. 4.7/1000 parking ratio.

