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# Office Space Availability Report

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PREPARED BY:

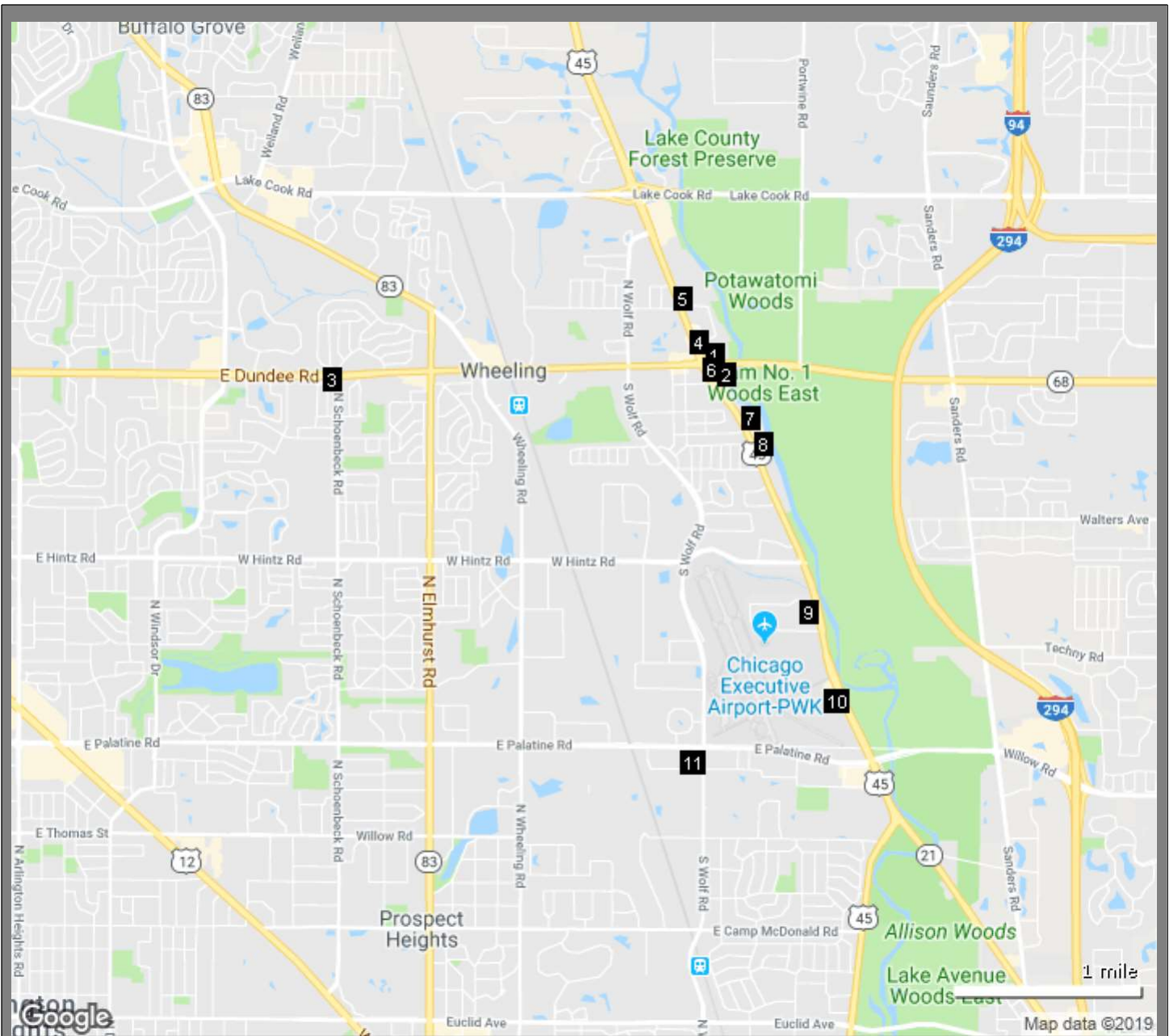


**The Village of Wheeling, Illinois**

2 Community Blvd  
Wheeling, IL 60090

**John C. Melaniphy**

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**350 E Dundee Rd**  
**Dundee Commons**  
**Wheeling, IL 60090**

**Cook County**




**N/E/C**  
**Central North Submarket**

Building Type: **Class B Office/Office Live/Work Unit**  
 Status: **Built 1978**  
 Building Size: **57,971 SF**  
 Typical Floor Size: **19,323 SF**  
 Stories: **3**  
 Expenses: **2014 Tax @ \$5.75/sf**

Space Avail: **57,971 SF**  
 Max Contig: **57,971 SF**  
 Smallest Space: **1,000 SF**  
 Rent/SF/Yr: **\$19.00**  
 % Leased: **0.0%**



Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or [jmelaniphy@wheelingil.gov](mailto:jmelaniphy@wheelingil.gov)  
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 Only properties with valid lat/lon display on map

2		<p><b>395 E Dundee Rd</b>  <b>Riverside Plaza</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office/(Neighborhood Ctr)</b>  Status: <b>Built 1982</b>  Building Size: <b>34,666 SF</b>  Typical Floor Size: <b>26,464 SF</b>  Stories: <b>2</b>  Expenses: <b>2010 Tax @ \$6.70/sf</b></p>	<p>Space Avail: <b>2,315 SF</b>  Max Contig: <b>1,665 SF</b>  Smallest Space: <b>650 SF</b>  Rent/SF/Yr: <b>\$22.00</b>  % Leased: <b>98.1%</b></p>
3		<p><b>1205 W Dundee Rd</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office/Medical</b>  Status: <b>Built 1973</b>  Building Size: <b>1,500 SF</b>  Typical Floor Size: <b>1,500 SF</b>  Stories: <b>1</b>  Expenses: <b>2017 Tax @ \$15.85/sf</b></p>	<p>Space Avail: <b>1,500 SF</b>  Max Contig: <b>1,500 SF</b>  Smallest Space: <b>1,500 SF</b>  Rent/SF/Yr: <b>\$35.00</b>  % Leased: <b>100%</b></p>
4		<p><b>109 N Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office/Medical</b>  Status: <b>Built 2012</b>  Building Size: <b>4,322 SF</b>  Typical Floor Size: <b>2,456 SF</b>  Stories: <b>2</b>  Expenses: <b>2010 Tax @ \$0.40/sf</b></p>	<p>Space Avail: <b>1,800 SF</b>  Max Contig: <b>1,800 SF</b>  Smallest Space: <b>1,800 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>58.4%</b></p>
5		<p><b>325 N Milwaukee Ave</b>  <b>325 North Milwaukee Ave.</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office</b>  Status: <b>Built 1990</b>  Building Size: <b>9,727 SF</b>  Typical Floor Size: <b>9,727 SF</b>  Stories: <b>1</b>  Expenses: <b>2017 Tax @ \$5.75/sf</b></p>	<p>Space Avail: <b>405 SF</b>  Max Contig: <b>405 SF</b>  Smallest Space: <b>405 SF</b>  Rent/SF/Yr: <b>Withheld</b>  % Leased: <b>95.8%</b></p>
6		<p><b>39 S Milwaukee Ave</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>S/E/C</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class C Office</b>  Status: <b>Built 1973</b>  Building Size: <b>9,766 SF</b>  Typical Floor Size: <b>4,883 SF</b>  Stories: <b>2</b>  Expenses: <b>2017 Tax @ \$5.77/sf</b></p>	<p>Space Avail: <b>4,883 SF</b>  Max Contig: <b>4,883 SF</b>  Smallest Space: <b>4,883 SF</b>  Rent/SF/Yr: <b>\$14.00</b>  % Leased: <b>50.0%</b></p>
7		<p><b>307 S Milwaukee Ave</b>  <b>Brittany Court</b>  <b>Wheeling, IL 60090</b>  <b>Cook County</b>  <b>2 blocks south of Dundee Rd - East</b>  <b>Central North Submarket</b></p>	<p>Building Type: <b>Class B Office</b>  Status: <b>Built 1975</b>  Building Size: <b>15,594 SF</b>  Typical Floor Size: <b>15,594 SF</b>  Stories: <b>1</b>  Expenses: <b>2017 Tax @ \$4.38/sf</b></p>	<p>Space Avail: <b>2,160 SF</b>  Max Contig: <b>875 SF</b>  Smallest Space: <b>575 SF</b>  Rent/SF/Yr: <b>\$14.50</b>  % Leased: <b>96.3%</b></p>



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**401 S Milwaukee Ave**  
**Wheeling, IL 60090**  
**Cook County**  
**Central North Submarket**

Building Type: **Class B Office**  
Status: **Built 1975**  
Building Size: **26,681 SF**  
Typical Floor Size: **13,000 SF**  
Stories: **2**  
Expenses: **2017 Tax @ \$4.06/sf**

Space Avail: **2,378 SF**  
Max Contig: **1,280 SF**  
Smallest Space: **1,098 SF**  
Rent/SF/Yr: **\$15.00**  
% Leased: **91.1%**

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**1040 S Milwaukee Ave**  
**Wheeling, IL 60090**  
**Cook County**  
**Central North Submarket**

Building Type: **Class B Office**  
Status: **Built 1980, Renov 2004**  
Building Size: **26,000 SF**  
Typical Floor Size: **13,000 SF**  
Stories: **2**  
Expenses: **2016 Tax @ \$0.56/sf, 2011 Est Tax @ \$3.46/sf; 2013 Ops @ \$1.91/sf**

Space Avail: **6,800 SF**  
Max Contig: **4,000 SF**  
Smallest Space: **150 SF**  
Rent/SF/Yr: **\$14.00-\$24.00**  
% Leased: **73.9%**

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**1098 S Milwaukee Ave**  
**Aviation Plaza**  
**Wheeling, IL 60090**  
**Cook County**  
**Schaumburg Area Submarket**

Building Type: **Class C Office**  
Status: **Built 1972**  
Building Size: **27,000 SF**  
Typical Floor Size: **6,750 SF**  
Stories: **4**  
Expenses: **2017 Tax @ \$3.30/sf; 2015 Ops @ \$2.77/sf**

Space Avail: **15,811 SF**  
Max Contig: **6,750 SF**  
Smallest Space: **400 SF**  
Rent/SF/Yr: **\$18.00**  
% Leased: **41.4%**

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**1400 S Wolf Rd**  
**Building 100**  
**Wheeling, IL 60090**  
**Cook County**  
**Central North Submarket**

Building Type: **Class B Office/Medical**  
Status: **Built 1970**  
Building Size: **102,490 SF**  
Typical Floor Size: **102,490 SF**  
Stories: **1**  
Expenses: **2010 Tax @ \$4.37/sf; 1993 Ops @ \$0.86/sf**

Space Avail: **102,490 SF**  
Max Contig: **15,648 SF**  
Smallest Space: **1,031 SF**  
Rent/SF/Yr: **\$13.50-\$16.00**  
% Leased: **14.4%**



Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**350 E Dundee Rd**  
Dundee Commons  
Wheeling, IL 60090

**57,971 SF**  
**For Sale at \$3,900,000**  
**(\$67.28/SF) - Active**

**\$19.00/mg**  
**3**

**57,971 SF**  
**7.04 AC**

-  
-

-  
-

-  
-



Expenses: **2014 Tax @ \$5.75/sf**  
Parking: **372 Surface Spaces are available; Ratio of 5.50/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: **Avison Young / Mark Johnson (847) 849-1907 -- 57,962 SF (1,000-19,718 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	100 A	Retail/Direct	Avison Young	4,000-8,274	57,962	\$19.00/mg	Vacant	3-5 yrs	-	-
P 1st	100 B	Office/Direct	Avison Young	1,000-11,462	57,962	\$19.00/mg	Vacant	Negotiable	-	-
P 2nd	200	Office/Direct	Avison Young	1,200-19,718	57,962	\$19.00/mg	Vacant	Negotiable	-	-
P 3rd	300	Office/Direct	Avison Young	1,000-18,508	57,962	\$19.00/mg	Vacant	Negotiable	-	-

**Building Notes**


Three story office building on Northeast corner of Milwaukee Avenue and Dundee Road. Great visibility and location. Ideal for user or investor.

\*Property Highlights:

- \* Great location
- \* New Westin Hotel opening soon
- \* Close to all types of transportation
- \* Close to top restaurants
- \* Major redevelopment happening in Wheeling
- \* Location Description: Northeast corner of Milwaukee Avenue and Dundee Road in Wheeling.




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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>395 E Dundee Rd</b> Riverside Plaza Riverside Plaza Wheeling, IL 60090</p>	<b>2,315 SF</b> <b>Not For Sale</b>	<b>\$22.00/fs</b> <b>2</b>	<b>34,666 SF</b> <b>4.63 AC</b>	- -	- -	- -
Expenses: <b>2010 Tax @ \$6.70/sf</b> Parking: <b>300 free Surface Spaces are available; Ratio of 8.65/1,000 SF</b> Utilities: -				Power: - Rail Line: -		
Landlord Rep: <b>Wheeling / Milwaukee LLC / Job Youshaei (847) 962-4956 -- 2,315 SF (650-1,665 SF)</b>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	100	Office/Direct	Wheeling / Milwaukee LLC	650 N	650	\$22.00/fs	Vacant	2-10 yrs	-	-
P 2nd	250	Office/Direct	Wheeling / Milwaukee LLC	1,665 N	1,665	\$22.00/fs	30 Days	2-10 yrs	-	-

**Building Notes**

Part of Riverside Plaza, this building features 10,000 square feet of second floor office space with additional storefront retail/office space on the first floor.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 <p><b>1205 W Dundee Rd</b> Wheeling, IL 60090</p>	<b>1,500 SF</b> <b>For Sale at \$595,000</b> <b>(\$396.67/SF) - Active</b>	<b>\$35.00/mg</b> <b>1</b>	<b>1,500 SF</b> <b>0.23 AC</b>	- -	- -	- -
Expenses: <b>2017 Tax @ \$15.85/sf</b> Parking: <b>10 free Surface Spaces are available; Ratio of 6.66/1,000 SF</b> Utilities: -				Power: - Rail Line: -		
Landlord Rep: <b>Joseph Rossi &amp; Associates / Joseph Rossi (312) 953-3553 / Doug Pauly (630) 353-1190 -- 1,500 SF (1,500 SF)</b>						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Off/Med/Direct	Joseph Rossi & Associates	1,500 N	1,500	\$35.00/mg	30 Days	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**109 N Milwaukee Ave**  
Wheeling, IL 60090

**1,800 SF**  
**Not For Sale**

**-/mg**  
**2**

**4,322 SF**  
**0.22 AC**

**-**  
**-**

**-**  
**-**

**-**  
**-**

Expenses: **2010 Tax @ \$0.40/sf**  
Parking: **20 free Surface Spaces are available; Ratio of 4.63/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Company information unavailable at this time

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd		Medical/Direct	Richen Real Estate & Investment Group, Inc.	1,800 N	1,800	\$38.00/mg	Vacant	2-3 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**325 N Milwaukee Ave**  
325 North Milwaukee Ave.  
Wheeling, IL 60090

**405 SF**  
**Not For Sale**

**-**  
**1**

**9,727 SF**  
**-**

**-**  
**-**

**-**  
**-**

**-**  
**-**

Expenses: **2017 Tax @ \$5.75/sf**  
Parking: **40 Surface Spaces are available; Ratio of 4.11/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: Sterling Properties / Frank Friedman (773) 271-1789 -- 405 SF (405 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Off/Ret/Direct	Sterling Properties	405 N	405	Withheld	Vacant	Negotiable	-	-



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**Building Notes**

- \* Frontage on Milwaukee Avenue
- \* Ideal for retail or office
- \* Tenant pays utilities separately
- \* Ample parking
- \* Private entrance

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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39 S Milwaukee Ave Wheeling, IL 60090	4,883 SF Not For Sale	\$14.00/+util 2	9,766 SF 0.34 AC	- -	- -	- -
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Expenses: **2017 Tax @ \$5.77/sf**      Power: -  
 Parking: **44 Surface Spaces are available; Ratio of 4.50/1,000 SF**      Rail Line: -  
 Utilities: -

Landlord Rep: ARA Cabinets 4 U, Inc. / Jeffrey Pike (847) 215-1700 -- 4,883 SF (4,883 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 2nd		Office/Direct	ARA Cabinets 4 U, Inc.	4,883 N	4,883	\$14.00/+util	Vacant	Negotiable	-	-



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**307 S Milwaukee Ave**  
 Brittany Court Office Ctr  
 Brittany Court  
 Wheeling, IL 60090

**2,160 SF**  
**For Sale at \$995,000**  
**(\$63.81/SF) - Active**

**\$14.50/mg**  
**1**

**15,594 SF**  
**1.21 AC**

-  
 -

-  
 -

-  
 -



Expenses: **2017 Tax @ \$4.38/sf**  
 Parking: **150 free Surface Spaces are available; Ratio of**  
**10.00/1,000 SF**  
 Utilities: -

Power: -  
 Rail Line: -

Landlord Rep: Berkson & Sons / B.David B. Berkson (847) 498-6000 / Steve Galindo (847) 498-6000 -- 2,160 SF (575-875 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	114	Office/Direct	Berkson & Sons	575 N	575	\$14.50/mg	Vacant	Negotiable	-	-
P 1st	121	Office/Direct	Berkson & Sons	710 N	710	\$14.50/mg	30 Days	Negotiable	-	-
P 1st	119	Office/Direct	Berkson & Sons	875 N	875	\$14.50/mg	30 Days	Negotiable	-	-

**Building Notes**

- \* Located 2 blocks south of Dundee Road
- \* Ample parking
- \* Tenant controlled HVAC
- \* Close proximity to public transportation



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**401 S Milwaukee Ave**  
Wheeling, IL 60090

**2,378 SF**  
**Not For Sale**

**\$15.00/mg**  
**2**

**26,681 SF**  
**1 AC**

-  
-

-  
-

-  
-



Expenses: **2017 Tax @ \$4.06/sf**

Parking: **80 Surface Spaces are available; Ratio of 4.00/1,000 SF**

Utilities: -

Power: -

Rail Line: -

Landlord Rep: Berkson & Sons / B.David B. Berkson (847) 498-6000 / Steve Galindo (847) 498-6000 -- 2,378 SF (1,098-1,280 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 2nd	270	Office/Direct	Berkson & Sons	1,280 N	1,280	\$15.00/mg	Vacant	1-3 yrs	-	-
P 2nd	290	Office/Direct	Berkson & Sons	1,098 N	1,098	\$15.00/mg	Vacant	1-3 yrs	-	-

**Building Notes**

Beautiful building with atriums, skylights, cathedral ceiling and great window line.  
Professionally managed building with a wood and brick interior.  
The building is elevatored with operable windows.  
Located on Milwaukee Avenue surrounded by great restaurants.

Great Milwaukee Avenue location just south of Dundee.  
Professionally managed building with a wood and brick interior. The building is elevatored with operable windows.

Located on Milwaukee Avenue surrounded by great restaurants.



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**1040 S Milwaukee Ave**  
Wheeling, IL 60090

**6,800 SF**  
**Not For Sale**

**\$14.00-\$24.00/fs**  
**2**

**26,000 SF**  
**1.84 AC**

-  
-

-  
-

-  
-



Expenses: **2016 Tax @ \$0.56/sf, 2011 Est Tax @ \$3.46/sf; 2013 Ops** Power: -  
**@ \$1.91/sf**

Parking: **91 Surface Spaces are available; Ratio of 3.62/1,000 SF** Rail Line: -

Utilities: -

Landlord Rep: Berkson & Sons / B.David B. Berkson (847) 498-6000 / Steve Galindo (847) 498-6000 -- 6,800 SF (150-4,000 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	130A	Office/Direct	Berkson & Sons	150 N	150	\$24.00/fs	Vacant	1-5 yrs	-	-
P 2nd	200	Office/Direct	Berkson & Sons	4,000 N	4,000	\$14.00/fs	Vacant	1-5 yrs	-	-
P 2nd	205	Office/Direct	Berkson & Sons	2,000 N	2,000	\$14.00/fs	Vacant	1-5 yrs	-	-
P 2nd	230	Office/Direct	Berkson & Sons	650 N	650	\$14.00/mg	Vacant	1-5 yrs	-	-

#### Building Notes

October, 2004: Completely renovated in 2004. Excellent user/investor opportunity. Adjacent to Palwaukee Municipal Airport. 1.5 Miles from full interchange Willow Rd @ I-294.

\* Outstanding opportunity for corporate identity in your own office building located east of Palwaukee Airport, north of Palatine Road and south of Dundee



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Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**1098 S Milwaukee Ave**  
Aviation Plaza  
Wheeling, IL 60090

**15,811 SF**  
**Not For Sale**

Expenses: **2017 Tax @ \$3.30/sf; 2015 Ops @ \$2.77/sf**  
Parking: **115 Surface Spaces are available; Ratio of 4.38/1,000 SF**  
Utilities: -

**27,000 SF**  
**2.04 AC**

Power: -  
Rail Line: -

Landlord Rep: Realty Advisors Elite / Anthony Davidson (847) 929-4692 / Andriy Shepitsen (773) 510-0376 -- 15,811 SF (400-6,750 SF)

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	106	Office/Direct	Realty Advisors Elite	400 N	400	\$18.00/fs	Vacant	1-5 yrs	-	-
P 1st	103	Office/New	Realty Advisors Elite	488 N	488	\$18.00/fs	Vacant	2-10 yrs	-	-
E 2nd	Full Floor	Office/Direct	Realty Advisors Elite	6,750 N	6,750	\$18.00/fs	Vacant	5 yrs	-	-
P 3rd	312	Office/Direct	Realty Advisors Elite	862 N	862	\$18.00/fs	Vacant	1-5 yrs	-	-
P 3rd	310	Office/Direct	Realty Advisors Elite	561 N	561	\$18.00/fs	Vacant	1-5 yrs	-	-
E 4th	Full Floor	Office/Direct	Realty Advisors Elite	600-6,750	6,750	\$18.00/fs	Vacant	2-10 yrs	-	-

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
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**1400 S Wolf Rd**  
Corporate Square  
Building 100  
Wheeling, IL 60090

Expenses: **2010 Tax @ \$4.37/sf; 1993 Ops @ \$0.86/sf**  
Parking: **450 Surface Spaces are available; Ratio of 7.40/1,000 SF**  
Utilities: -

Power: -  
Rail Line: -

Landlord Rep: JBS Commercial Real Estate / Jason Shibata (312) 462-1022 / Michael Whetstone (312) 462-1024 / Brian Silverman (312) 462-1023 -- 51,168 SF (1,031-14,801 SF)

Leasing Company: **Weiss Properties, Inc. / Avi Dimarsky (847) 329-7600 -- 51,322 SF (1,031-14,801 SF)**

Sublet Contact: **Forefront Properties, LLC. / David LeCavalier (847) 272-4030 -- 8,760 SF (8,760 SF)**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	101-B	Office/Direct	JBS Commercial Real Estate	1,031 N	1,031	\$13.50/mg	Vacant	Negotiable	-	-



Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or [jmelaniphy@wheelingil.gov](mailto:jmelaniphy@wheelingil.gov)  
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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	203	Office/Direct	JBS Commercial Real Estate	13,781 N	13,781	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	410	Office/Direct	JBS Commercial Real Estate	14,801 N	14,801	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	300	Office/Direct	JBS Commercial Real Estate	5,907 N	5,907	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	203	Office/Direct	Weiss Properties, Inc. JBS Commercial Real Estate	3,000-13,781	13,781	\$13.50-\$16.00/mg	Vacant	Negotiable	-	-
P 1st	100	Office/Direct	Weiss Properties, Inc. JBS Commercial Real Estate	8,760 N	8,760	\$13.50-\$15.00/mg	Vacant	Negotiable	-	-
P 1st	300	Office/New	Weiss Properties, Inc. JBS Commercial Real Estate	5,907 N	5,907	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	102	Office/Direct	Weiss Properties, Inc. JBS Commercial Real Estate	7,042 N	7,042	\$13.50-\$16.00/mg	Vacant	Negotiable	-	-
P 1st	101B	Office/Direct	Weiss Properties, Inc. JBS Commercial Real Estate	1,031 N	1,031	\$13.50-\$16.00/mg	Vacant	Negotiable	-	-
P 1st	410	Office/Direct	Weiss Properties, Inc. JBS Commercial Real Estate	14,801 N	14,801	\$13.50-\$16.00/mg	12/2019	Negotiable	-	-
P 1st	100	Office/Direct	JBS Commercial Real Estate	8,606 N	15,648	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	102	Office/Direct	JBS Commercial Real Estate	7,042 N	15,648	\$13.50/mg	Vacant	Negotiable	-	-
P 1st	100	Office/Sublet	Forefront Properties, LLC.	8,760 N	8,760	\$10.00/fs	60 Days	Thru Sep 2019	-	-

**Building Notes**

Highlights  
Total Available: 2,000 - 17,227 SF  
Total RBA: 117,518 SF  
Built: 1970, Renovated in 200  
Janitorial: 5-Day Janitorial in Rent  
Parking: 3.8/1000 SF Parking Ratio  
Building & Monument Signage Available  
Description  
Total Available: 2,000 - 17,227 SF  
Total RBA: 117,518 SF  
Built: 1970, Renovated in 2001  
Janitorial: 5-Day Janitorial in Rent  
Parking: 3.8/1000 SF Parking Ratio  
HVAC: Metered Separately  
Access: 24-Hour Tenant Access  
Lease Rate: \$13.50 PSF Modified Gross  
Building & Monument Signage Available  
" Minutes from Restaurants, Hotels and Shopping  
" Conveniently located just minutes from full I-294



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