

FOR
LEASE

701 PHOENIX LAKE AVENUE STREAMWOOD, IL

AVAILABLE:	9,500 - 32,803 SF
BUILDING SIZE:	68,668 SF
OFFICE:	To Suit
CONSTRUCTION:	Precast
CLEAR HEIGHT:	24'
LOADING:	3 Exterior Docks 2 Drive-In Doors
POWER:	To Suit
HEAT:	Gas
SPRINKLERED:	Fully
PARKING:	51 Cars
YEAR BUILT:	2007

Lease Rate: \$4.95 p.s.f. net
2012 R. E. Taxes: \$1.17 p.s.f. (estimate)
Operating Exp: \$0.72 p.s.f. (estimate)

FOR MORE
INFORMATION
PLEASE
CONTACT

Keith D. Puritz
Senior Vice President
847.572.1410
keith.puritz@cbre.com

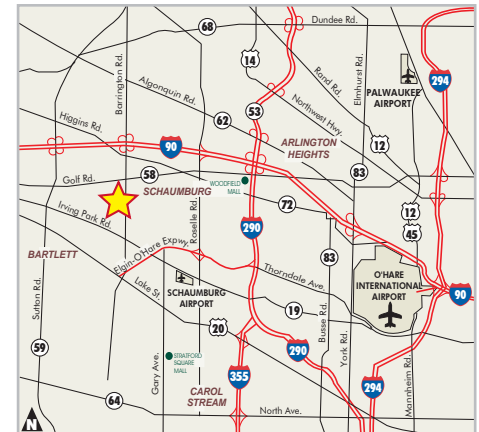
Jack Brennan
Associate
847.706.4925
jack.brennan@cbre.com



6B PROPERTY TAX REDUCTION!



- Great location - Close to Woodfield without the traffic
 - 2.1 Miles South of Golf Road
 - 2.4 Miles to Elgin / O'Hare Expy
 - 3.9 Miles to I-90
 - 20 Minutes to O'Hare
- 6B property tax reduction program
- Large local labor force
- Pro-business community



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AERIAL VIEW



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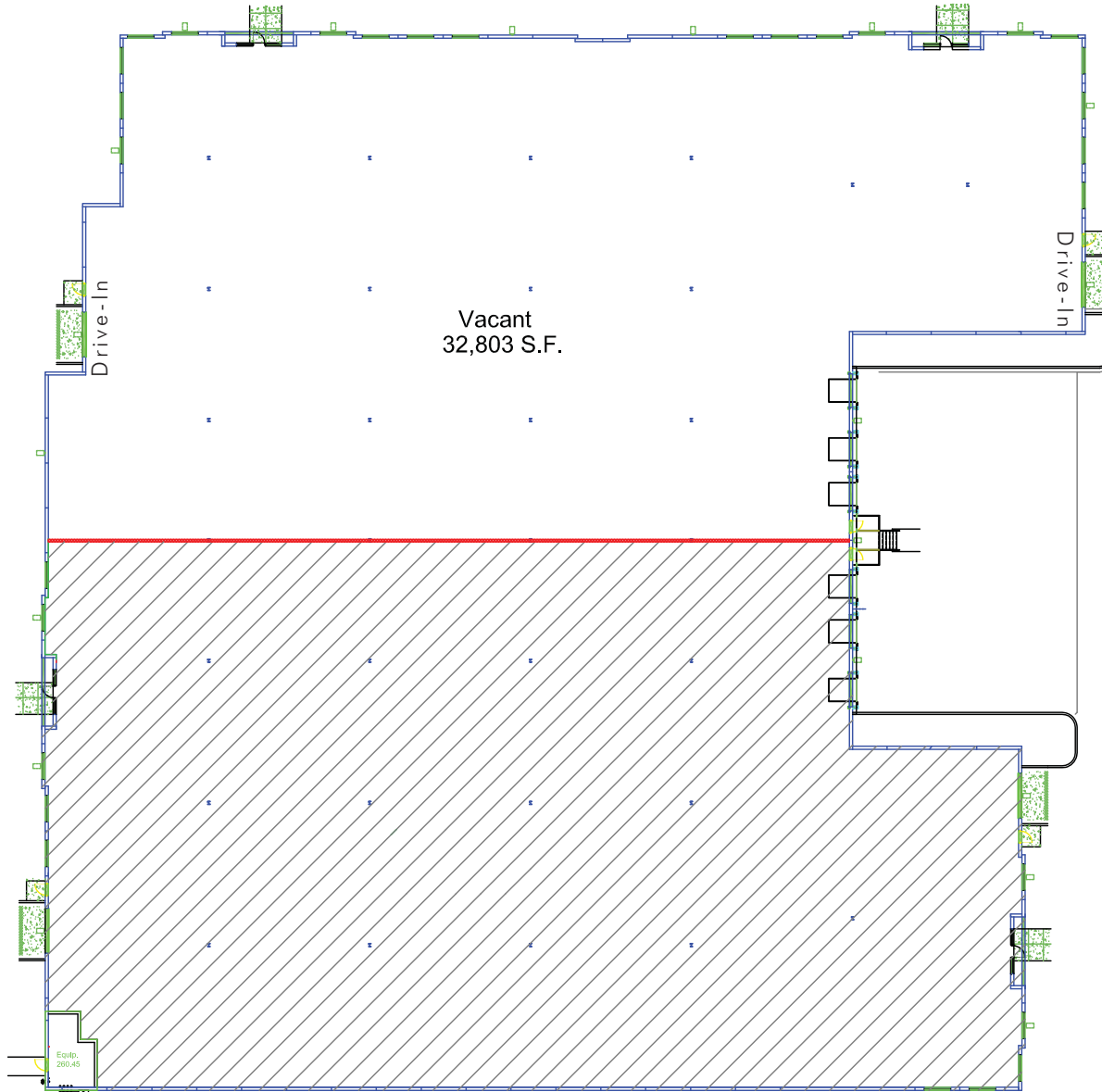


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Vacant
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701 Phoenix Lake Ave.
Streamwood, Illinois

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