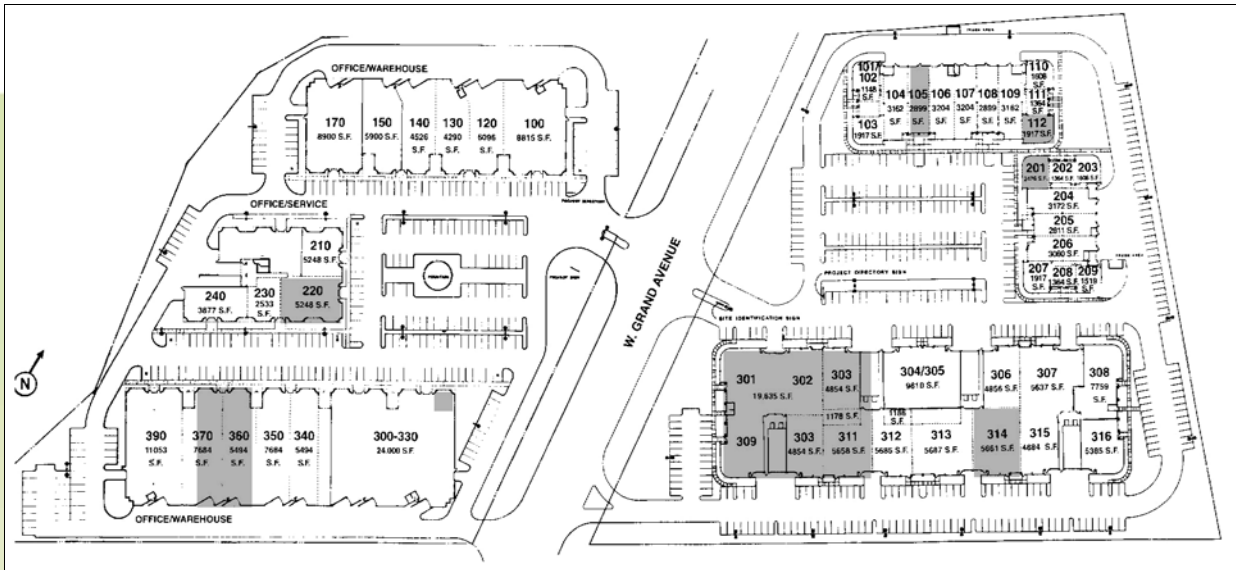


Available for Lease

Industrial/Flex Space
650 & 655 Grand Ave
Elmhurst, IL



3100 Dundee Road, Suite 116
Northbrook, IL 60062
P 847.498.1000 F 847.205.9723
www.kormanlederer.com



AVAILABILITIES (5-09)

<u>Suite (Address)</u>	<u>Sq Footage</u>	<u>% Office</u>	<u>Monthly Rent</u>	<u>Available</u>	<u>Loading</u>
112 (650)	1,917 SF	50%	\$1,950.00	Now	Shared DID
201 (650)	2,476 SF	90%	\$2,475.00	Now	Shared DID
105 (650)	2,899 SF	67%	\$2,800.00	5/1/09	DID
310 (650)	4,854 SF	15%	\$3,236.00	6/1/09	TLD / DID
311 (650)	5,658 SF	20%	\$4,500.00	5/1/09	TLD / DID
303 (650)	6,032 SF	55%	\$5,278.00	Now	TLD / DID
301 (650)	19,363 SF	75%	\$16,500.00	7/1/09	TLD / DID
300 (655)	4,000 SF	100%	\$4,500.00	Now	None
220 (655)	5,915 SF	100%	\$6,000.00	6/1/09	TLD
370 (655)	5,815 SF	20%	\$4,500.00	30 Days	TLD
360 (655)	9,304 SF	20%	\$6,600.00	30 Days	TLD

Monthly Rental includes these expenses: (Tenant shall pay increases over these stops in future years)

Taxes: \$1.13 (650 - Yr 2008) \$1.13 (655 - Yr 2008)

CAM: \$0.83 (650 - Yr 2008) \$0.89 (655 - Yr 2008)

HVAC Maintenance \$0.10 to \$0.25

For Further Information, Contact

Patrick Lederer

847.205.4367

plederer@kormanlederer.com

Members of this firm have an ownership interest in the property.

Above information is subject to verification and no liability is assumed. Price is subject to change and listing withdrawn without notice.