



OFFICE SPACE FOR LEASE CROSS CREEK OFFICE PARK 975 NERGE RD. ROSELLE, IL

Property Renovations Include:

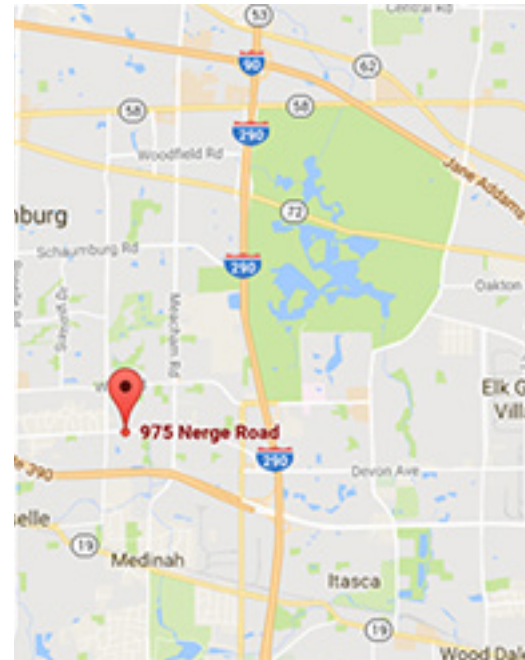
- New Parking Lot
- New Paint & Flooring in Common Areas
- Renovated Building Fascia
- Model Suites Available



BUILDING FEATURES:

- 120-6,978 SF for Lease; Various Configurations
- New Ownership
- Minutes to I-390 (Elgin/O'Hare Expressway), I-290 & I-355
- Adjacent to Restaurants and Retail Stores
- Shared Conference Room Available
- Ideal for Office User, Medical, Training or Corporate Headquarters
- Comcast, AT&T, and T I Available
- Zoned B-2 (Convenience Shopping Center District)
- New HVAC, Landscaping & Parking Lot
- Ample Parking
- 24/7 Access
- 24/7 HVAC

■ Rental Rate: See Attached Table



FOR MORE INFORMATION:

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**Chicagoland
Commercial
REAL ESTATE**

4811 Emerson Ave Suite 112, Palatine, IL 60067



OFFICE SPACE FOR LEASE

CROSS CREEK OFFICE PARK

975 NERGE RD. ROSELLE, IL

AVAILABLE SPACE:

SUITE	SIZE (SF)	CTG	DESCRIPTION	Monthly Rent
NI20	1,414	1,414	Medical space with 5 rooms, bathroom	\$1,650-\$1,738
S10	2,944	6,978	6 private offices and kitchen	\$3,067-\$3,619
S15	425	425	28'x15' Open Area with Sink	\$530
S30	1,394	1,394	4 private offices	\$1,452-\$1,713
S100	2,440	6,978	Open area, 2 private offices, store room, server room, bathroom	\$2,542-\$2,999
S120	1,414	6,978	Open area, 1 private office	\$1,473-\$1,738
W20	1,436	1,436	Medical office space with reception area, 4 private offices, open area, store room, bathroom	\$1,675-\$1,765
W100-B	168	168		\$460
W100-C	132	132		\$440
W100-E	120	120	10'x12' room	\$425
W100-F	252	252	12'x21' room	\$525
W100-I	752	752	25' x 30' room with access to shared break room	\$1,000
W90 & W110	2,794	3,510	Open area, 1 large private office, 2 large rooms-Divisible to 1,397 SF	\$2,910-\$3,434

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OFFICE SPACE FOR LEASE CROSS CREEK OFFICE PARK 975 NERGE RD. ROSELLE, IL



NEW COMMON AREA RENOVATIONS
INCLUDING:
NEW PAINT
CARPET
TILE FLOORING



NEW PARKING LOT

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