

Esplanade R & D  
Suite 100  
3131 Woodcreek Drive,  
Downers Grove, IL

# HAMILTON PARTNERS

www.hamiltonpartners.com



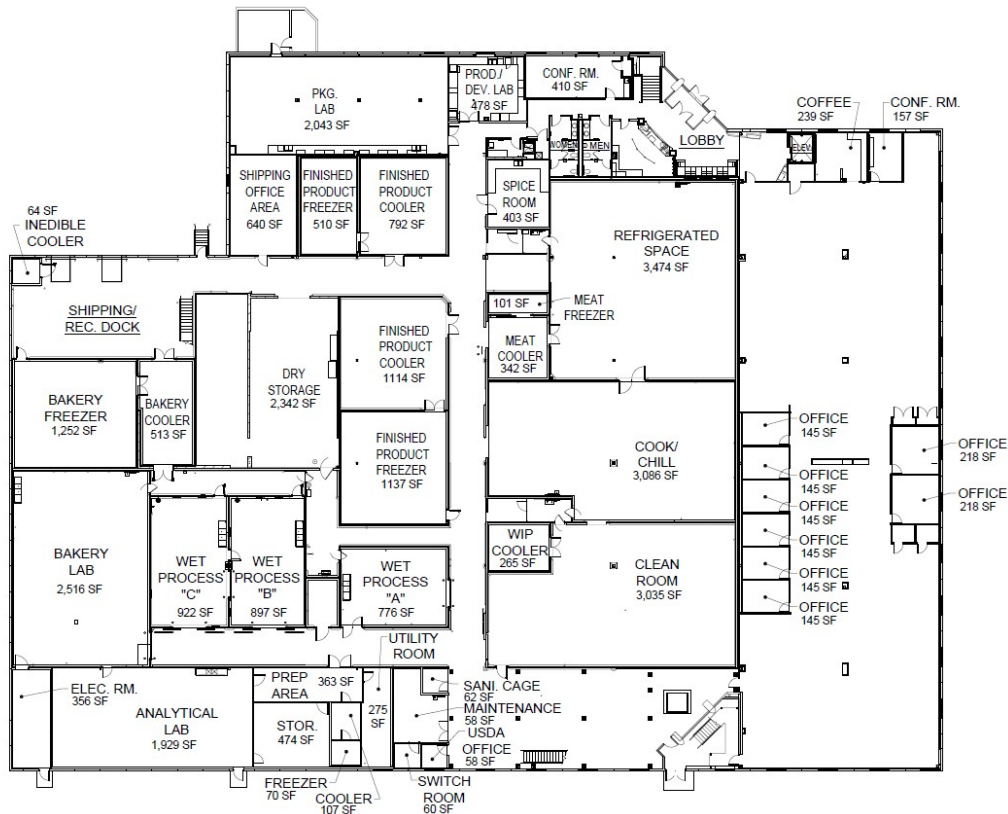
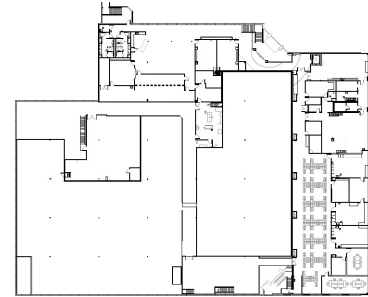
## DETAILS

**Square Feet:** 72,929 S.F.  
**Office Square:** 25,350 S.F.  
**OP. Expense:** \$4.78/S.F.  
**Tax:** \$1.81/S.F.  
**Gross Rent:** \$15.59/S.F.  
**Clear Height:** 28  
**Bay Size:** 32x40  
**Exterior Dock SPACE PLAN:** 3

## SUITE FEATURES

- Includes 1,516 SF of mezzanine space
- Free standing USDA certified food laboratory & pilot plant
- Additional parking available in the adjacent garage
- 16 Individual walk-in freezers/cooler, containing 19,000 SF of conditioned space
- 3 Boilers for process work
- Co2 Distribution system & Multiple exhaust hoods
- 4 Separate lab areas
- Consumer taste test area & Dedicated USDA Office
- Connected to the 2001 Butterfield providing access to all Esplanade Amenities

## 1&2 FLOOR PLAN



HAMILTON PARTNERS - Sponsoring Broker

**David Andrews**

da@hpre.com

C 6303270566

**Philip Sheridan**

phil\_sheridan@hpre.com

P 6307195567

C 6303032108

**Paul O'Connor**

poconnor@hamiltonpartners.com

C 6309210142