

1000 Tower Lane

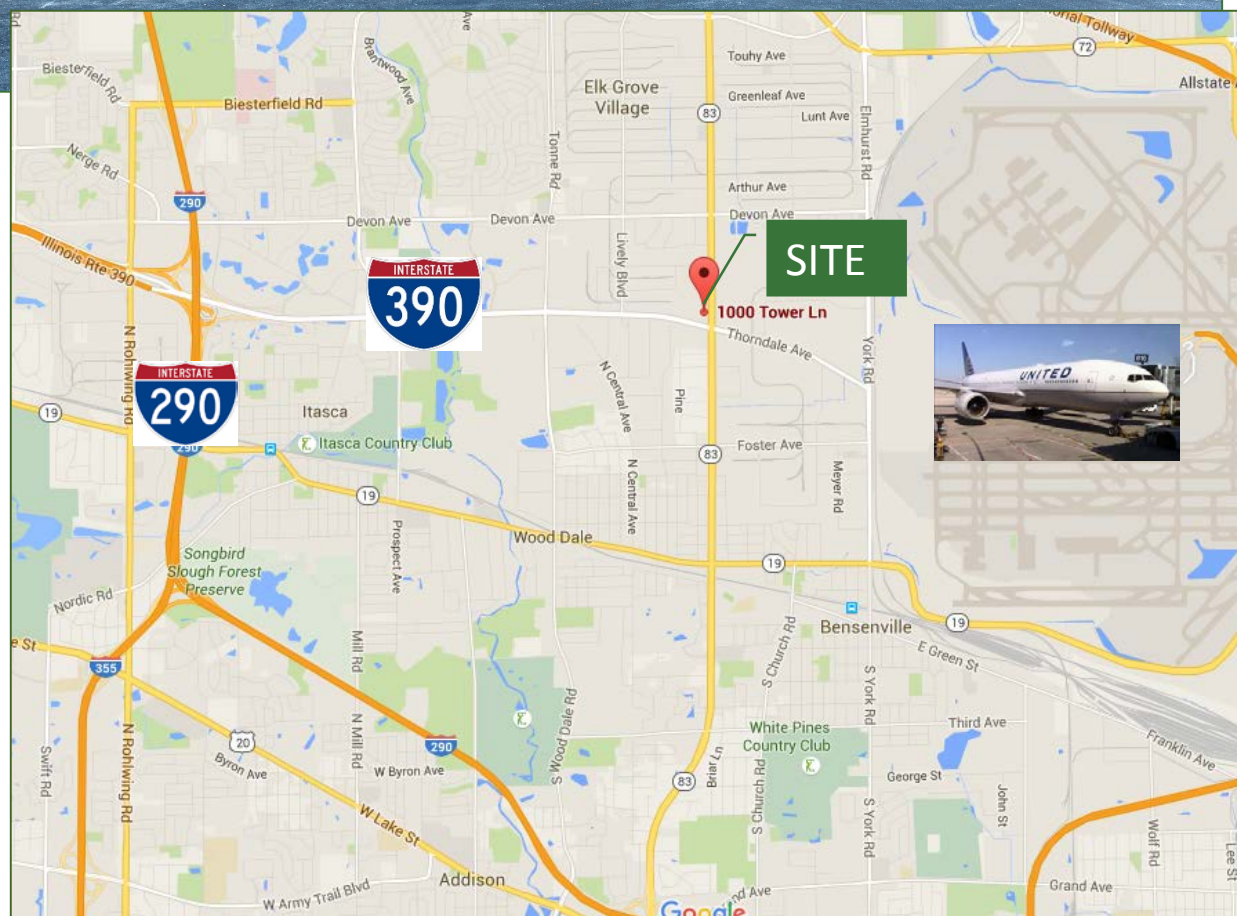
Bensenville, IL 60106

63,000 Square Feet Office Space For Lease



1000 Tower Lane is a 3-story office building located at the Northwest Corner of Illinois Route 83 and the new Elgin O'Hare Tollway, Route 390, in DuPage County. This building blends 3-story lobby atrium with a flexible and efficient floor plan. The property is located on 4.5 landscaped acres with parking for 281 vehicles and 7 handicapped spaces. 1000 Tower Lane is strategically situated 4 Miles West from the air terminals of O'Hare International Airport.

Total Square Footage:	69,280 S.F.
Typical Floor Size:	23,093 S.F.
Parking Ratio:	4.14/1000
OP. Expense:	\$6.10/S.F.
Tax:	\$2.89/S.F.
Net Rent:	\$12.00 - \$13.50/SF



Features Include:

- 3-story glass capped lobby atrium
- Variable air volume heating and air conditioning system
- 5' planning module
- Solid core oak veneer doors, insulated bronze tinted glass
- Computerized energy management system
- 30' bay sizing with continuous window line

**HAMILTON
PARTNERS**

300 Park Boulevard Suite 201
Itasca, IL 60143

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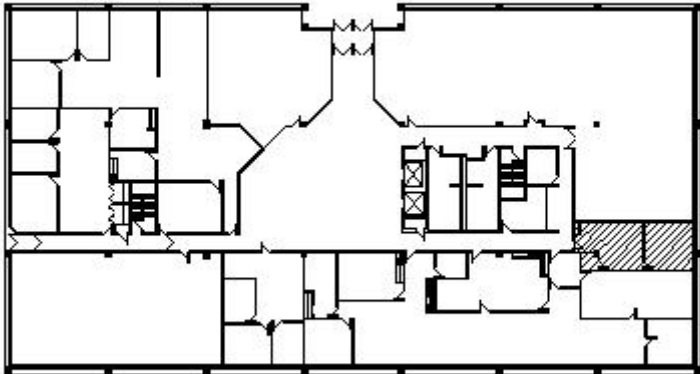
Scott Schroeder
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1000 Tower Lane
Bensenville, IL 60106
Suite 105

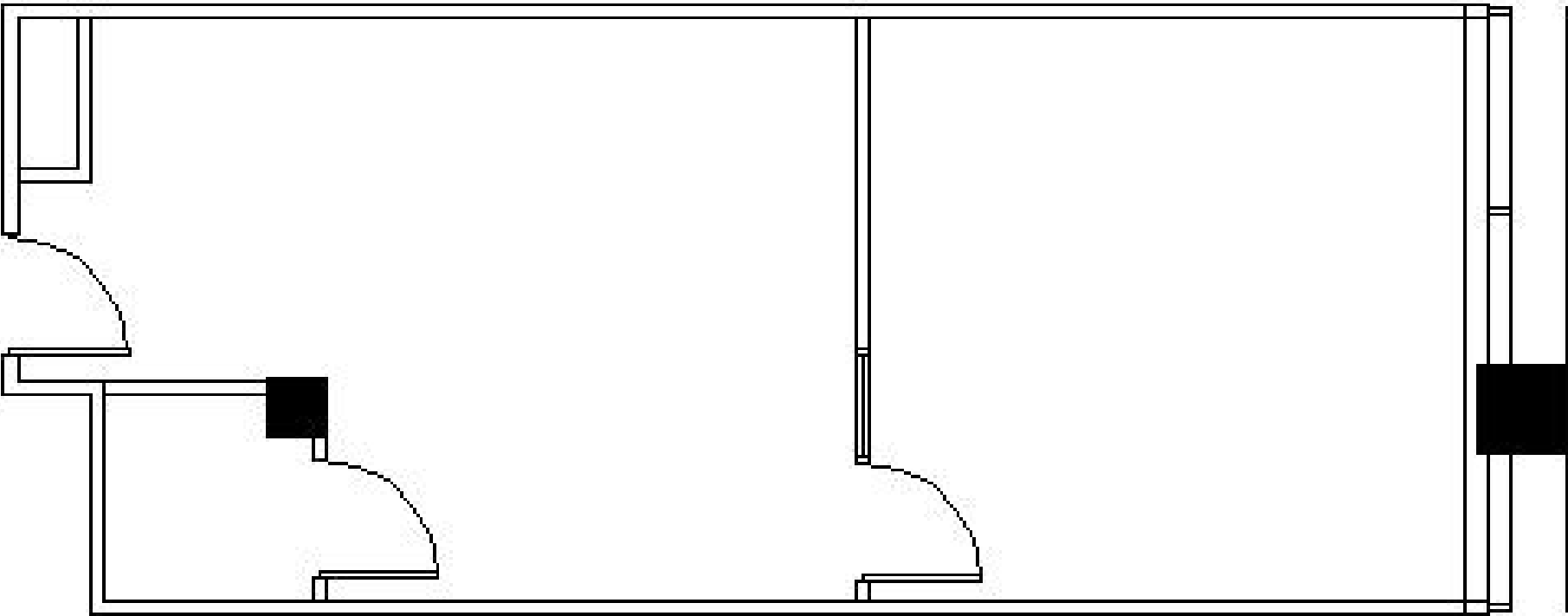
SUITE 105 DETAILS

Square Footage:	647 S.F.
Net Rent:	\$12.01/S.F.
OP Expense:	\$6.10/S.F.
Tax:	\$2.89/S.F.
Gross Rent:	\$21.00/S.F.
Floor:	First

FLOOR PLAN



SPACE PLAN – FURNITURE INCLUDED



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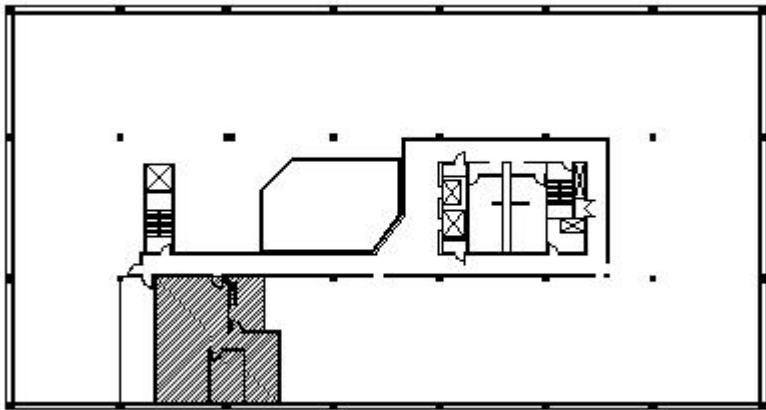
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1000 Tower Lane
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Suite 252

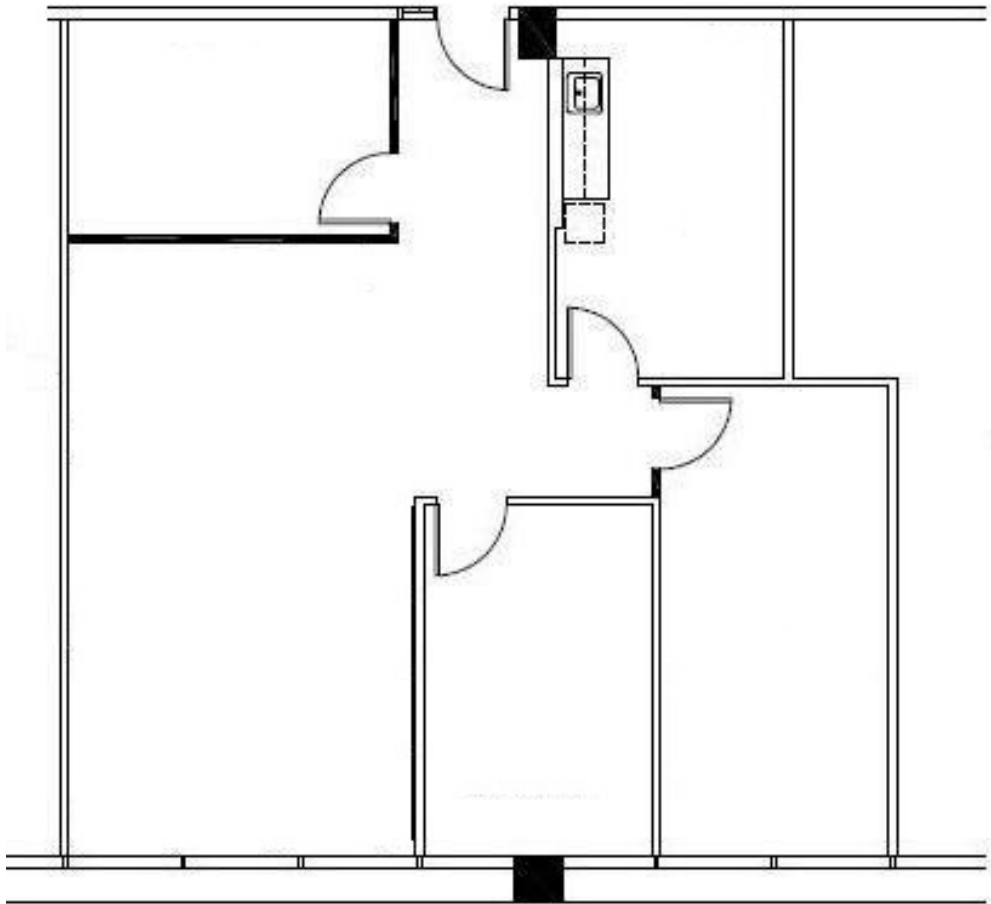
SUITE 252 DETAILS

Square Footage:	1,354 S.F.
Net Rent:	\$12.01/S.F.
OP Expense:	\$6.10/S.F.
Tax:	\$2.89/S.F.
Gross Rent:	\$21.00/S.F.
Floor:	Second

FLOOR PLAN



SPACE PLAN



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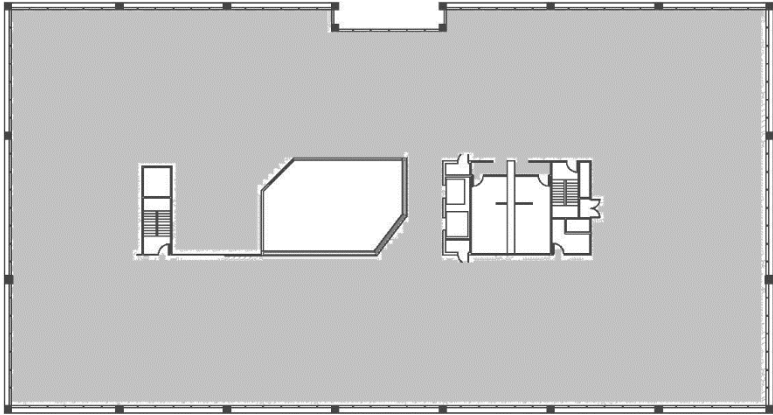
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1000 Tower Lane
Bensenville, IL 60106
Suite 200

SUITE 200 DETAILS

Sq. Footage: 24,133 S.F.
Net Rent: \$12.01/S.F.
OP Expense: \$6.10/S.F.
Tax: \$2.89/S.F.
Gross Rent: \$21.00/S.F.
Floor: Second

FLOOR PLAN



SPACE PLAN



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