

For Sale: Office Condominiums
6408-10 West Joliet Road
Countryside, Illinois

P R O P E R T Y H I G H L I G H T S



**New
construction:
convenient
location &
well-priced**

- Details:** This new (2009) office condominium complex is available now. Zoning allows for use as modern office condominiums. The complex includes three buildings of 6,660 square feet each divisible to four suites with a total of 20,600 square feet of office space located on a 2.10 acre site. Each unit has first floor offices and a bonus second floor mezzanine that can be used as a conference area or for storage.
- Parking:** 102 spaces (5.08 per 1,000 s.f. of first floor office space)
- Construction Type:** Masonry brick with rock faced renaissance stone, low maintenance gable roof with 35 year asphalt shingle.
- Ceiling Height:** 10' clear office; mezzanine
- Power:** Operable 200 amp 120/208 volts single phase.
- Sewer/Water:** Sanitary sewer and domestic water supply line stubbed into each suite for two (2) restrooms. Each building will have a common water meter and sewer charge to be paid by the association.
- Fire/Sprinkler:** (Wet) Ordinary Hazard III; sprinkler water main in each building.
- HVAC:** One (1) natural gas fired operating Bryant 80,000 BTU 90% efficient Bryant brand with 5 ton cooling capacity, set-back thermostat and April-Aire humidifier.

Continued on the following page...

THE POLIVKA GROUP LLC
C O U N S E L O R S I N R E A L E S T A T E

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- Internet Access:** Comcast Communications and AT&T (for internet, cable TV and telephone) available.
- Landscaping:** Professionally designed and installed, mulched and irrigated with sprinkler system.
- Exterior Lighting:** Building soffit lighting and six (6) parking lot elevated metal halide lighting fixtures.
- Shell Finish:** The shell finish for the completed units shall include the following:
HVAC (Bryant 80,000 BTU 90% efficient Bryant brand or equivalent with 5 ton cooling capacity, set-back thermostat and April-Aire or equivalent humidifier) and 200 amp single phase electric service operable, but not distributed; exterior electric soffit mounted lighting and parking lot lighting powered from building common electric service; concrete floor poured and finished with open area at water and sanitary sewer plumbing stubs (2 of each); ¾" plywood mezzanine floor; wood stairs installed to mezzanine; sprinkler and fire alarm systems distributed on first floor and mezzanine; Pella ProLine double hung, annealed, one wide, Low E / clear, argon gas filled thermal pane windows with screens; electric and natural gas services shall be metered to each condominium unit and the water and sanitary services will be metered to each building; no insulation or drywall will be installed.
- Real Estate Taxes:** \$3.91 p.s.f. / \$543 per month / \$6,516 annual (2009, paid in 2010)
- Condominium Association:** \$1.66 p.s.f. / \$231 per month / \$2,764 annual
- Total:** \$5.57 p.s.f. / \$774 per month / \$9288 annual

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6410 West Joliet Road (Available Now)

Unit Sizes For Sale:	<u>Suite</u>	<u>Office</u>	<u>Mezzanine</u>	<u>Total</u>	<u>Price</u>
	One	1,683 s.f.	1,290 s.f.	2,973 s.f.	\$475,000 (\$159.77 p.s.f.)
	Two	1,683 s.f.	1,300 s.f.	2,983 s.f.	\$450,000 (\$150.85 p.s.f.)
	Three	1,613 s.f.	1,300 s.f.	2,983 s.f.	\$450,000 (\$154.48 p.s.f.)
	Four	1,683 s.f.	1,290 s.f.	2,973 s.f.	\$475,000 (\$159.77 p.s.f.)

6408 West Joliet Road (Available Soon)

Unit Sizes For Sale:	<u>DSuite</u>	<u>Office</u>	<u>Mezzanine</u>	<u>Total</u>	<u>Price</u>
	One	1,763 s.f.	1,290 s.f.	3,053 s.f.	\$475,000 (\$155.58 p.s.f.)
	Two	1,683 s.f.	1,300 s.f.	2,953 s.f.	\$450,000 (\$150.85 p.s.f.)
	Three	1,613 s.f.	1,300 s.f.	2,913 s.f.	\$450,000 (\$154.48 p.s.f.)
	Four	1,683 s.f.	1,290 s.f.	2,973 s.f.	\$475,000 (\$159.77 p.s.f.)

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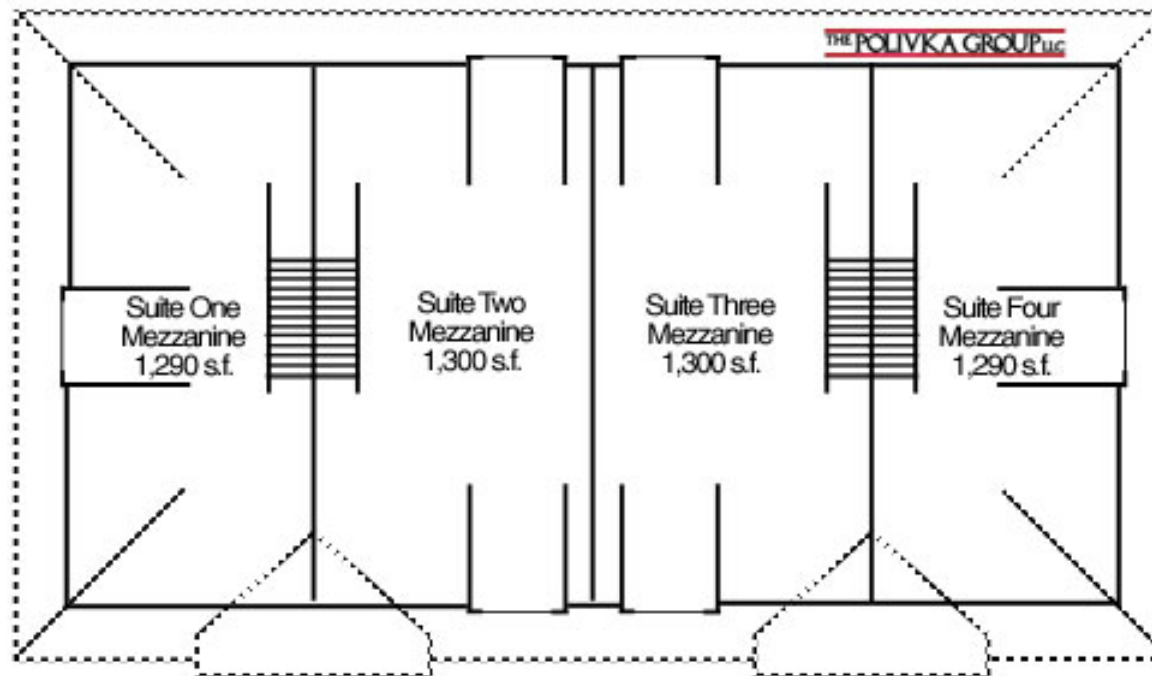
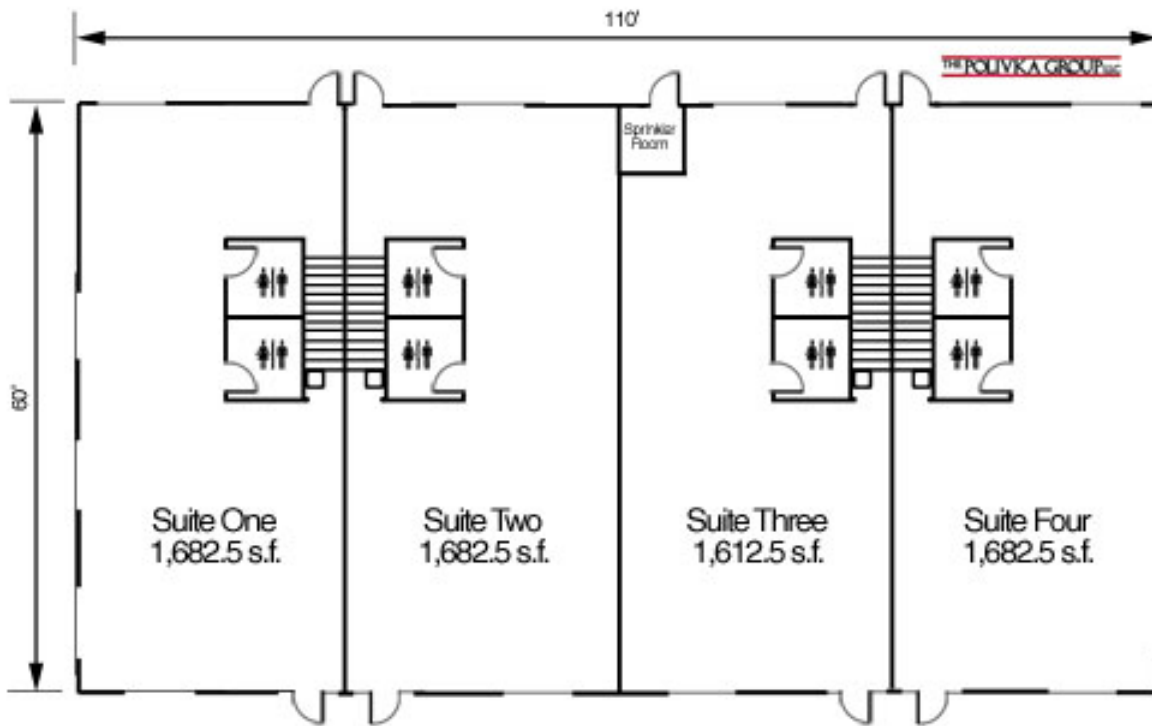
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Building Layout



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