CLARION PARTNERS

For Lease

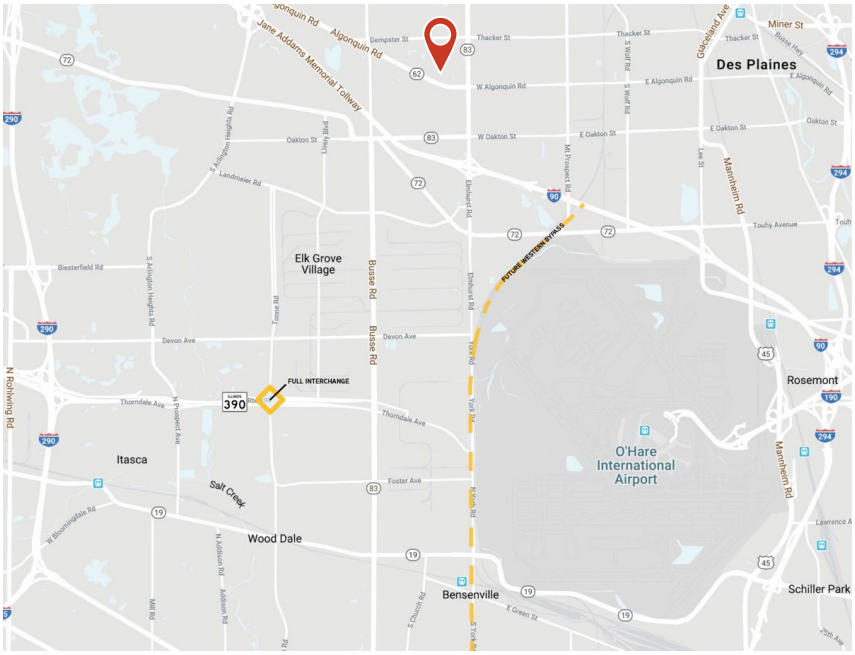
Briarwood Business Center
603-609 Dempster Street
Mt. Prospect, IL 60056

Up to 175,077 Square Feet Available



BUILDING HIGHLIGHTS

- Available Size:175,077 SF (divisible to 40,344 SF)
- Building Size: 228,097 SF
- Office Size: 22,645 SF
- Ceiling Height: 30’ clear
- Bay Size: 50’ x 43’
- Sprinkler System: ESFR
- Loading: 20 exterior docks, 3 drive-in doors
- Car Parking: 90 spaces
- 6B tax incentive
- Lease Rate: Subject to Offer



This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

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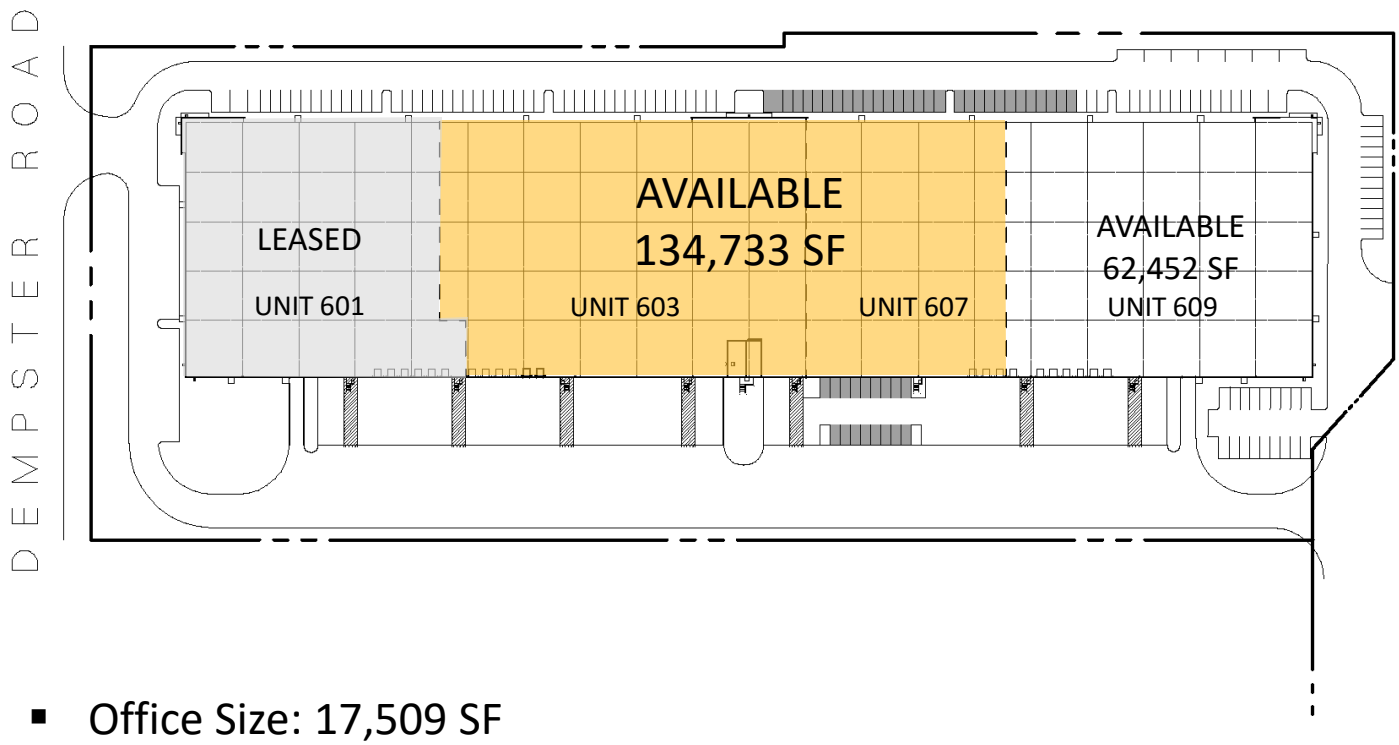
603-609 Dempster St., Mt. Prospect, IL

OPTION A – Unit 603 and Unit 607 Combined



- Office Size: 17,509 SF
- Loading: 10 exterior docks, 2 drive-in doors
- Car Parking: 90 cars

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www.clarionpartners.com

For more information on this opportunity, please contact

Colliers

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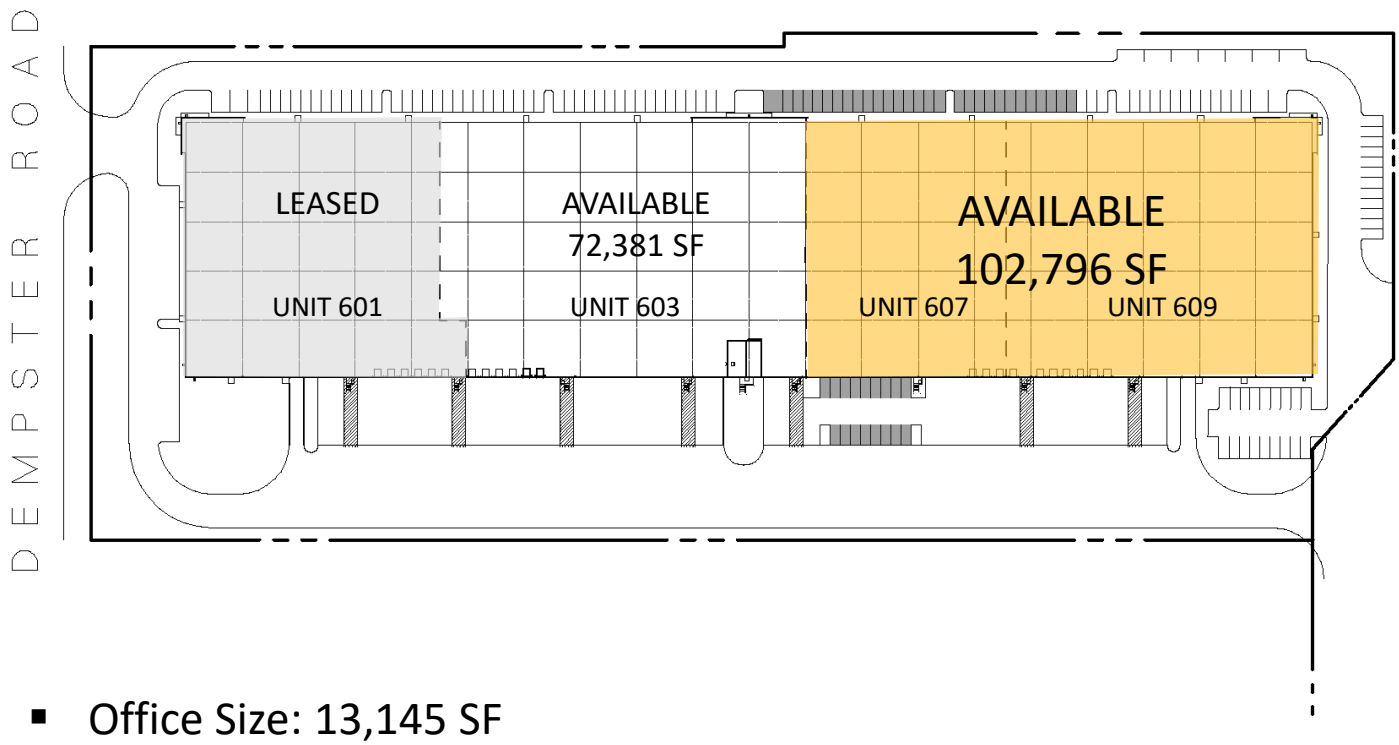
OPTION B – Unit 607 and Unit 609 Combined



- Office Size: 13,145 SF
- Loading: 14 exterior docks, 2 drive-in doors
- Car Parking: 100 cars

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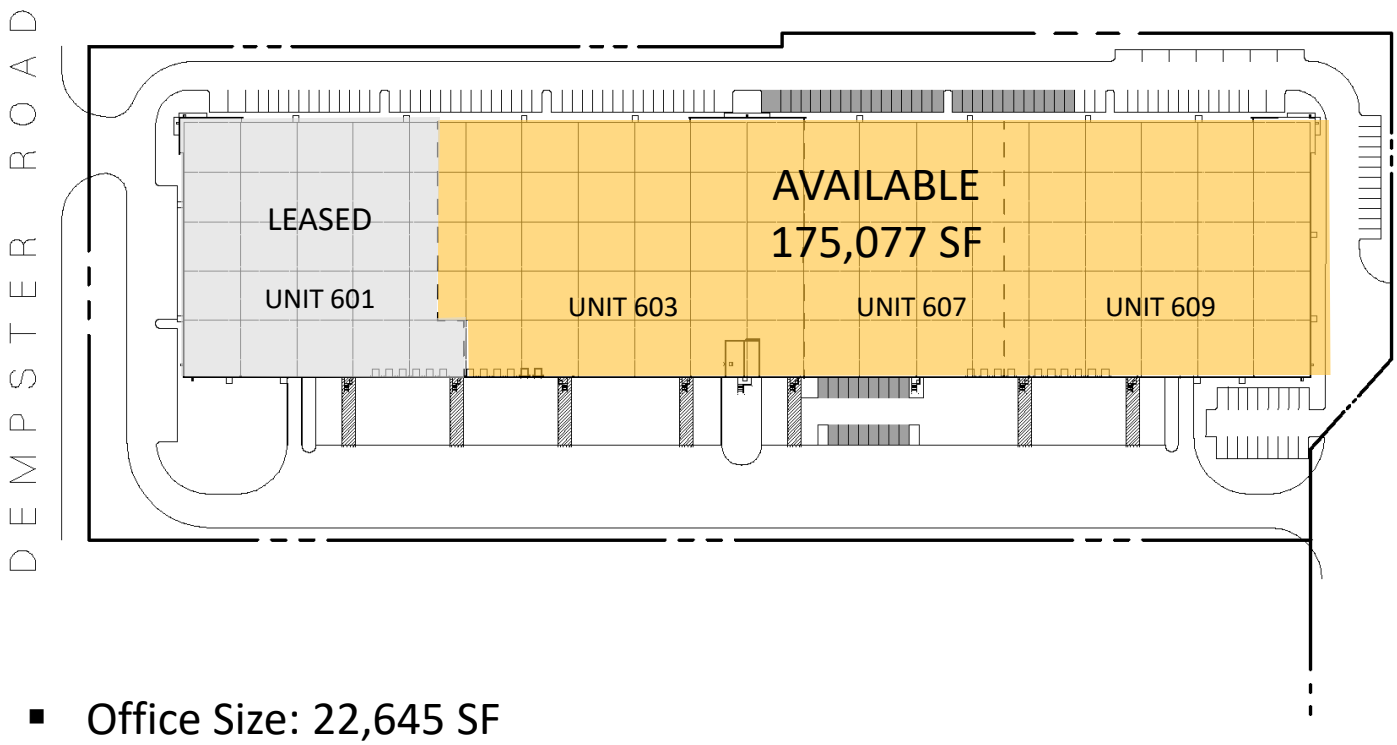
OPTION C – Unit 603, 607, and 609 Combined



- Office Size: 22,645 SF
- Loading: 20 exterior docks, 3 drive-in doors
- Car Parking: 140 cars

603-609 Dempster St. is a 5 Star Industrial warehouse center located in the O'Hare submarket with easy I-90 access, 1.3 miles via the Elmhurst Road 4-way interchange and under 4 miles to O'Hare's North Cargo entrance.

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