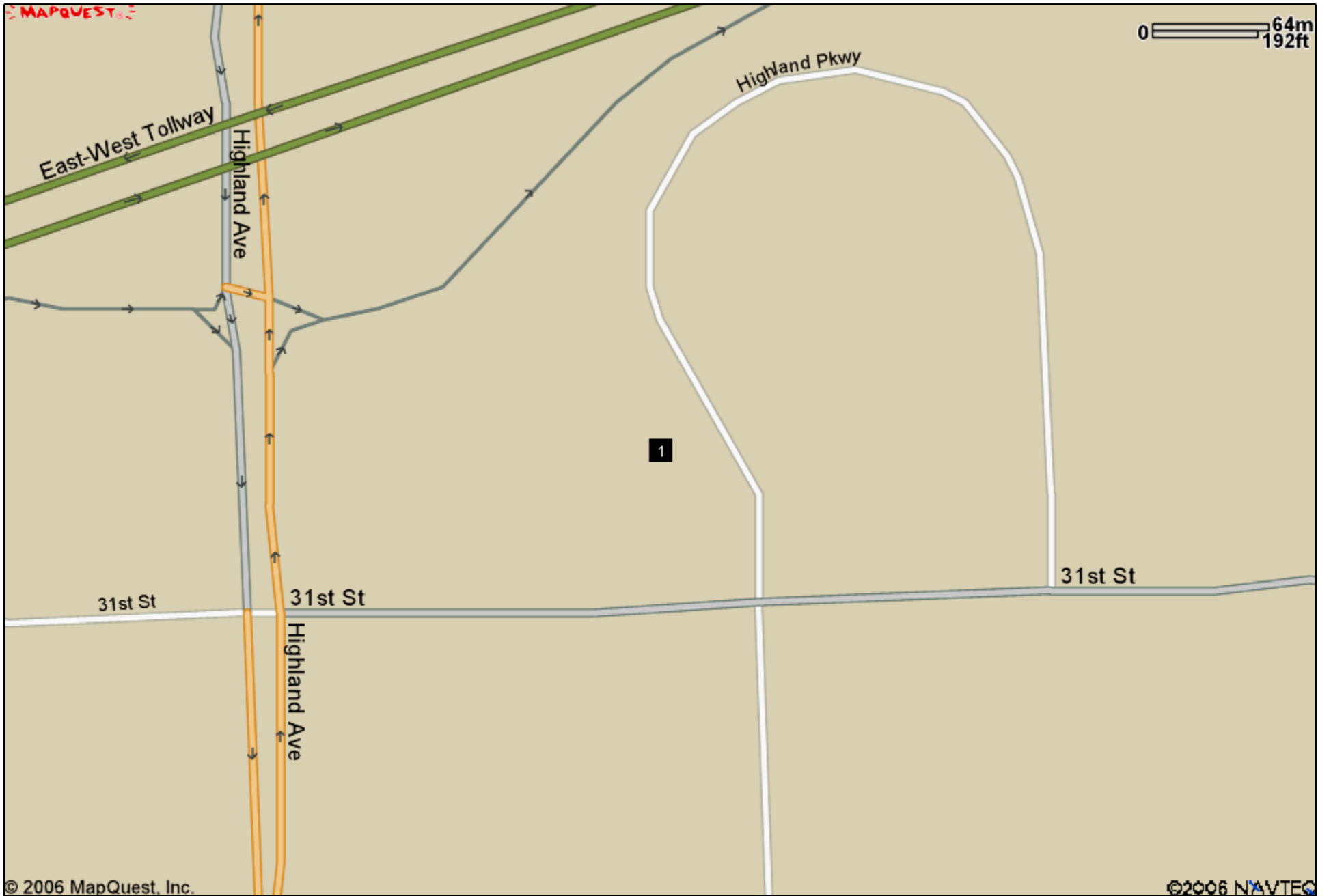

Sample Downers Grove Office Survey



3010 Highland Pky - Highland Landmark III



Location: **Highland Landmark III**
East/West Corridor Office Cluster
Eastern East/West Corr Submarket
DuPage County
Downers Grove, IL 60515

Building Type: **Class A Office**
 Status: **Built Jan 2000**

Stories: **9**
 RBA: **275,194 SF**

Typical Floor: **30,577 SF**
 Total Avail: **52,396 SF**
 % Leased: **81.0%**

Developer: **OPUS North Corporation**
 Management: **Lincoln Property Company**
 Recorded Owner: **Wells Real Estate Investment Trust II, Inc.**

Expenses: **2006 Tax @ \$2.49/sf, 2007 Est Tax @ \$2.52/sf; 2006 Ops @ \$6.43/sf, 2007 Est Ops @ \$6.74/sf**

Parcel Number: **06-29-307-004**

Parking: **Ratio of 4.00/1,000 SF**

Amenities: **Conferencing Facility, Corner Lot, Fitness Center, Food Service, On Site Management, Property Manager on Site, Restaurant, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 3rd / Suite 370	3,723	3,723	3,723	\$18.25N/nnn	Vacant	Negotiable	Direct

Building Notes

Beautifully appointed lobby. Deli-style restaurant. Short walking distance to parking deck. Unique setting with attractive views of the nature preserve. Located in a 42-acre office development
 Covered parking in deck; executive heated garage