
Sample Mt Prospect Office Survey

W Hawthorne Cir

W Montgomery St

1

Murray Ln

N Elmhurst Rd

La Salle St

Wall St

Holiday Ln

1699 Wall St - Lake Center Plaza



Location: **Lake Center Plaza**
Northwest Office Cluster
Schaumburg Area Submarket
Cook County
Mount Prospect, IL 60056

Building Type: **Class B Office**
 Status: **Built 1977, Renov 1989**

Stories: **7**
 RBA: **147,000 SF**
 Typical Floor: **21,000 SF**
 Total Avail: **40,359 SF**
 % Leased: **72.5%**

Developer: **The Alter Group**
 Management: **-**
 Recorded Owner: **Lake Center Plaza Partners, LLC**

Expenses: **2006 Tax @ \$4.38/sf, 2000 Est Tax @ \$2.48/sf; 1994 Ops @ \$3.01/sf, 2000 Est Ops @ \$4.26/sf**
 Parcel Number: **08-23-203-023-0000**
 Parking: **592 Surface Spaces are available; Ratio of 7.00/1,000 SF**
 Amenities: **Conferencing Facility, Fitness Center, Food Service, On Site Management, Pond/Pool**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 7th / Suite 720	6,798	6,798	6,798	\$16.50G/mg	Vacant	3 yrs	Direct
10 offices, reception area with glass door entrance, 3 large open areas. May be subdivided. Available April 1.							
P 7th / Suite 702	4,167	4,167	4,167	\$16.50G/mg	Vacant	3 yrs	Direct
Double glass door entry to reception area. 3 offices, 4 larger areas. May be subdivided and custom buildout possible. Available April, 2007.							

Building Notes

* \$1,000,000 Renovation underway:
 -New HVAC cooling towers
 -New parking lot
 -Renovated common areas and main lobby

* Building amenities:
 - Large conference room - free of charge
 - Elliot's deli

1699 Wall St - Lake Center Plaza(cont'd)



- Staffed security
- Direct TV
- * High speed internet access (DSL & T-1lines available)
- * All units are easily divisible
- * Full floor plates available
- * Owner will consider building signage
- * Building on fiber optic network
- * 5 minutes from Chicago city limits
- * 7 minutes from O'Hare International Airport
- * 1/4 mile north of the Elmurst Road interchange on the Northwest Tollway (I-90)
- * Recently renovated common areas
- * 592 parking spaces
- * 24-Hour HVAC (included with rent)
- * 5-day janitorial services
- * Handicap accessible
- * Storage space available