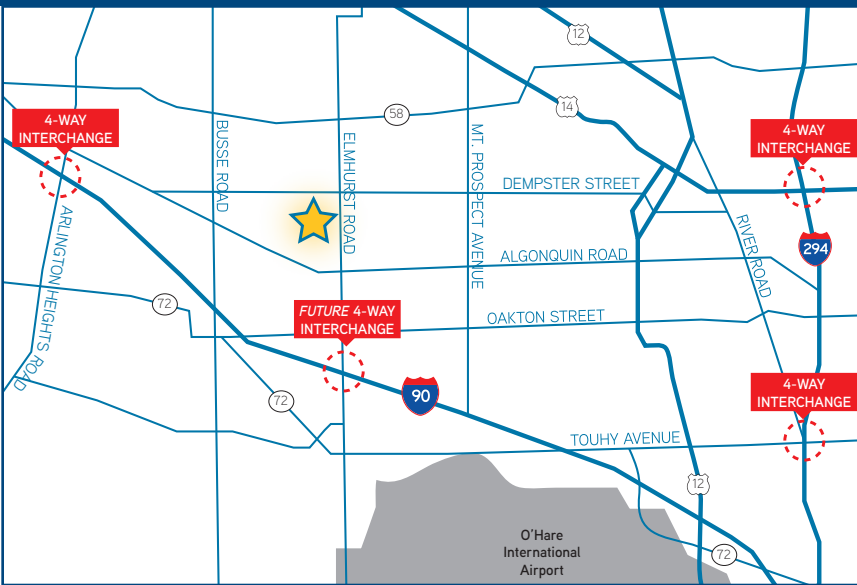


1660 WALL STREET

MT. PROSPECT, ILLINOIS



IMMEDIATE OCCUPANCY

New Ownership, New Representation, New Divisibility!

On behalf of KTR Capital Partners, Colliers International is pleased to introduce 1660 Wall Street in Mt. Prospect, IL. This 108,732-square-foot property is conveniently located less than one mile from the brand new four-way interchange at I-90 and Elmhurst Road, along with easy access to O'Hare Airport. This newly constructed building is available for immediate occupancy.

- **Available: 88,350 SF (divisible to 19,379 SF)**
- Building Size: 108,732 SF
- Office: 2,400 SF (expandable)
- Land Site: 7.27 acres
- Ceiling Height: 30' clear
- Loading: 14 exterior docks (expandable to 28); 1 DID
- Trailer Parking: 16 spaces
- Car Parking: 146 spaces
- Sprinklers: ESFR

- Year Built: 2007
- Construction: Precast
- HVAC: High efficiency makeup units
- T-5 lighting with motion sensors
- Securable truck court
- Pace bus service available
- **Taxes: \$1.42/SF (6B tax incentive new with occupancy)**
- Operating Expenses: \$0.50/SF (includes insurance)
- **Lease Price: \$7.95/SF (20-40,000 SF units) \$6.95/SF (entire building)**

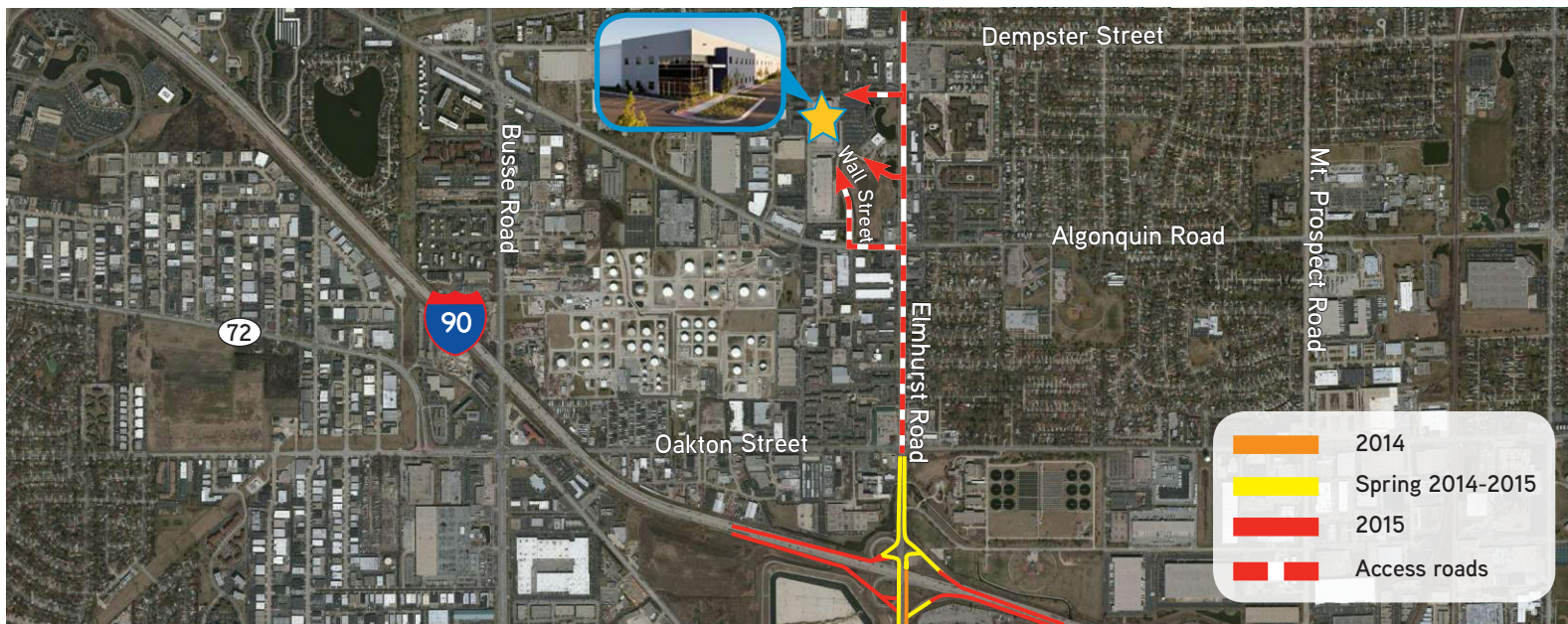
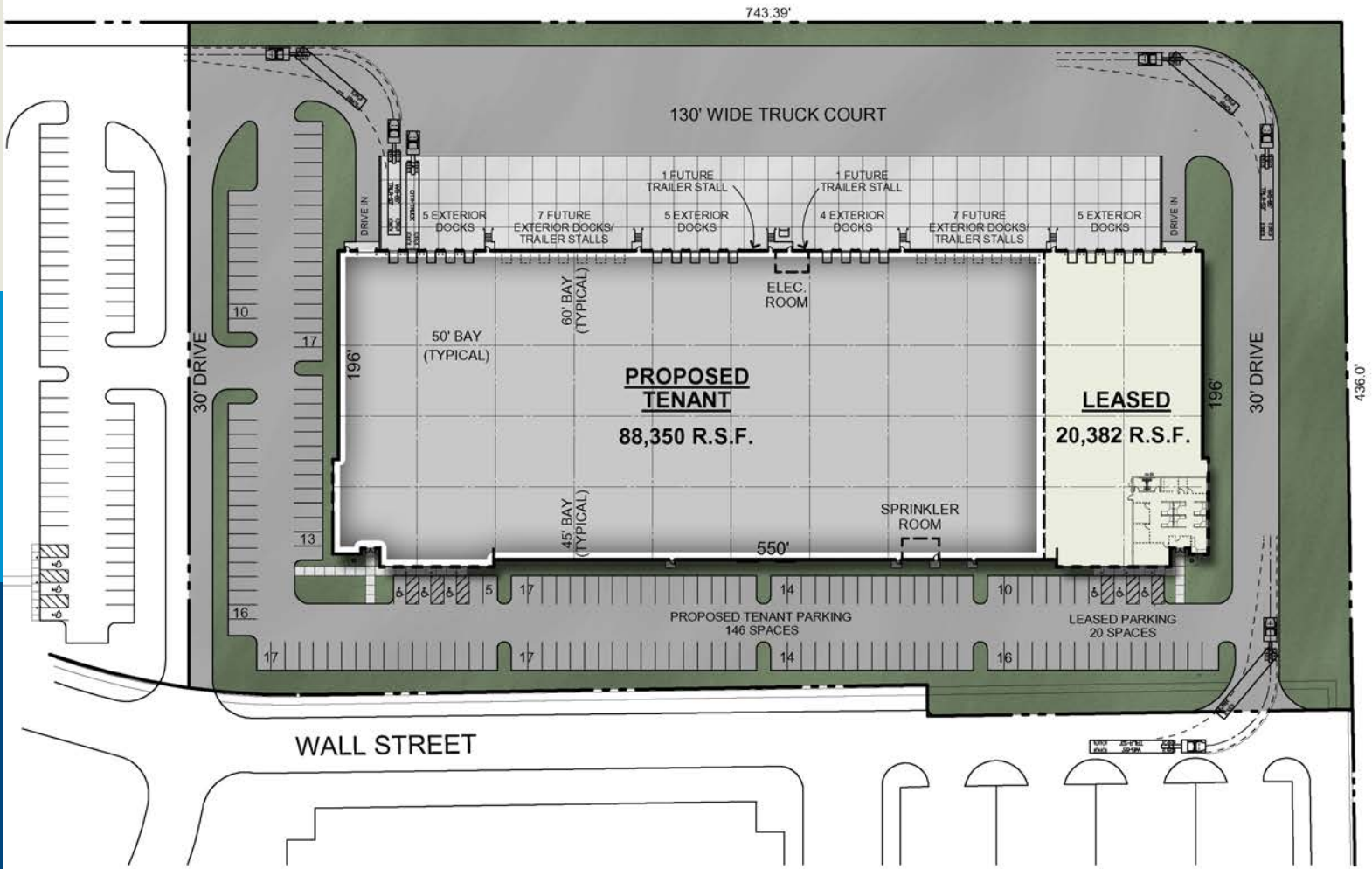
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1660 WALL STREET

ANY WAY YOU WANT IT.



1660 WALL STREET, MT. PROSPECT

FOR LEASE > **88,350 SQUARE FEET**
DIVISIBLE TO 19,379 SQUARE FEET

OWNED AND MANAGED BY:

