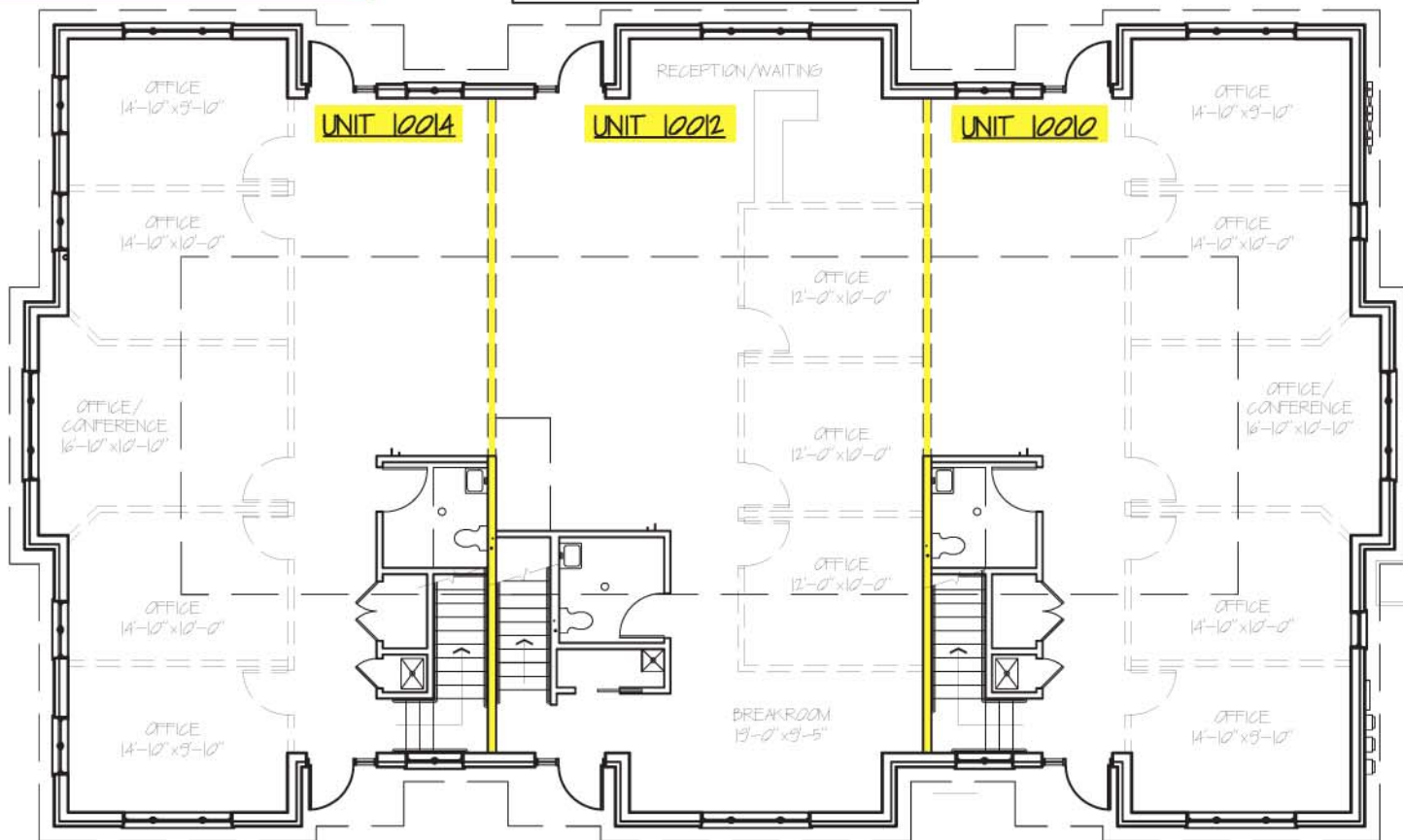


# OFFICE BUILDINGS AT 190th PLACE, MOKENA, IL

## BUILDING A (3A)

**CALL**  
**815-469-6400**  
**FOR MORE INFORMATION**

1ST FLOOR OF BUILDING = 4550 SF  
 2ND FLOOR OF BUILDING = 1685 SF  
 TOTAL = 6235 SF



**BUILDING A (3A) FLOOR PLAN**  
 NOT TO SCALE



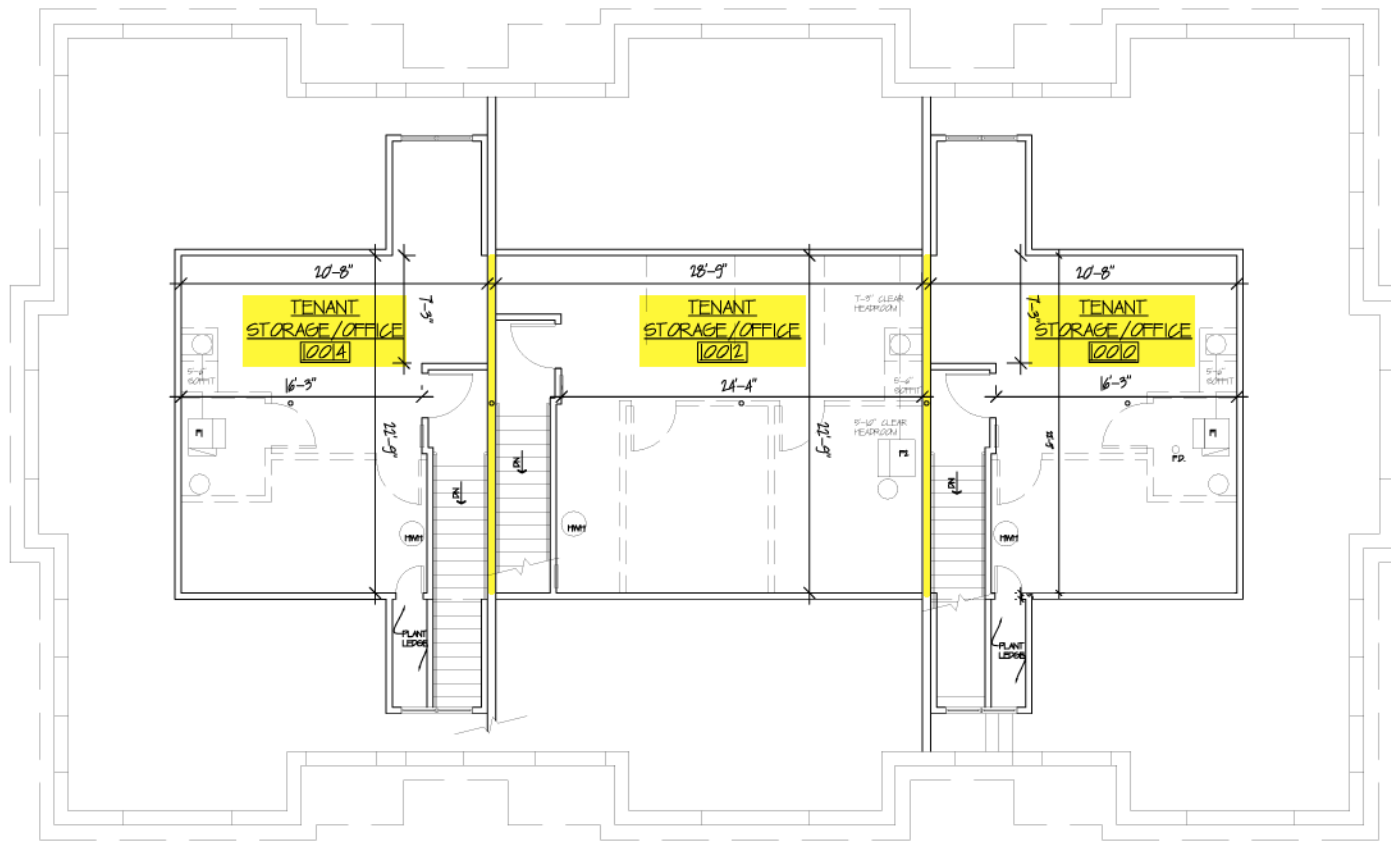
**UNIT 10014**  
 1ST FLOOR = 1514 SF  
 2ND FLOOR = 521 SF  
 TOTAL = 2045 SF

**UNIT 10012**  
 1ST FLOOR = 1502 SF  
 2ND FLOOR = 643 SF  
 TOTAL = 2145 SF

**UNIT 10010**  
 1ST FLOOR = 1514 SF  
 2ND FLOOR = 521 SF  
 TOTAL = 2045 SF

# OFFICE BUILDINGS AT 190th PLACE, MOKENA, IL BUILDING A (3A)

2ND FLOOR OF BUILDING = 1685 SF



BUILDING A (3A) 2ND FLOOR PLAN  
NOT TO SCALE



UNIT 1001A  
2ND FLOOR = 521 SF

UNIT 1002  
2ND FLOOR = 643 SF

UNIT 1001B  
2ND FLOOR = 521 SF

**OLIVIERI***Real Estate LLC*

www.solutions4buildings.com

REALTORS • PROPERTY MANAGERS

750 CENTER ROAD  
FRANKFORT, ILLINOIS 60423(815) 469-6400  
FAX (815) 469-5796**Olivieri Business Park Office Condominiums**  
**10002 - 10026 190<sup>th</sup> Place**  
**Mokena IL 60448**

Information as of September 15, 2008

**3 Year Lease, Negotiable**Rental Rates start at \$12.20/SF NNN with 3-1/2% increases per year  
Purchase Price is based on 1<sup>st</sup> Floor = \$220/SF & 2<sup>nd</sup> Floor = \$165/SF  
Purchase Price good until January 1, 2009.**Suites are nearly complete. \* Indicates completed build out.****Building A (3A)**

Suite/ Unit #	1 <sup>st</sup> Floor 2 <sup>nd</sup> Floor	Total SF	Rental Rate	Total Rent. Taxes & CAM	Monthly Rent & NNN	Purchase Price (Average Cost/SF)
10010	1,524 SF 521 SF	2,045 SF	\$13.64/SF	\$17.14/SF	\$2,921.00	\$421,245.00 (\$206/SF)
10012	1,502 SF 643 SF	2,145 SF	\$12.60/SF	\$16.10/SF	\$2,880.00	\$436,535.00 (\$204/SF)
*10014	1,524 SF 521SF	2,045 SF	\$14.12/SF	\$17.62/SF	\$3,002.31	\$421,245.00 (\$206/SF)
10010, 10012 & 10014	4,550 SF 1,685 SF	6,235 SF			\$8,803.31	\$1,279,025.00 (\$205/SF)

Information &amp; Pricing is subject to change without notice.

