

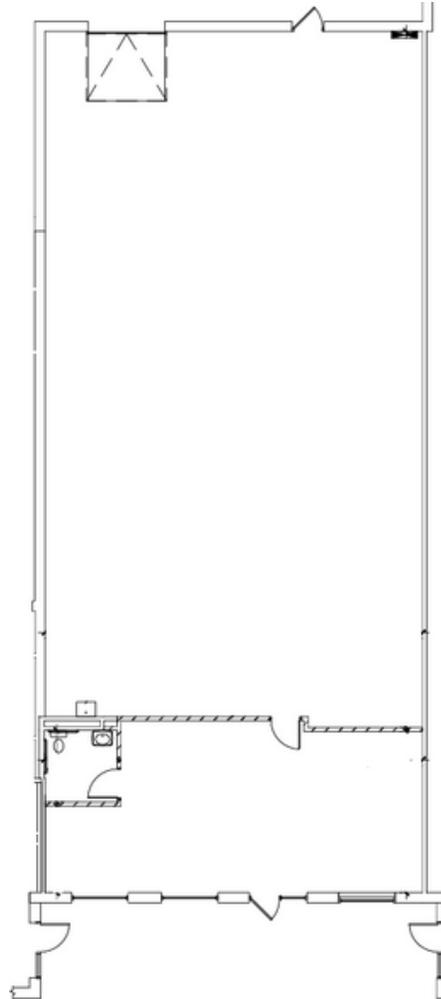
# Unit 1050-B



- ✓ 3,685 Square Foot Flex Space
- ✓ Approximate 15% Office Space
- ✓ 100% Air-Conditioned
- ✓ One (1) Overhead Door (8'x10')
- ✓ Clear Height: 11'3"\* (floor to joists)  
\*Some building systems below the joists.
- ✓ Power: 200A, 120/208V, 3-phase panel



1050 Corporate Blvd



## RENTAL RATE /SF

LEASE TYPE:	Net
BASE RATE:	10.50
REAL ESTATE TAXES: (2025 budget est.)	2.60
OPERATING EXPENSES: (2025 budget est.)	4.55
GROSS RATE:	\$17.65*

\*Tenant pays electric, gas, and in suite janitorial.

## CONTACT:

Inger Britt  
Broker  
630-487-2103  
inger@suburbanrealestate.com

Pam Newman  
Broker  
630-487-2140  
pnewman@suburbanrealestate.com

Bryan Barus, CCIM/CPM  
Designated Managing Broker  
630-487-2111  
bbarus@suburbanrealestate.com