



# OFFICE/LOFT SPACE FOR LEASE

## 11-13 W MAIN ST, CARPENTERSVILLE, IL

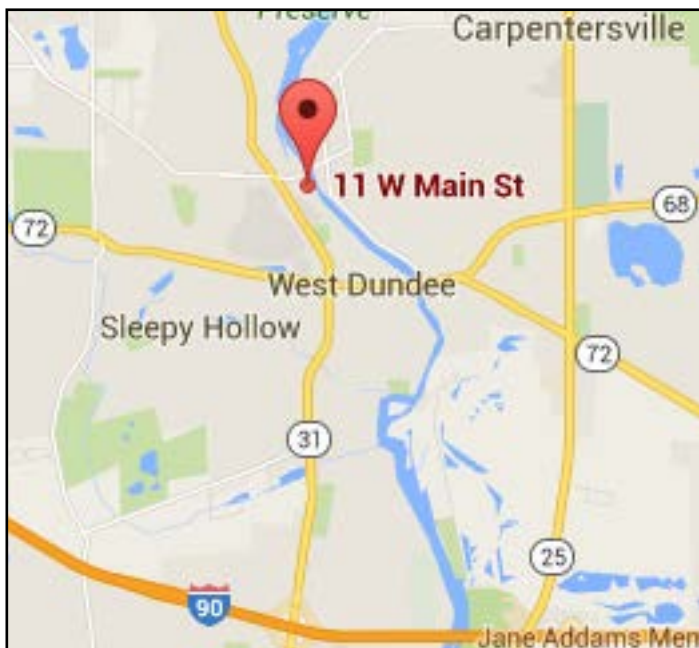


### BUILDING FEATURES:

- 2,400-3,200 SF of Beautiful Creative Loft/Office Space
- Wood Floors, Vaulted Ceilings and Exposed Brick!
- Office Campus Setting Along the Fox River
- Meticulously Manicured Landscaping
- Easy Access to I-90
- Elevator in Building
- Tenants Billed only on Usable Square Feet
- AMPLE Parking Available
- Building Renovated in 2015
- A+ Ownership; Will Build to Suit Tenant's Needs
- **Rental Rate: \$16/MG**

### AVAILABLE SPACE:

BLDNG	SUITE	SQ FT	FEATURES
11	201	2,400	Creative/Loft Space, Open Floor Plan
11	301	2,400	Wooden Floors, Vaulted Ceilings
13	101	3,200	High Ceilings, Warm Shell, Exposed Wooden Beams and Brick



### FOR MORE INFORMATION:

ANDREW BLOCK  
 Direct: 847.246.9636  
 andrew@chicagolandcommercial.com

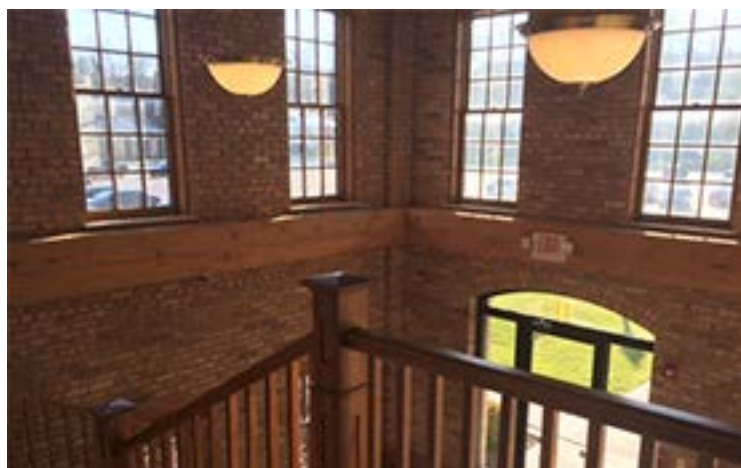
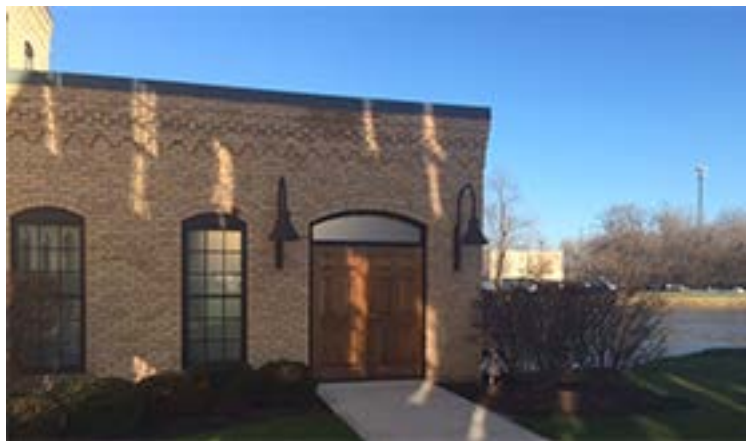




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## PHOTOS:



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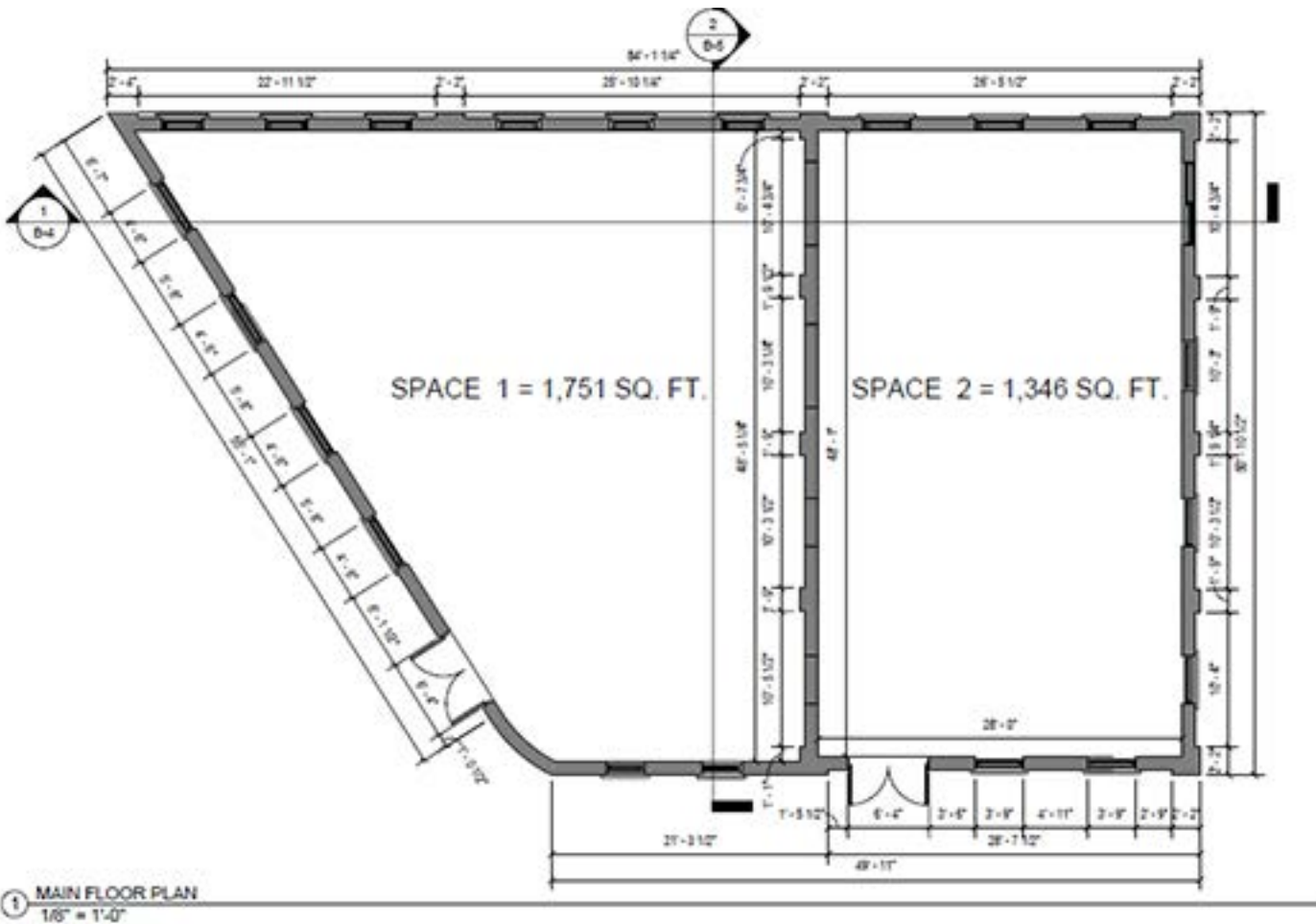
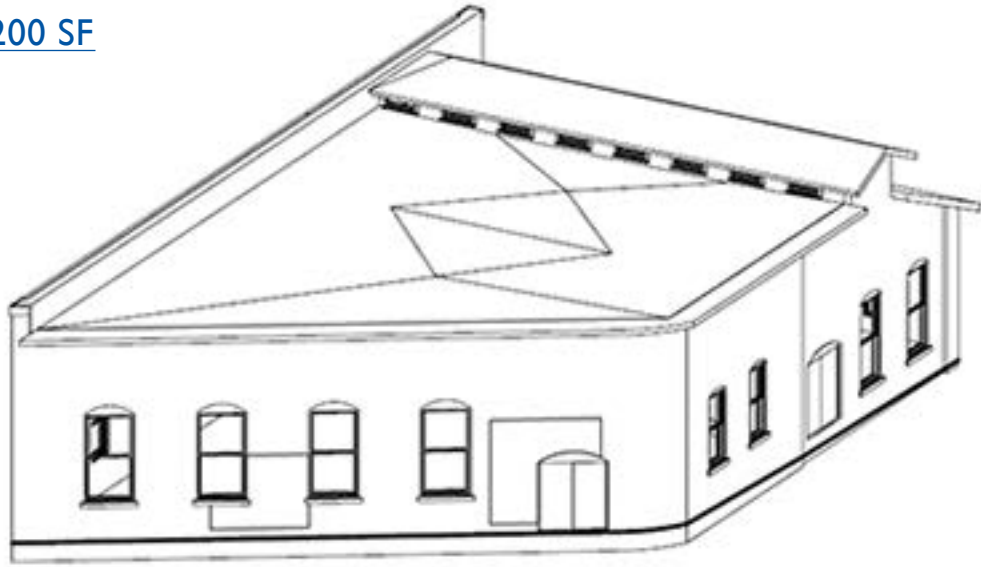


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### FLOOR PLANS:

13 W MAIN ST: 3,200 SF



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