

# AVAILABLE FOR LEASE

Alexis Court  
340 W. Main St.  
Carpentersville, IL 60110

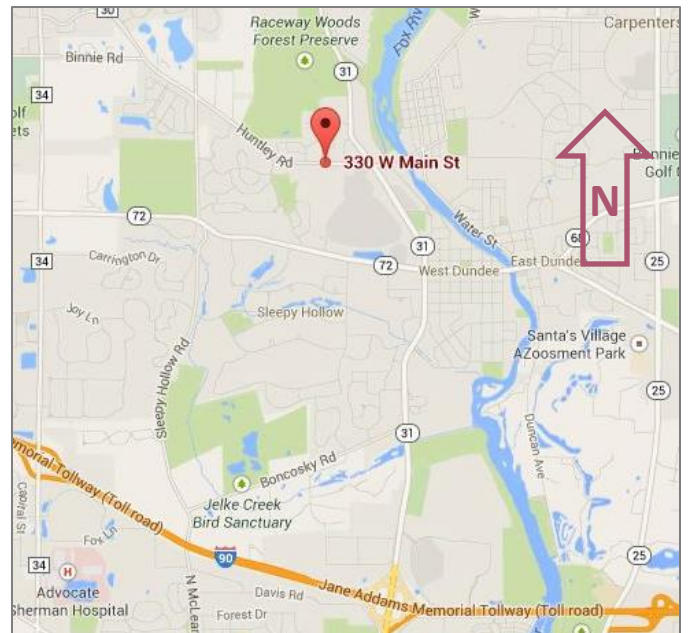


1,759 SF

RETAIL  
SPACE

\$5.99 PSF NNN

- Available now in Alexis Court 1,759 SF
- End unit with signage on front and side of building
- Great visibility & location on W. Main Street (Huntley Rd.), just west of Rt. 31.
- High traffic, newer 15,000 sq. ft. neighborhood retail center, illuminated marquee sign in parkway.
- Plenty of parking, high growth area, unlimited potential!
- Professionally managed by Key Investment & Management Inc.



**KEY INVESTMENT  
& Management Inc.**

Office: 630.932.5757  
Fax: 630.932.5755  
1263 S. Highland Ave., Suite 2W,  
Lombard, IL 60148  
[www.key-investment.com](http://www.key-investment.com)

**FOR FURTHER INFORMATION CONTACT:**

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Real Estate

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Leasing

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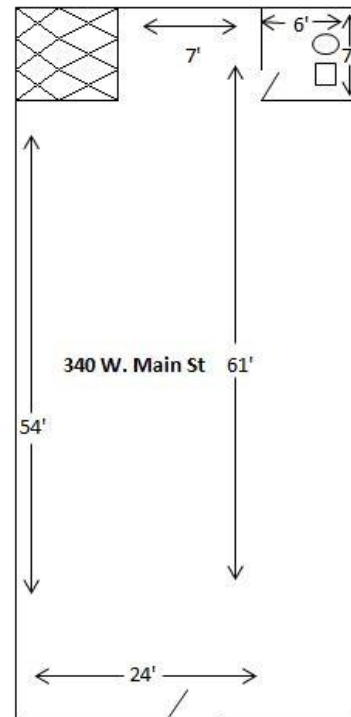
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 Kimberly Hess  
 khess@key-investment.com



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PROPERTY SPECIFICATIONS	
Building Size:	15,547
Available Space:	1,759 SF
Year Built:	2002
Zoning:	C2
Parking:	Open lot
Ceiling Height:	10'
Power:	100 AMP – 2 Phase
Washrooms:	1 + ADA
Sprinklered:	Yes
Utilities:	Gas/Electric
Real Estate Taxes:	\$2.71 PSF
CAM:	\$3.75 PSF
Possession:	Immediately
Lease Term:	Minimum 3 years
<b>Lease Rate:</b>	<b>\$5.99 PSF NNN</b> <b>\$1,824.96/MO. Gross</b>



Drawings not to scale.  
 All dimensions are approximate.



Leasing

Management