



*Westwood Custom Homes, Inc.*

630.513.7717

Call Jay Direct 630.742.6578

Visit our website [www.westwoodCH.com](http://www.westwoodCH.com)

## **LEROY OAKS BUSINESS PARK**

Dean Street – St. Charles, IL 60175

### **OFFERING HIGHLIGHTS**

<b>PROPERTY TYPE:</b>	<b>Office Condo Space</b>
<b>"WARM VANILLA SHELL" PRICING:</b>	
<b>BUILDING 2:</b>	<b>\$ 175.00 PSF</b>
<b>"COLD SHELL / AS IS" PRICING:</b>	
<b>BUILDING 3:</b>	<b>\$ 175.00 PSF</b>
<b>LEASE RATE:</b>	<b>\$16.00 - \$18.00 PSF Net</b>



### **PROPERTY HIGHLIGHTS**

- New Construction
- Build-To-Suit Space
- Professional Business Park
- Flexible Floor Plans
- Prime Location



**Contact: Jay Wittenstrom - Phone: 630.513.7717 - Fax: 630.513.8917 - email: [Jay@westwoodch.com](mailto:Jay@westwoodch.com)**

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of this information. References to financial information, square footage, and age are approximate only! **BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.**



**HARDISON & ASSOCIATES, INC.**  
Investment Real Estate Specialists



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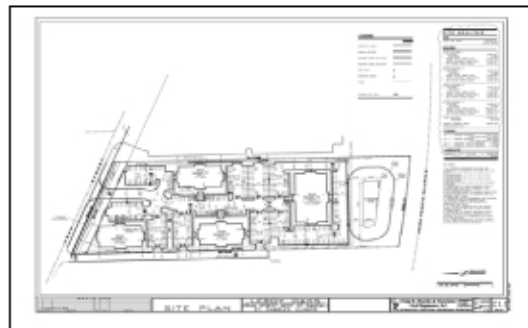
UNIT	Unit SF	Common SF	TOTAL SF	Sales PSF	Sales Price
<b><u>Building 1</u></b>					
1A	1577	352	1,929		LEASED
1B	2027	452	2479		SOLD
1C	2027	452	2479		SOLD
1D	1430	319	1749		SOLD
1E	1562	348	1910		SOLD
1F	1976	441	2,414		SOLD
1G	2153	481	2634		SOLD
1H	1280	285	1565		SOLD

### **Building 2**

2A	1591	324	1913		SOLD
2B	1797	366	2163		LEASED
2C	2612	532	3144		SOLD
2D	1265	258	1523	\$175.00	\$266,525
2E	4387	894	5281		SOLD
2F	2604	531	3135		LEASED

### **Building 3**

3A	1591	291	1882		LEASED
3B	2109	386	2495		LEASED
3C	2109	386	2495		SOLD
3D	1436	263	1699		SOLD
3E	1527	280	1807	\$175.00	\$316,225
3F	2152	394	2546	\$175.00	\$445,550
3G	2152	394	2546	\$175.00	\$445,550
3H	1428	262	1690	\$175.00	\$295,750



Westwood Custom Homes, Inc.

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**LEROY OAKES**  
**“WARM VANILLA SHELL”**  
**SPECIFICATION’S**

**Developer shall deliver the purchased condo unit to buyer in a “Vanilla Shell” condition described below and shall meet all Federal, State, Local and ADA codes.**

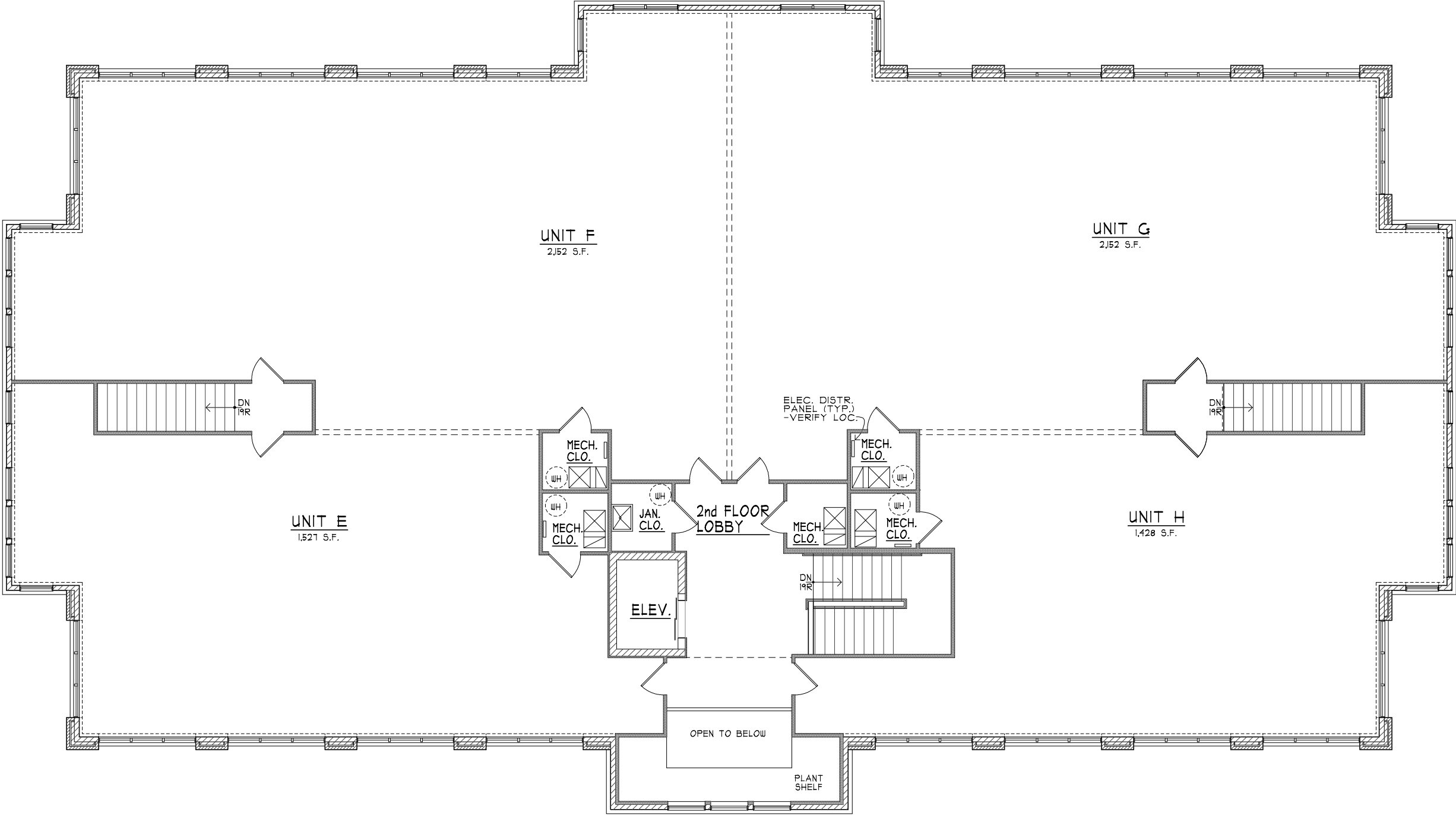
1. Sprinkler heads in at ceiling height and installed according to city code.
2. 1 HVAC unit installed within condo space. This does not include ductwork in unit. HVAC provided in common area includes all duct work per building specifications and is fully functional.
3. 200 Amp 3 phase electric service to unit.
4. Emergency lighting and exit signs per code.
5. Developer will provide the mainframe and network cable/wiring necessary to properly monitor the fire alarm system. Buyer will provide and install addressable devices required by code in tenant space.
6. Concrete floor, ready for buyer’s finish.
7. Anodized aluminum door and hardware to developer’s specifications.
8. Elevator provided in common area.
9. Common Area restrooms provided and built to ADA code.

**LEROY OAKES  
“COLD SHELL”  
SPECIFICATION’S**

**Developer shall deliver the purchased condo unit to buyer in a “Cold Shell” condition described below and shall meet all Federal, State, Local and ADA codes.**

1. Sprinkler heads in at ceiling height and installed according to city code.
2. Utilities to Unit.
3. Concrete floor, ready for buyer’s finish.
4. Anodized aluminum door and hardware to developer’s specifications.
5. Elevator provided in common area.

LEROY OAKES BUILDING 3



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  NORTH