

KASPER CENTER - PREMIUM SPACE



For Lease
1200-1230 N. Convent St.
Bourbonnais, Illinois 60914

Office/Medical/Retail Use

Lease

Price: Unit C-\$9.75 psf NNN
Unit D-\$11.00 psf NNN
Unit C&D-\$10.50 psf NNN

Size: Unit C-1,360 sf
Unit D-2,100 sf
Unit C&D-3,460 sf

CAM: Approx. \$3.00 psf

Gas: FHA by Gas

Electric: Circuit Breakers

Construction: 2006

Age: 2 Years Old

Parking: 68 Parking Spaces

Ceiling Hght: 9 Feet

Heat: Gas

A/C: Forced Air/Central

Sprinkler: Yes

Nearest Interstate: I-57

Highway Access: Highway 45 & 52

Zoning: 1200—B-1
1230—B-2

Present Used: Vacant

Possession: Immediately

Township: Bourbonnais

County: Kankakee

Current Tenants:

- Upscale Beauty Salon
- Physical Therapist
- Chiropractor
- Edward Jones Financial Investment

Remarks: Kasper Center is a newly constructed business and professional services center that makes a high quality statement at a very economical lease price. Available units can be leased separately or combined. The Center is located just to the north of town and a short distance to University Campus and has high traffic counts and street visibility. It can accommodate a restaurant and other professional or retail uses. There is a large lighted directory sign for Lessees use.



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