



## **Michael John Fleming**

Office: 815-941-0207  
Fax: 815-941-4617  
Cell: 815-347-5151

## **Peter Michael Fleming**

Office: 815-941-0207  
Cell: 773-882-6286  
Email: [pfleming52@yahoo.com](mailto:pfleming52@yahoo.com)

### **Brannick Court Lease Outline**

The following is an outline of the general terms for the lease at Brannick Court in Minooka, IL. Please read through the entire lease carefully, this is only an outline of the general terms.

- Phase 1 consists of the Ace Hardware anchor store and Spaces A – G.
- Lease space for Phase 1 is available in Units F & G at \$14.00 per sq. foot.

#### **Phase 1: Current Tenants**

Unit A - The Chiropractic Place  
Unit B – Magic Nails  
Unit C – Java Jills  
Unit D – State Farm Insurance  
Unit E – Fantastic Sams Hair Salon

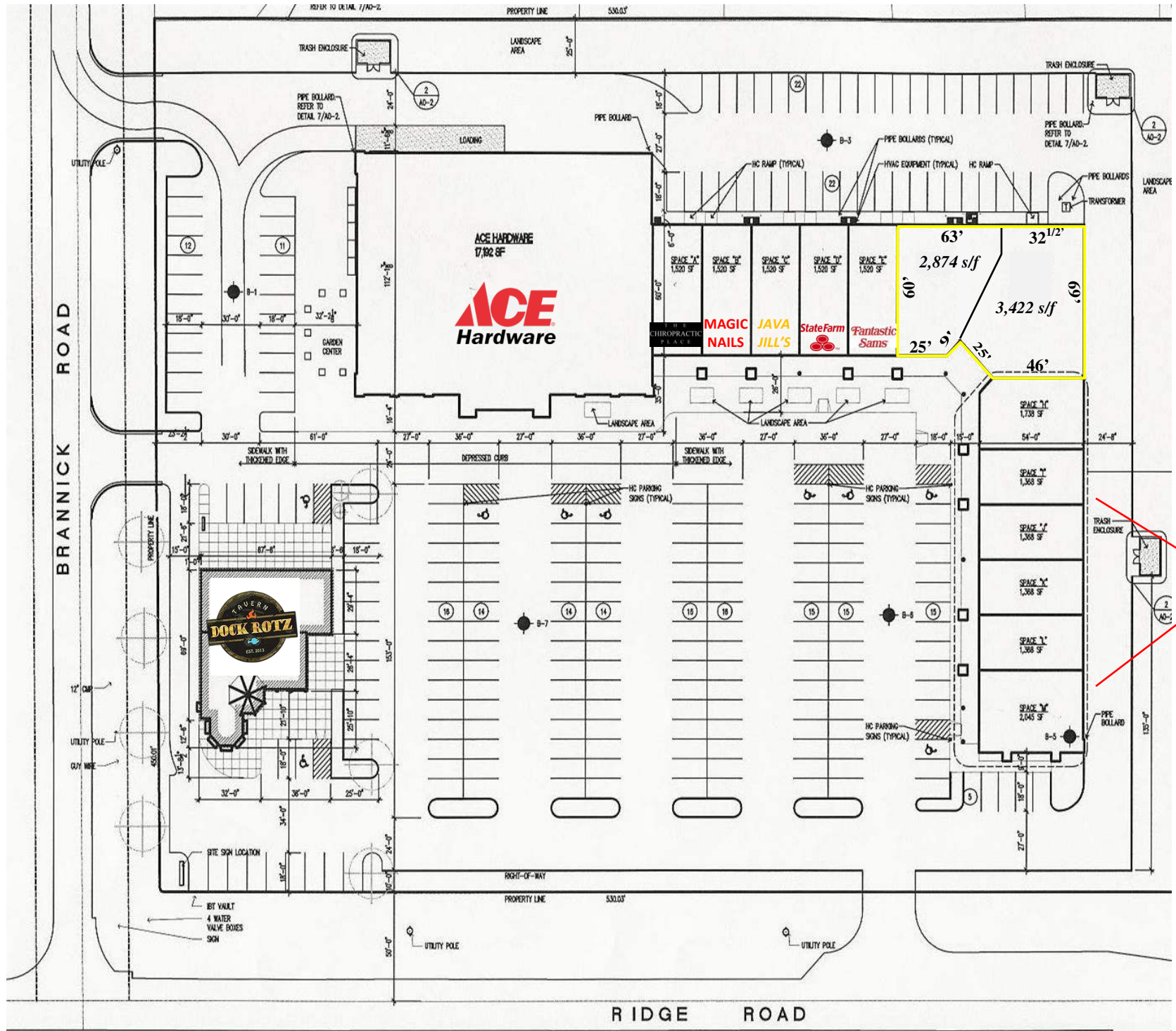
#### **Phase 1: Available Units**

Unit F – \$14.00 psf (2,874 sf) - Built out as liquor store  
Unit G – \$14.00 psf (3,422 sf) - unfinished

- Triple Net Lease - per attached lease  
Estimated CAM \$4.00 per s/f and is adjusted annually

Peter M. Fleming  
Michael J. Fleming

**Marquette Properties, Inc.**  
519 Franklin St., Ste. 102, Morris, IL 60450



# Minooka / Channahon Area



Marquette Properties, Inc.  
(815) 941-0207 • Morris, IL  
[www.MARQUETTEPROPERTIES.com](http://www.MARQUETTEPROPERTIES.com)

