



GOVERNOR'S PLACE *Medical Building*

2260 W Higgins Road, Hoffman Estates, IL



1,924 - 2,800 SF MEDICAL SPACES FOR LEASE



presented by
YourSVN Suburban
NEXT LEVEL TEAM

Olivia Czyzynski
312.676.1862

Jennifer Hopkins
312.676.1865

Lina Adamis
224.723.2528

nextlevelsuburbanchicago@svn.com

PROPERTY SUMMARY



LOCATION DESCRIPTION

Governor's Place is a two-story medical office building situated just southeast of the full I-90 interchange at Barrington and Higgins Roads. Its highly accessible location offers exceptional visibility and convenience for both patients and practitioners. The property is ideally positioned directly across from Ascension Alexian Brothers Behavioral Health Hospital and St. Alexius Medical Center (1 minute away), making it an ideal setting for a wide range of healthcare providers looking to establish or grow their presence in the northwest suburbs.

PROPERTY HIGHLIGHTS

- Move-in-ready medical office suites available
- Tailored for a variety of healthcare providers and specialties
- Located in Hoffman Estates' established medical corridor
- Just off the full I-90 interchange at Barrington and Higgins Roads
- Immediately across from Ascension Alexian Brothers Behavioral Health Hospital & St. Alexius Medical Center
- Three suites available, ranging from \pm 2,000 SF to 2,800 SF
- Options include smaller suites for individual practitioners
- Flexible floor plans with existing medical build-outs
- Modern infrastructure and professional setting in a strategic suburban location

OFFERING SUMMARY

LEASE RATE:	\$18.00 - 19.00 SF/yr (MG)
AVAILABLE SF:	1,924 - 2,800 SF
LOT SIZE:	1.59 Acres
BUILDING SIZE:	20,576 SF
ZONING:	B-2
YEAR BUILT:	1990
BUILDING CLASS:	B

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,683	28,849	76,147
TOTAL POPULATION	12,151	77,653	210,398
AVERAGE HH INCOME	\$94,701	\$116,460	\$131,058

OLIVIA CZYZYNSKI
O: 312.676.1862
olivia.czyzynski@svn.com

JENNIFER HOPKINS, MBA
O: 312.676.1865
jennifer.hopkins@svn.com

LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	1,924 - 2,800 SF	LEASE RATE:	\$18.00 - \$19.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 103	Available	1,924 SF	Modified Gross	\$19.00 SF/yr	Former chiropractic clinic with functional layout ideal for rehab or physical therapy. Features 2 exam rooms, a private office, x ray room, waiting/reception area, lab and private restroom. Please refer to floor plan in brochure.
Suite 201	Available	2,308 SF	Modified Gross	\$18.00 SF/yr	Former internist's office with 6 potential exam rooms, waiting/reception area, private offices, and private bathroom. Please refer to floor plan in brochure
Suite 202	Available	2,800 SF	Modified Gross	\$18.00 SF/yr	Former dental practice, including some dental equipment. Space features 6 exam rooms, private office, lab, large administrative area, waiting room, breakroom, and private bathroom. Please refer to floor plan in brochure.

OLIVIA CZYZYNSKI

O: 312.676.1862

olivia.czyzynski@svn.com

JENNIFER HOPKINS, MBA

O: 312.676.1865

jennifer.hopkins@svn.com

LINA ADAMIS

O: 224.723.2528

evangelina.adamis@svn.com

ADDITIONAL PHOTOS



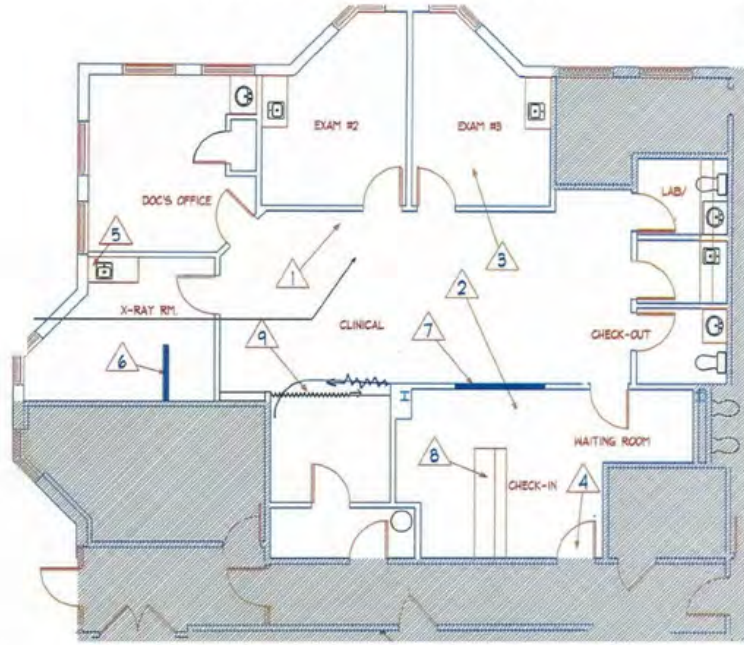
OLIVIA CZYZYNSKI
O: 312.676.1862
olivia.czyzynski@svn.com

JENNIFER HOPKINS, MBA
O: 312.676.1865
jennifer.hopkins@svn.com

LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

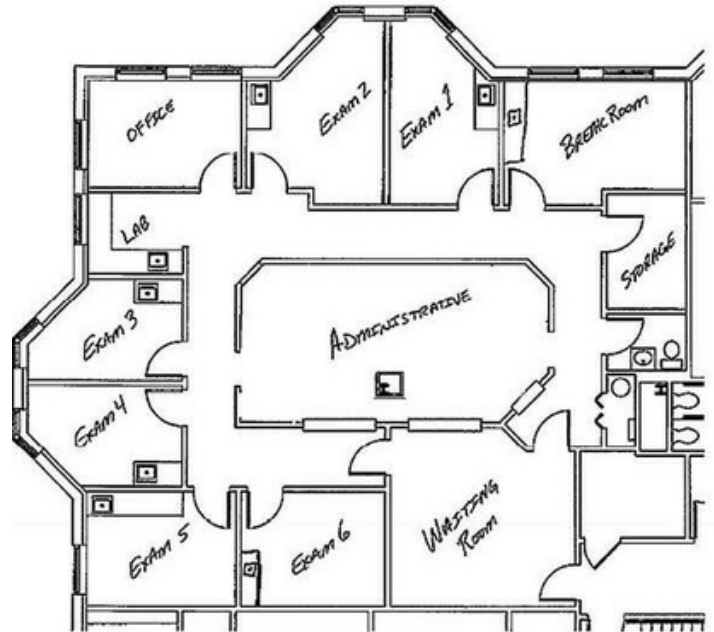
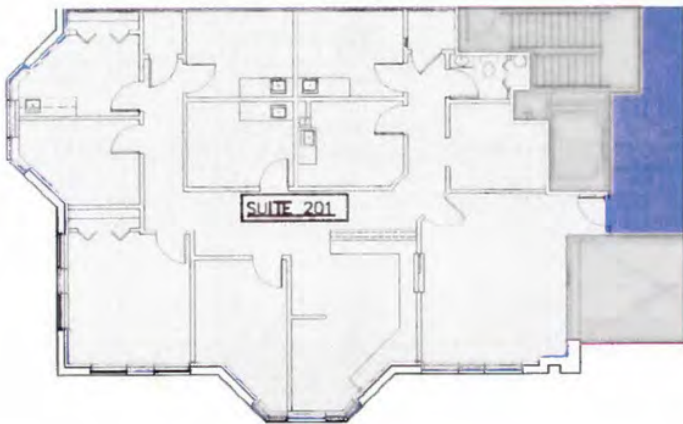
FLOOR PLANS

Suite 103 - 1,924 SF



Suite 202 - 2,800 SF

Suite 201 - 2,308 SF

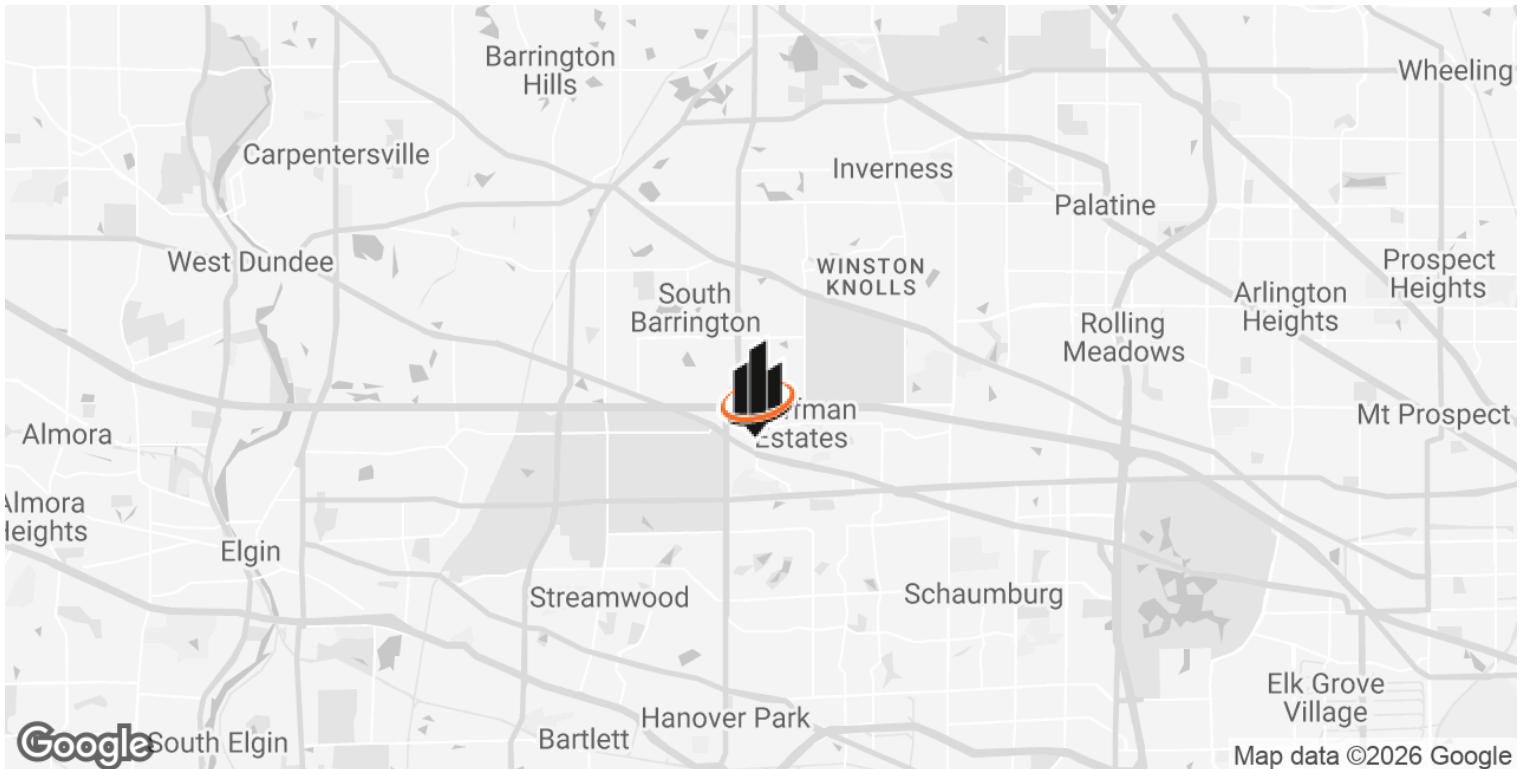


OLIVIA CZYZYNSKI
 O: 312.676.1862
 olivia.czyzynski@svn.com

JENNIFER HOPKINS, MBA
 O: 312.676.1865
 jennifer.hopkins@svn.com

LINA ADAMIS
 O: 224.723.2528
 evangelina.adamis@svn.com

NEARBY MEDICAL AND RETAIL MAPS



OLIVIA CZYZYNSKI
 O: 312.676.1862
 olivia.czyzynski@svn.com

JENNIFER HOPKINS, MBA
 O: 312.676.1865
 jennifer.hopkins@svn.com

LINA ADAMIS
 O: 224.723.2528
 evangelina.adamis@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

OLIVIA CZYZYNSKI

O: 312.676.1862

olivia.czyzynski@svn.com

JENNIFER HOPKINS, MBA

O: 312.676.1865

jennifer.hopkins@svn.com

LINA ADAMIS

O: 224.723.2528

evangelina.adamis@svn.com