



**1531 GROVE AVE, UNIT 206**

*Office Building*  
Barrington, IL



**2,145 SF HIGH-END OFFICE CONDO**



presented by  
Your SVN Suburban  
NEXT LEVEL TEAM

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## TERMS & CONDITIONS

### THE CONDO ASSOCIATION

The property is professionally managed by Northwest Property Management Corporation to streamline property operations and enhance tenant experiences. The association is located in Crystal Lake, IL and handles snowplowing, landscaping, roof and facade repairs, common area utilities, management, parking lot repair, waste removal, common area janitorial and more

### TOURS

Property/market tours will be available by request. Do not disturb the existing Tenant. All tours will be scheduled through SVN. Per the terms of the confidentiality agreement or this offering memorandum, you agree to direct all questions to the broker and not to contact the owner, the tenants, or the property management staff or to tour the property without being accompanied

### CONSIDERATION FACTORS

- Offer price and terms
- Financial Strength of prospective purchaser
- Flexible ability to close in a timely manner
- Real Estate taxes will be prorated on a cash basis for the calendar year of closing
- Closing costs for seller include Cook County and State of Illinois transfer taxes and standard title insurance policy
- Typical buyer's closing costs along with special endorsements and municipal transfer taxes

### TERMS

*The property is being offered on a "As-is, Where is" basis without structural, economic or environmental representations*

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## PROPERTY SUMMARY



|                                 |                          |
|---------------------------------|--------------------------|
| <b>SALE PRICE:</b>              | \$399,900 (\$186.43 PSF) |
| <b>LOT SIZE:</b>                | 7 Acres                  |
| <b>BUILDING SIZE:</b>           | 23,341 SF                |
| <b>SUITE SIZE:</b>              | 2,145 SF                 |
| <b>ADDITIONAL STORAGE:</b>      | 275 SF                   |
| <b>YEAR BUILT:</b>              | 2004                     |
| <b>YEAR RENOVATED:</b>          | 2018                     |
| <b>YEARLY ASSOCIATION DUES:</b> | \$10,399.40              |
| <b>2026 PROPERTY INSURANCE:</b> | \$1,888                  |
| <b>2025 REAL ESTATE TAXES:</b>  | \$10,617.98              |

## MECHANICALS

- High-efficiency in suite HVAC (2018)

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## PROPERTY DESCRIPTION

1531 Grove is a beautifully built-out 2,145 SF office condominium located in the prestigious Executive Center Office Park in Barrington. This second-floor office suite offers a refined professional setting, ideal for businesses seeking a turnkey space with high-end finishes and a functional layout. Renovated in 2018, the suite features six private offices, a large conference room, a modern kitchenette, a welcoming reception area, and an in-suite restroom. With expansive exterior windows throughout, natural lighting is plentiful within the condo. The space is equipped with a newer furnace and AC unit and the property is professionally managed, with an association taking care of the building, roof and parking lot.

Included with the condo is a 275 SF private storage room with built-in shelving, located in the building's basement. The second-floor unit is easily accessible via elevator or a wide central staircase. The building has a large parking lot and signage is available on the prominent street directory, offering excellent visibility within the professional office park.

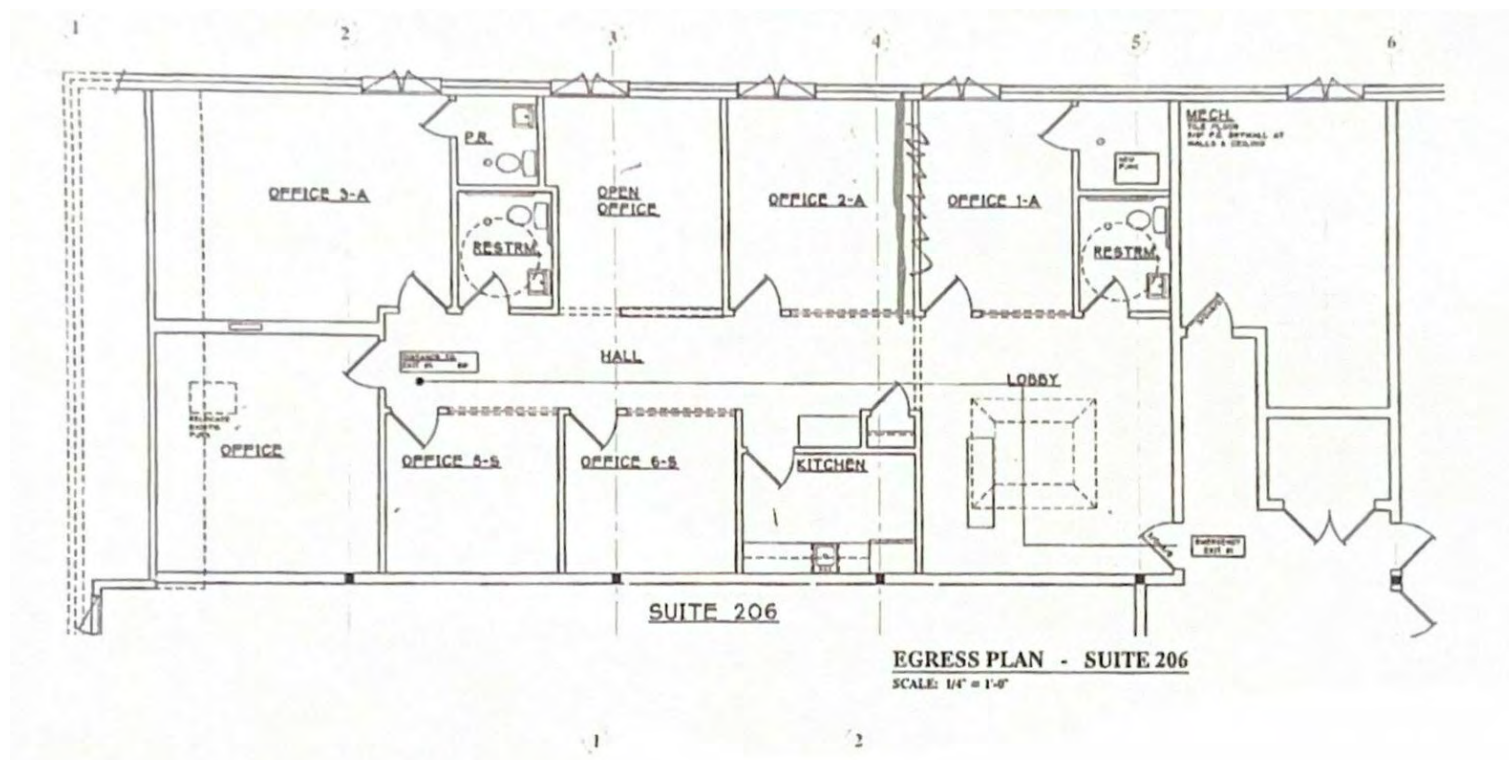
Current tenant occupying the condo until Aug. 2026 and new owner can collect rental income.

## LOCATION DESCRIPTION

- Located within the Executive Center Office Park in South Barrington
- Just north of the intersection of Higgins and Barrington Road, as well as the full interchange for I-90
- 30 Miles from Chicago
- Less than a mile from Barrington Metra station
- Easy access to O'Hare International Airport, Woodfield Mall, Arboretum of South Barrington, St. Alexius Medical Campus, Now! Arena and a variety of fine dining, shopping and entertainment

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## FLOOR PLAN AND AERIAL



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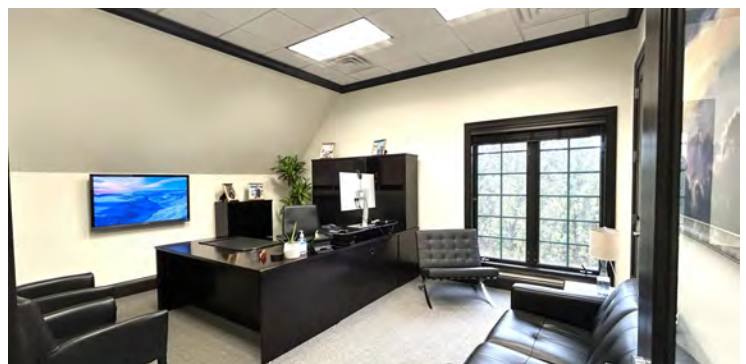
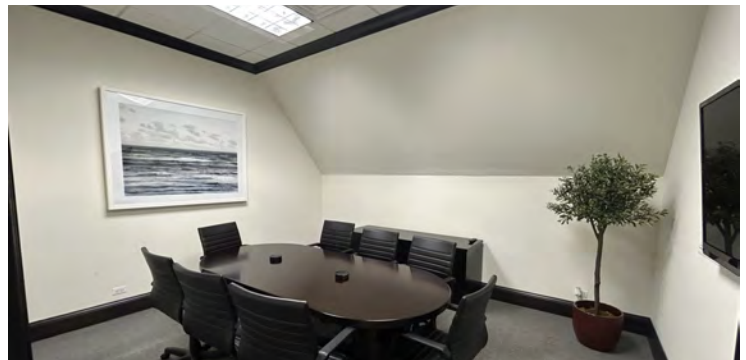
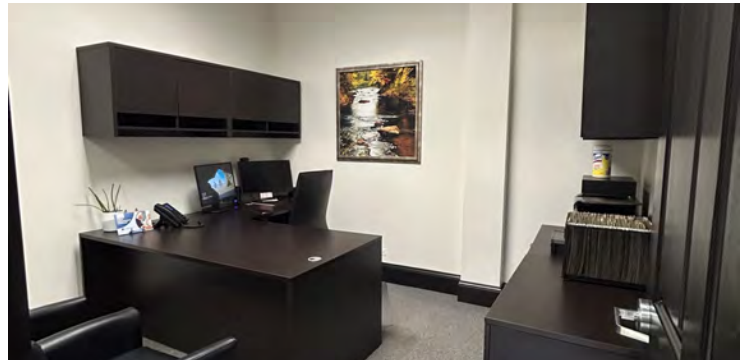
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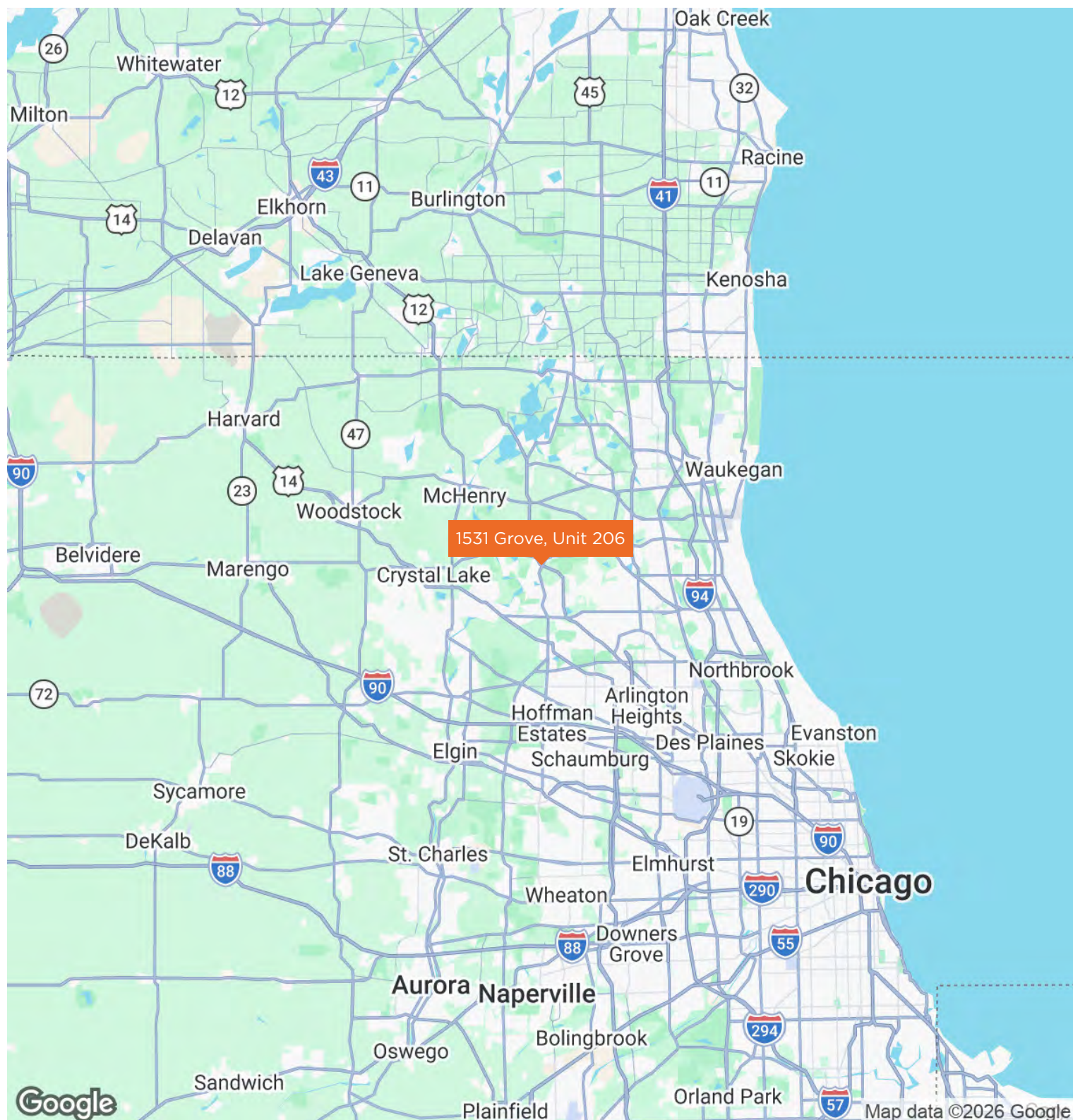
## ADDITIONAL PHOTOS



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## LOCATION MAP



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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.

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