



SCHAUMBURG

Office Building

1990 E. Algonquin Road, Schaumburg, IL



1,168 - 3,334 SF OFFICE AND MEDICAL OFFICE SUITES FOR LEASE



PRESENTED BY
your
NEXT LEVEL TEAM

svnchicago.com

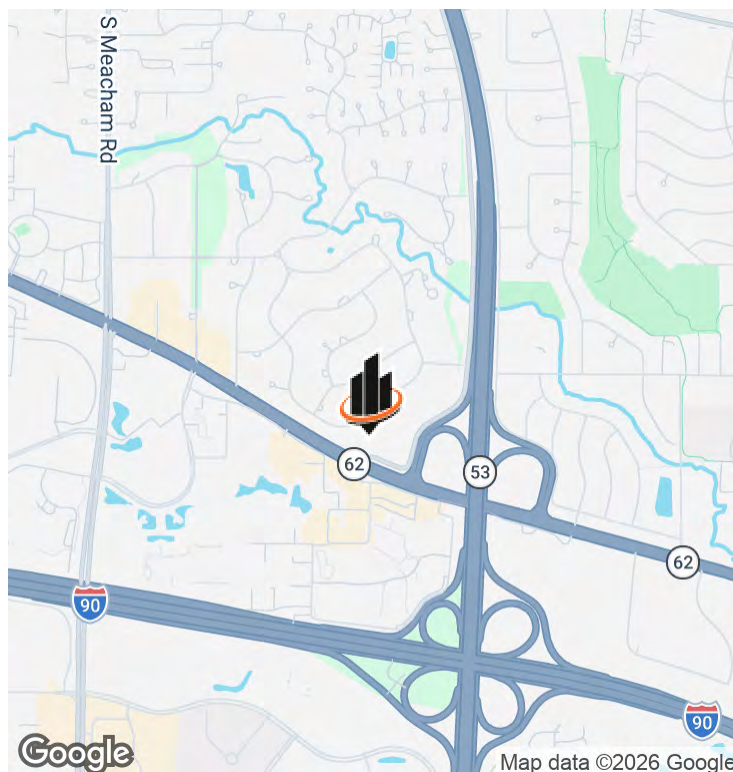
Jennifer Hopkins, MBA
312.676.1865

Olivia Czyzynski
312.676.1862
fluent in Polish

Lina Adamis
224.723.2528

NEXTLEVELSUBURBANCHICAGO@SVN.COM

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15 - 16.50 SF/yr (Gross)
AVAILABLE SF:	1,168 - 3,334 SF
BUILDING SIZE:	25,484 SF
LOT SIZE:	1.46 AC
YEAR BUILT:	1986
ZONING:	B-3
SUBMARKET:	NW Suburbs/Chicago

PROPERTY DESCRIPTION

The subject property is a two-story, multi-tenant office building with move-in-ready office and medical suites for lease. The available suites, range in size from 1,168 SF to 3,334 SF. The larger 3,334 SF suite is currently under renovation and will be ready approximately October 1, 2027. The property features a beautiful two-story atrium and lofted second level. Parking is abundant and highly-visible signage is available. You cannot find a better location for your business!

LOCATION HIGHLIGHTS

- Directly on Algonquin Road and at the interchange for IL-53
- 1 mile from 90 North Entertainment District
- Less than 2 miles from Woodfield Mall
- 15 minutes from O'Hare International Airport/30 minutes from Downtown Chicago

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

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

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

AVAILABLE SPACES



LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Minimum 3 years
TOTAL SPACE:	1,168 - 3,334 SF	LEASE RATE:	\$15 - \$16.50 SF/yr

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

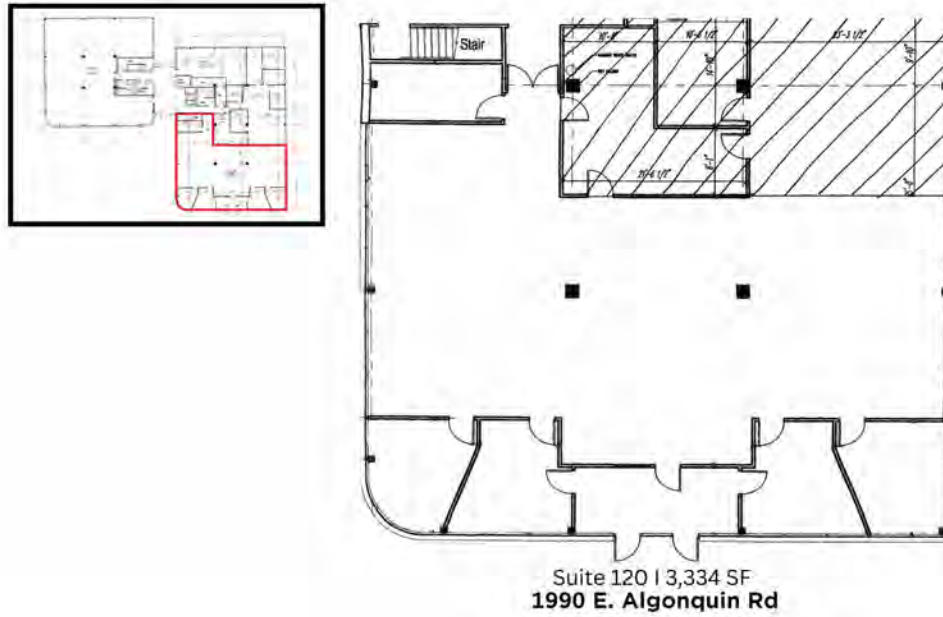
Suite 120	3,334 SF	Gross	\$16.50 SF/yr	Located on the first floor. Currently being remodeled including fresh paint, a new ceiling, new LVT flooring, LED lighting, new tile, finishes, and window coverings. Floor plans & photos coming soon. Building signage available. Suite available approximately 10/1/2026.
Suite 200	1,182 SF	Gross	\$15.00 SF/yr	Reception area and three offices. Located on the second floor. Available 3/1/2027.
Suite 260	1,168 SF	Gross	\$15.00 SF/yr	Located on the second floor. The suite features a kitchenette, 3 private offices, and an open area. Available now!

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

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

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

SUITE 120 - 3,334 SF (AVAILABLE APPROX 10/1/2026)



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

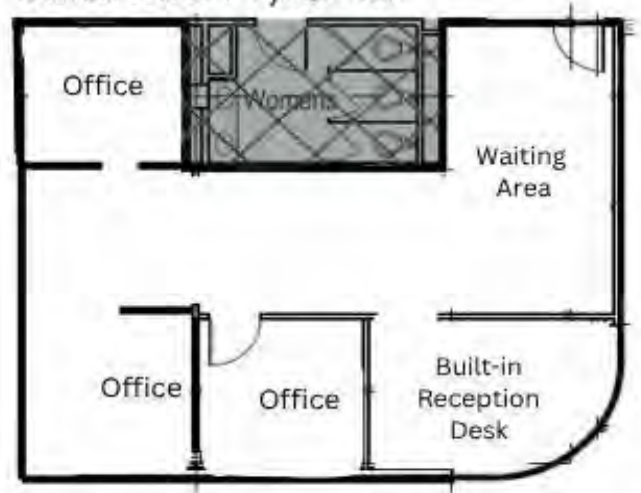
LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

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

SUITE 200 - 1,182 SF (AVAILABLE 3/1/2027)



Suite 200 | 1,182 SF

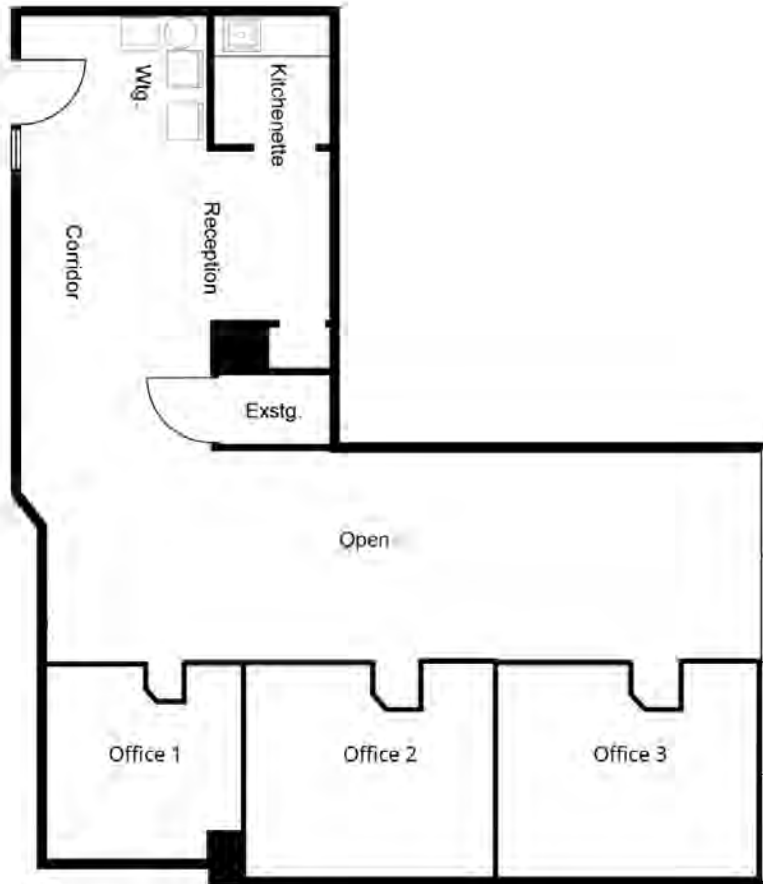


OLIVIA CZYZYNSKI
O: 312.676.1862
olivia.czyzynski@svn.com

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

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

SUITE 260 - 1,168 SF (AVAILABLE NOW)



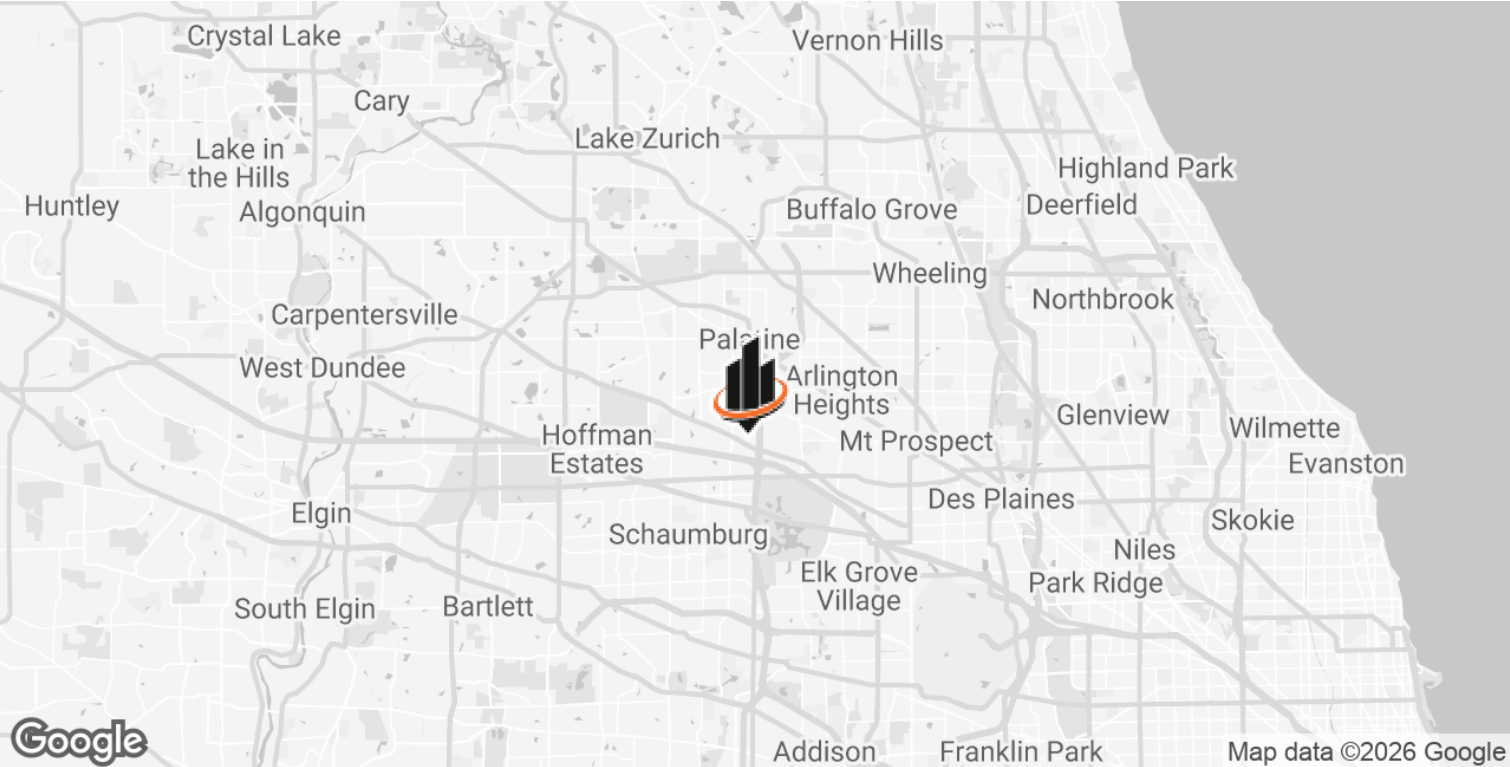
Suite 260 - 1,168 RSF

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

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

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

RETAILER & LOCATION MAP



OLIVIA CZYZYNSKI LINA ADAMIS JENNIFER HOPKINS, MBA
O: 312.676.1862 O: 224.723.2528 O: 312.676.1865
olivia.czyzynski@svn.com evangelina.adamis@svn.com jennifer.hopkins@svn.com

MOVE-IN READY OFFICE SUITES FOR LEASE WITH BUILDING SIGNAGE AVAILABLE | 1990 E. Algonquin Road Schaumburg, IL 60173SVN | CHIC.

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the lease 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

LINA ADAMIS

O: 224.723.2528
evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA

O: 312.676.1865
jennifer.hopkins@svn.com