

3,180 - 14,200 SF

Office Property For Lease



BROWN
COMMERCIAL GROUP, INC.

2230 POINT BLVD., ELGIN, IL 60123

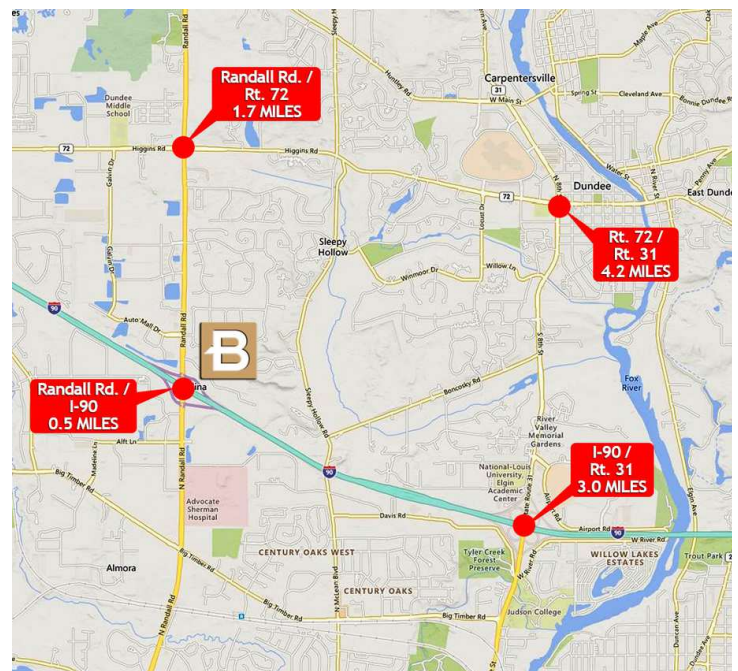


LOCATION DESCRIPTION

Prime location just off I-90 at Randall Road interchange.

PROPERTY OVERVIEW

- 36,473 SF Office Building With Space Available
- Convenient business park location with easy access to major transportation, Metra
- Unit 400: 5,200 SF Unit
- Unit 700: 9,000 SF Unit divisible to a 3,180 SF Unit and a 5,800 SF Unit
- All available units can be combined to suit larger space needs with approximately 14,200 SF available.
- Good Parking
- Significant renovations underway including replacement of all rooftop HVAC units, installation of a new roof, energy-efficient LED lighting upgrade throughout all suites, and repaving the entire parking lot in spring of 2026.
- Lease Rates: \$13.75/SF Modified Gross



CANDACE SCURTO

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MASON HEZNER

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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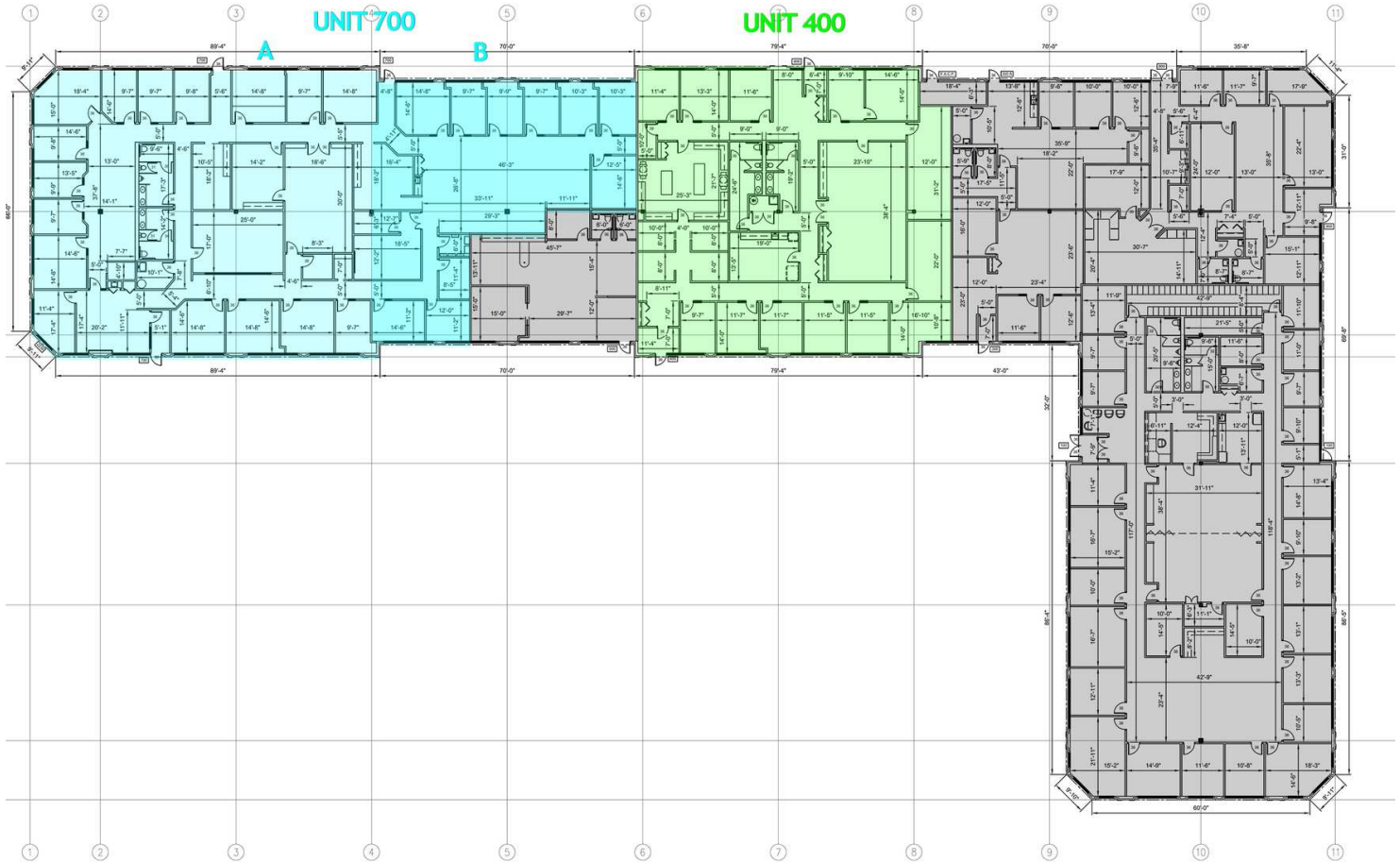
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