



Century Oaks Professional Office Building

FOR SALE OR LEASE

CENTURY OAKS
MEDICAL & DENTAL
1425 N. MCLEAN



1425 N Mclean Blvd Ste 900

ELGIN, IL 60123

PRESENTED BY:

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PROPERTY SUMMARY

CENTURY OAKS PROFESSIONAL OFFICE BUILDING

1425 N MCLEAN BLVD
STE 900
ELGIN, IL 60123

OFFERING SUMMARY

SALE PRICE: \$250,000

LEASE RATE: \$23.00 SF/yr (MG)

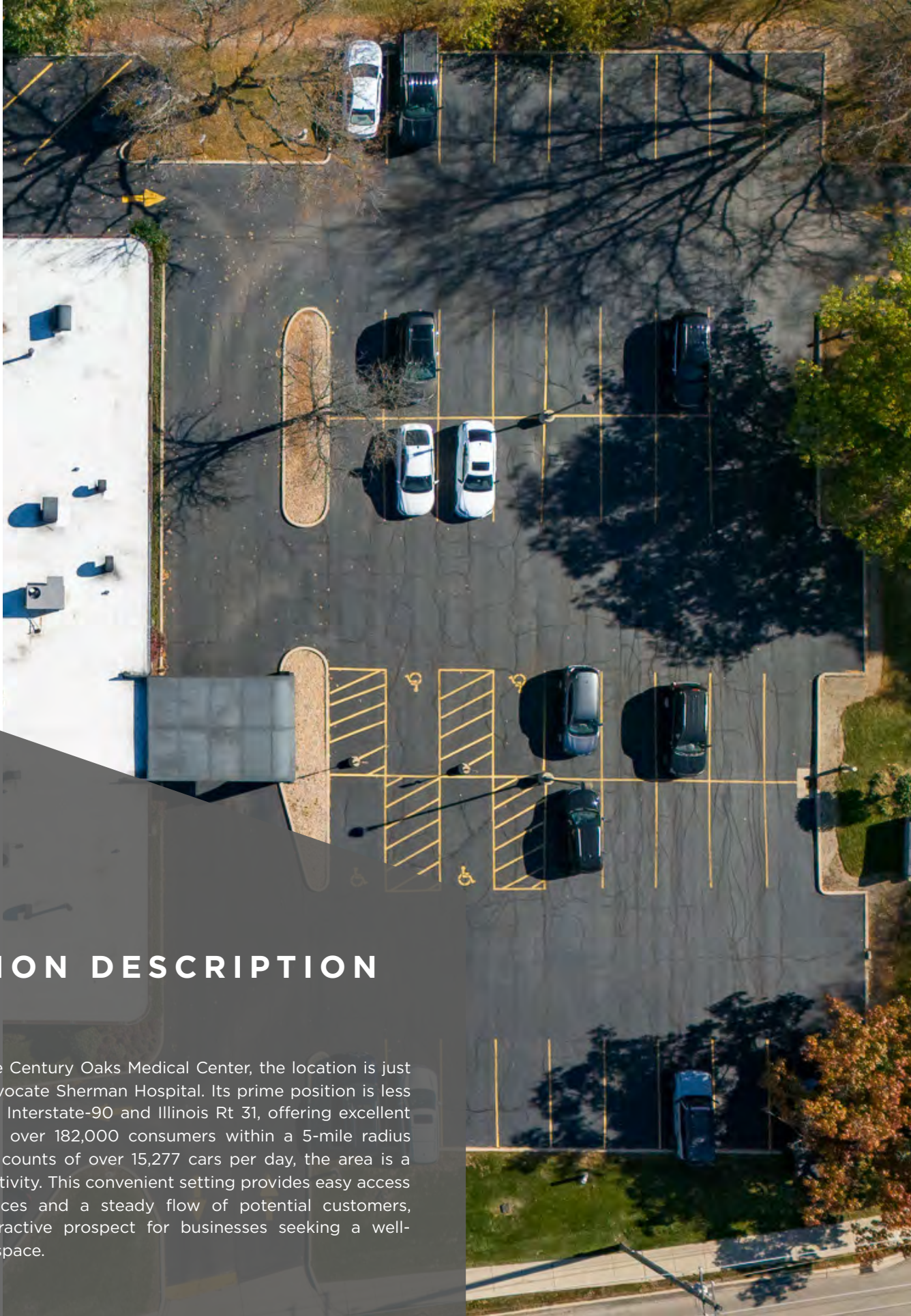
AVAILABLE SF: 1,800 SF

PRICE / SF: \$11.47



PROPERTY SUMMARY

Modern and functional office space in a recently renovated professional office condo. Suite #900 offers 1,583± SF of main-level space plus 217± SF of secured lower-level storage (total 1,800± SF). The layout includes a formal reception/waiting area, large open workroom, private offices, conference room, kitchenette, and two restrooms. Also available for lease at \$3,450/mo plus utilities. This single-story building provides a shared main entry and common waiting area, ample parking, and convenient access to major transportation routes. The condo's updated design, practical layout, and professional environment make it ideal for businesses seeking a well-located, turnkey office in Elgin.



LOCATION DESCRIPTION

Nestled within the Century Oaks Medical Center, the location is just 1.5 miles from Advocate Sherman Hospital. Its prime position is less than 2 miles from Interstate-90 and Illinois Rt 31, offering excellent accessibility. With over 182,000 consumers within a 5-mile radius and heavy traffic counts of over 15,277 cars per day, the area is a bustling hub of activity. This convenient setting provides easy access to essential services and a steady flow of potential customers, making it an attractive prospect for businesses seeking a well-connected office space.

PROPERTY HIGHLIGHTS

- Flexible, efficient layout
- Modern design & appeal
- Two private restrooms
- Shared common entry and waiting area
- Ample on-site parking
- Professional setting within a single-story office building
- Convenient access to major transportation routes and area amenities
- Ideal for professional services, medical, or administrative users



Modern Design

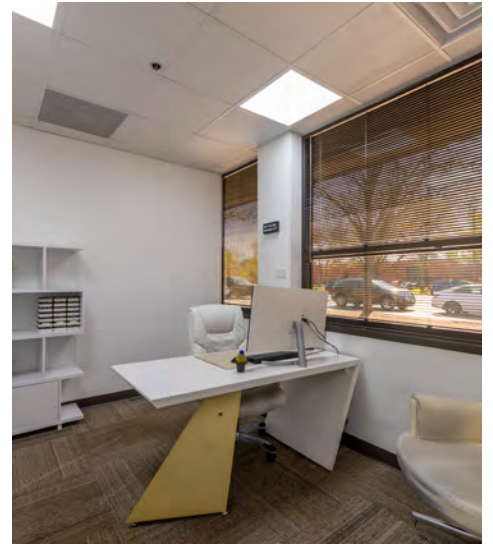


Conference Room

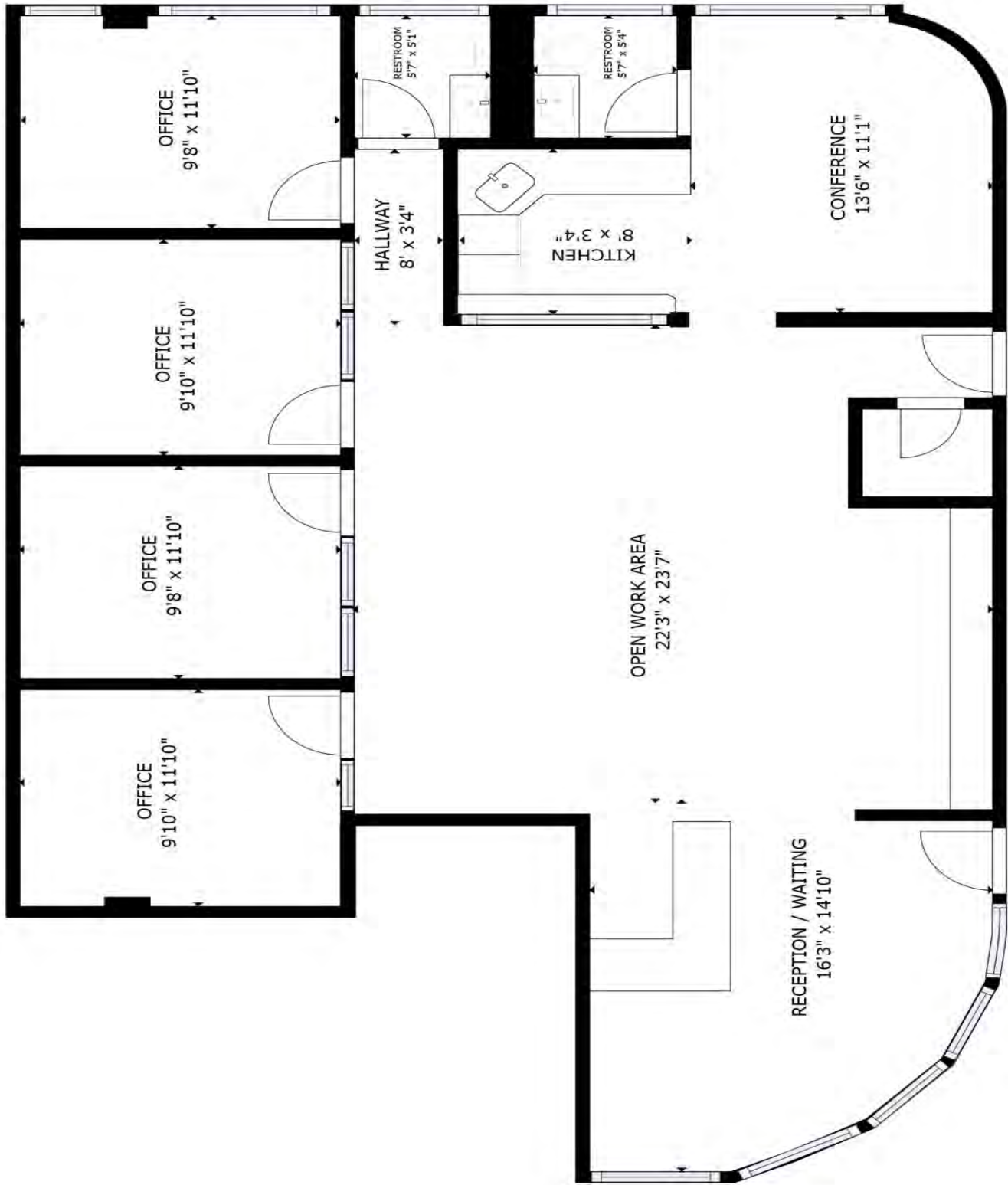


Full Kitchenette

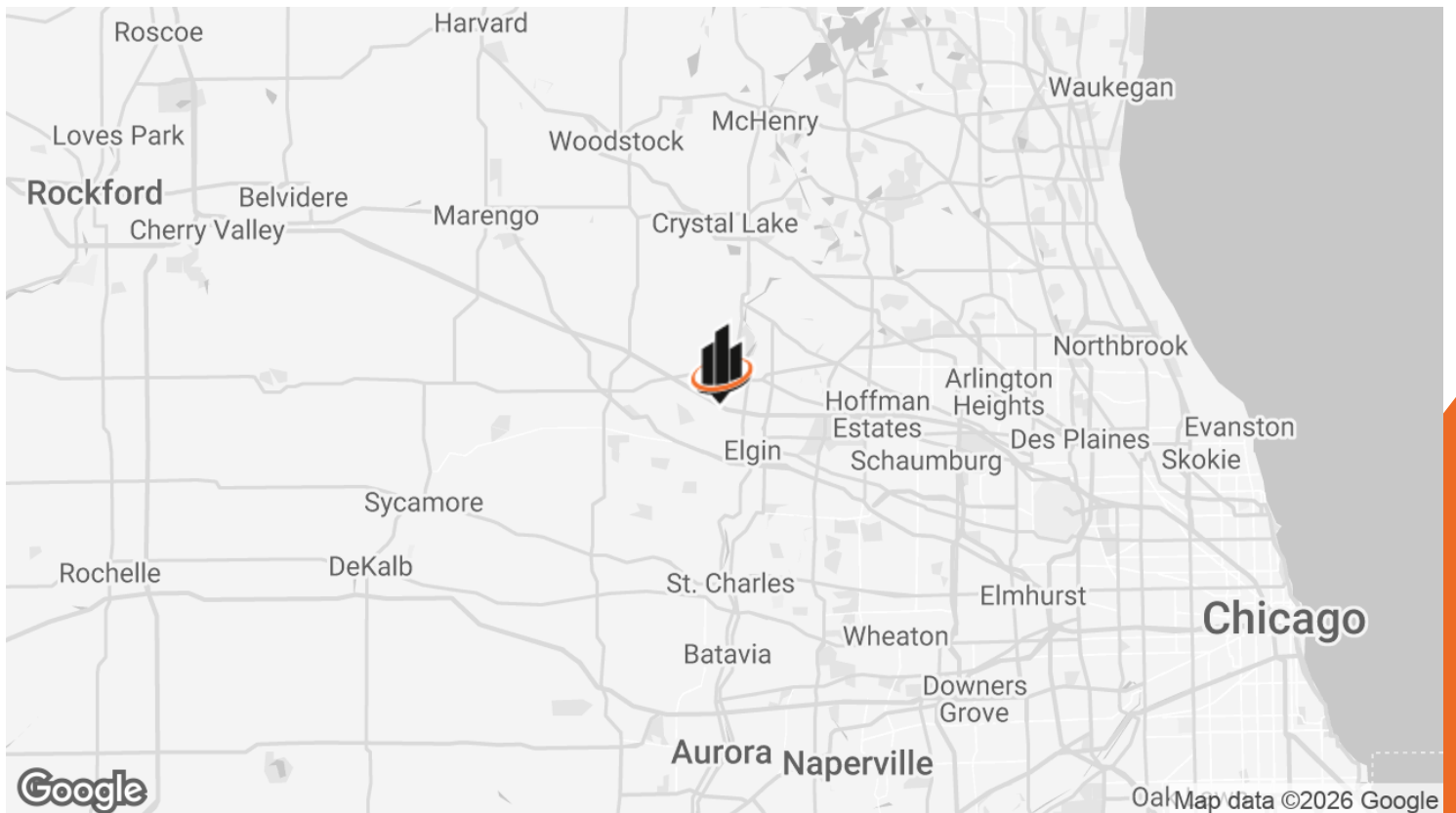
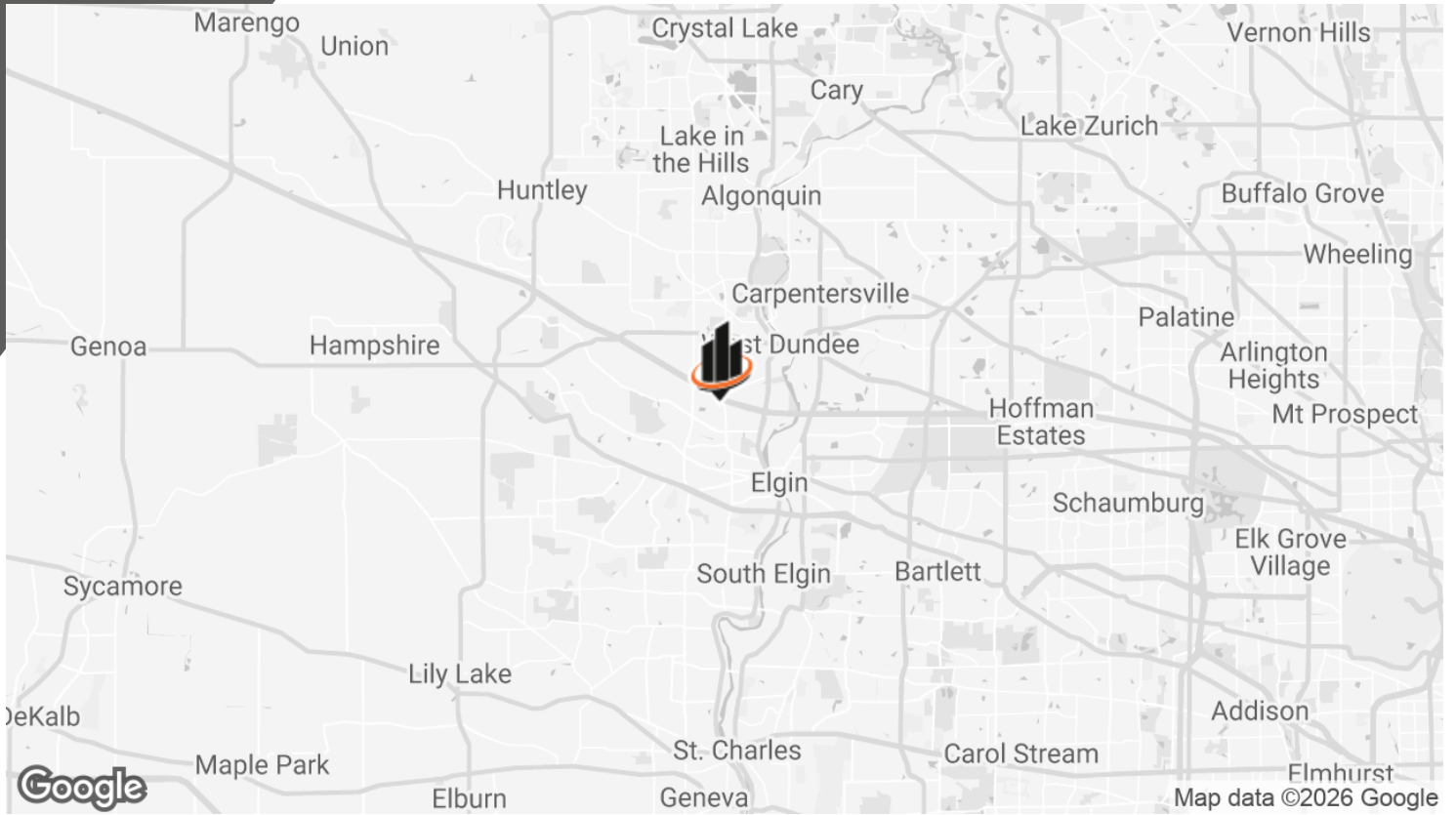
SUITE #900



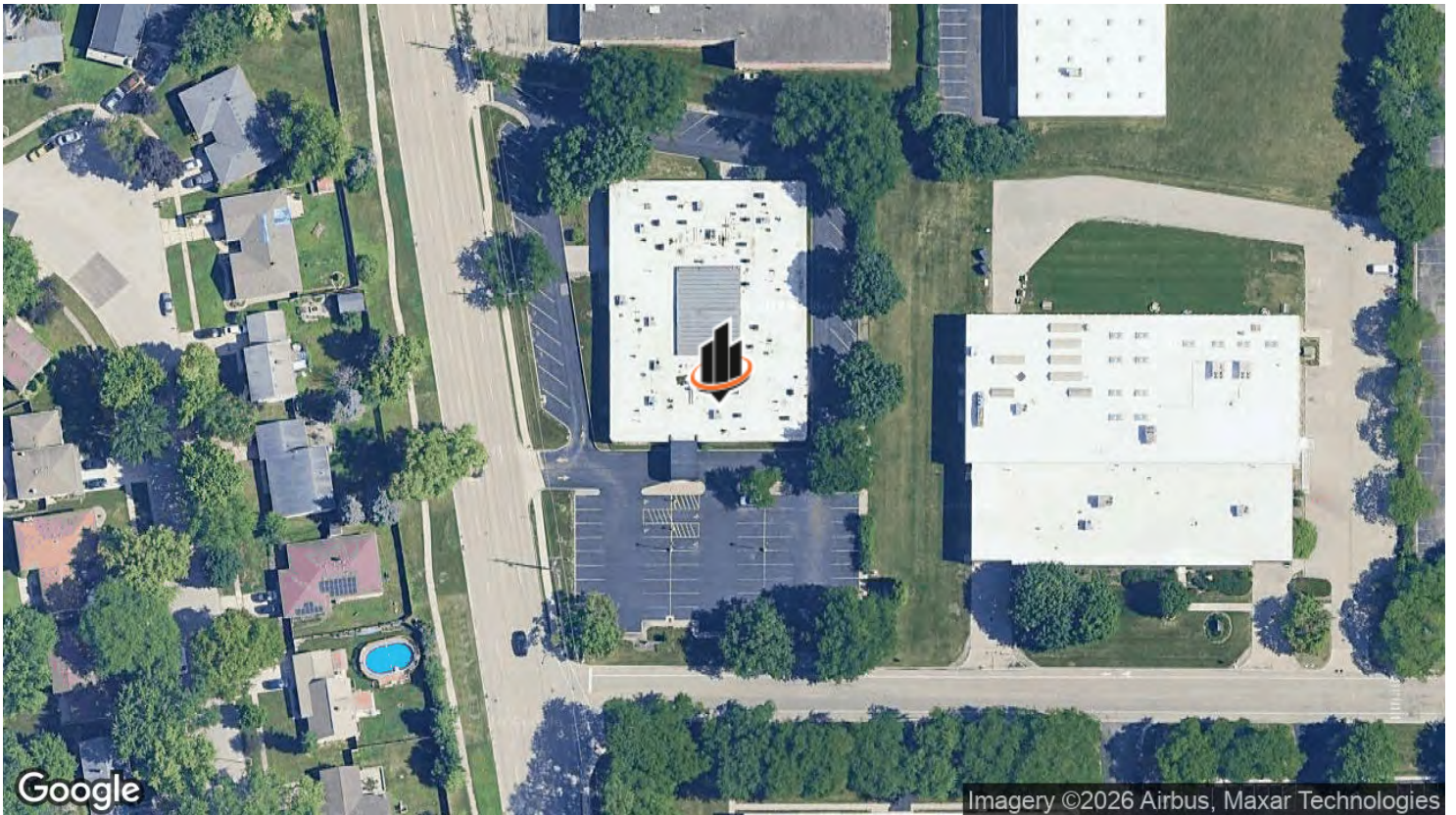
FLOOR PLAN



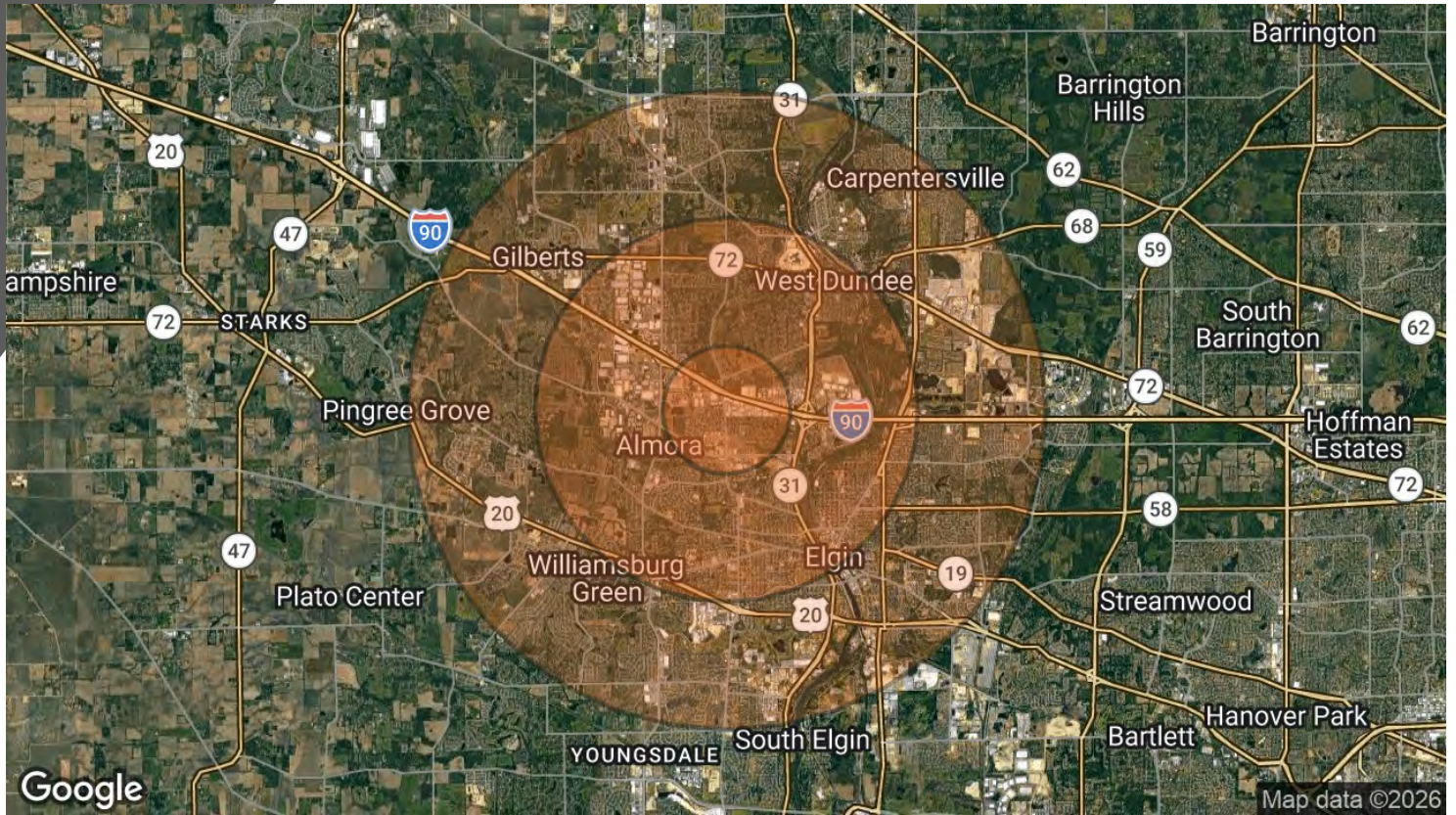
REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,624	68,403	173,325
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	38	39	38
AVERAGE AGE (FEMALE)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,182	24,633	60,487
# OF PERSONS PER HH	2.6	2.8	2.9
AVERAGE HH INCOME	\$101,203	\$109,681	\$116,110
AVERAGE HOUSE VALUE	\$246,296	\$276,387	\$299,689

Demographics data derived from AlphaMap



Disclaimer

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