

OFFICE BUILDING FOR LEASE

WYNSTONE OFFICE BUILDING

108 S. WYNSTONE PARK DR., NORTH BARRINGTON, IL 60010

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BRIAN PROPERTIES, INC.

2045 S. Arlington Heights Rd. Suite #100

Arlington Heights, IL 60005

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EXECUTIVE SUMMARY

WYNSTONE OFFICE BUILDING

108 S. WYNSTONE PARK DR. | NORTH BARRINGTON, IL 60010



OFFERING SUMMARY

Building Size: 12,615 SF

Available SF: 1,519 SF

Rental Rate: \$18.50 SF/yr (MG)

Parking Ratio: 4.0 per 1,000

Zoning: G (PUD) - Premier Golf Course District

Expense Stops:

Tax Stops:

PROPERTY OVERVIEW

The subject property is an established office destination in the North Barrington, IL community. The office spaces available for lease are suitable for a variety of businesses, and the property provides tenants with a high-quality environment in which to operate. The property is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION OVERVIEW

The subject property is an outstanding office opportunity located in the high-traffic central northwest suburb of North Barrington. The property is situated along Rand Rd. providing excellent visibility and access. This village is a highly desirable northwest suburb, with a population of approximately 3,171.

PROPERTY HIGHLIGHTS

- Single-story building makes ingress and egress easy to manage and perfect for small businesses
- Shared conference room available at no additional cost
- The tenant is responsible for paying estimated utilities of \$2.00 per square feet
- The tenant is responsible for their own janitorial needs

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LEASE SPACES

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,519 SF	Lease Rate:	\$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
119	Available	1,519 SF	Modified Gross	\$18.50 SF/yr

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ADDITIONAL PHOTOS

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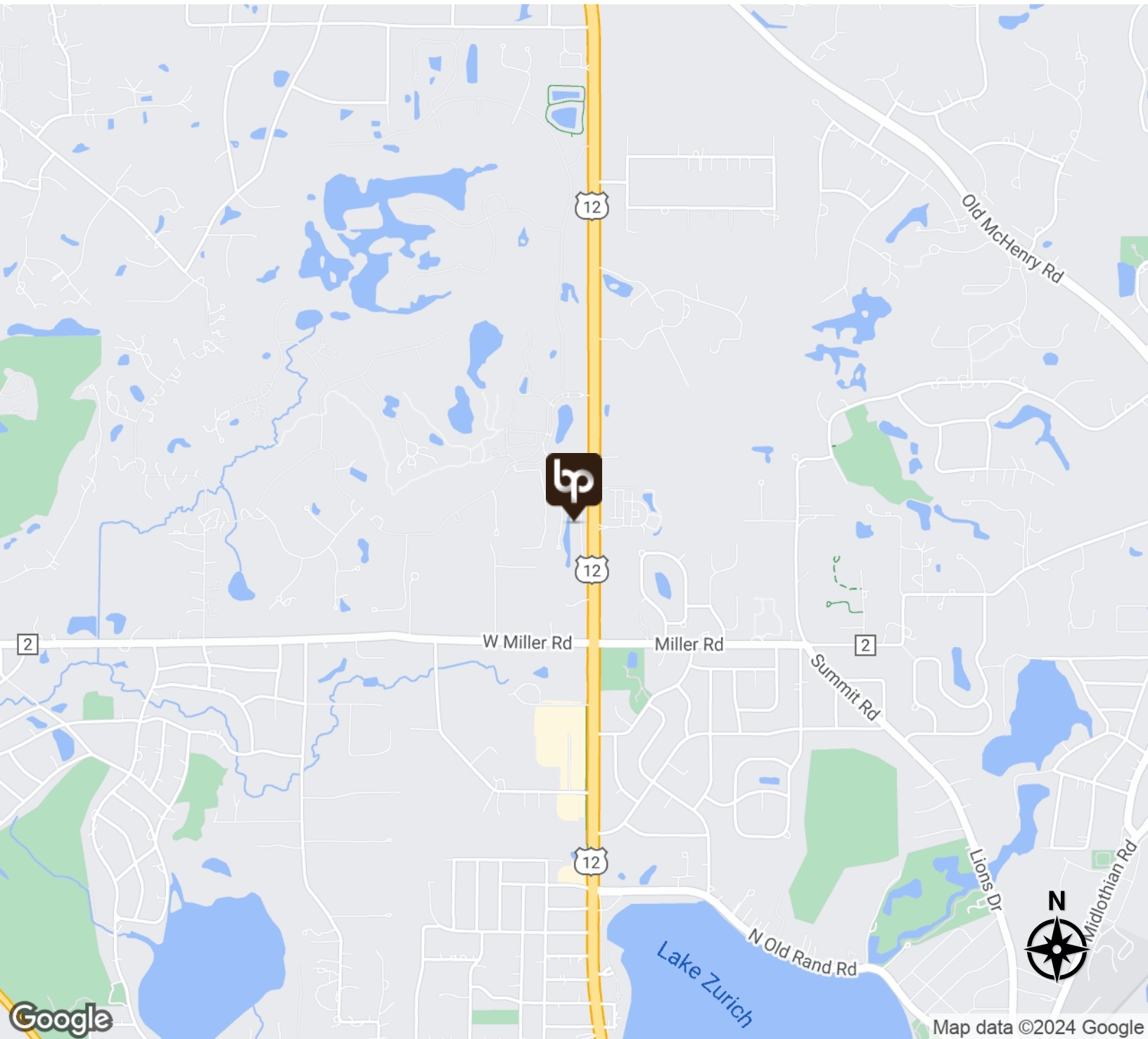


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LOCATION MAP

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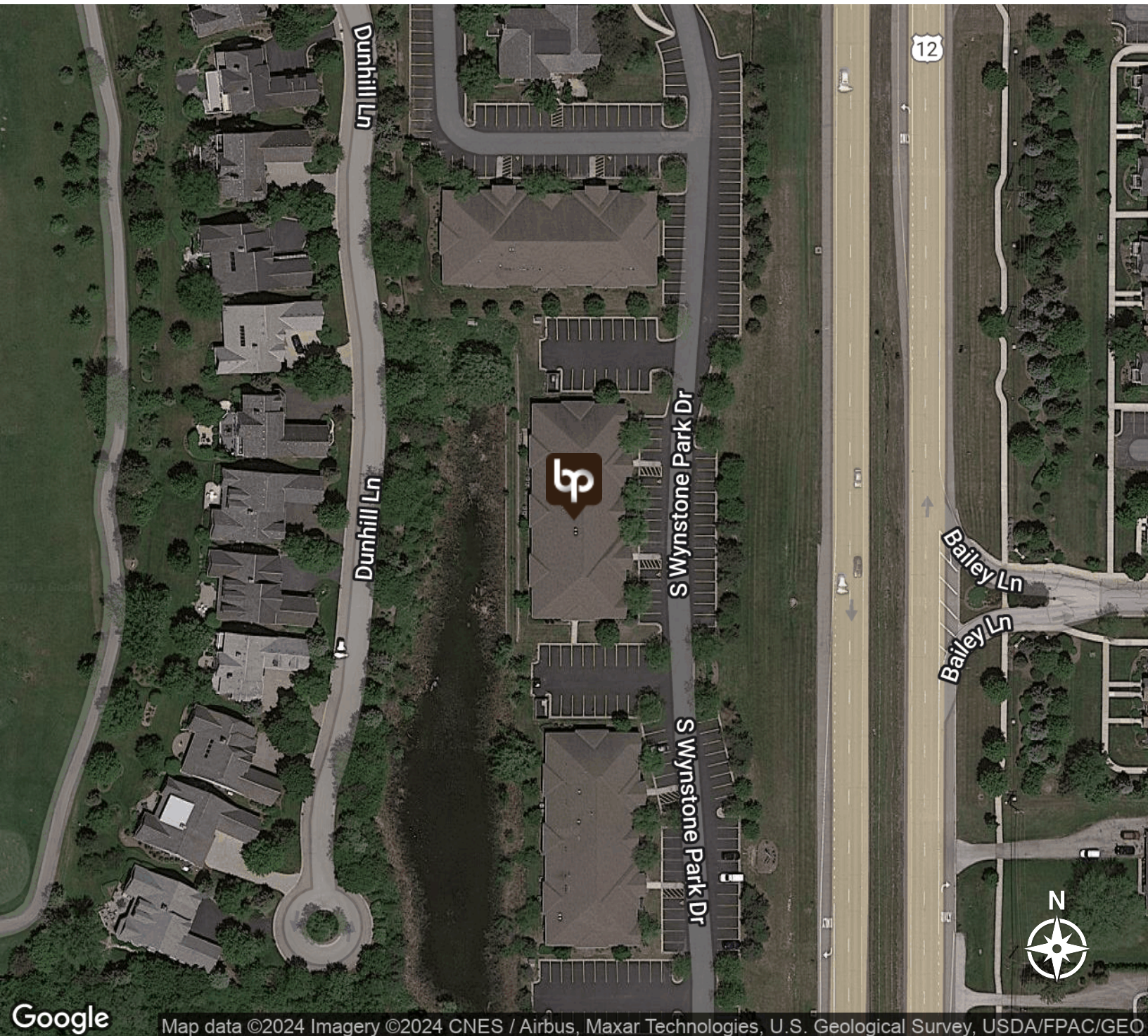


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AERIAL MAP

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