

LEASE

Greenspoint II

3100 & 3150 W. HIGGINS ROAD

Hoffman Estates, IL 60169

PRESENTED BY:

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COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- Newly Remodeled Building and Suites
- Various Configurations
- Ideal for Office, Training, Corporate & Medical; 1 Mile to St. Alexius Hospital I-90 Identity: Directly Off Full Interchange
- Located within Prestigious Office Park, Well Landscaped Area
- Adjacent to a Variety of Hotels and Restaurants
- Bright Suites with Plenty of Natural Light
- All Common Areas Completely Upgraded Throughout the Property - New Flooring, Paint, and Artwork

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN)
AVAILABLE SF:	1,607 - 3,174 SF
RENOVATED:	2012
SUBMARKET:	Northwest Suburbs
TRAFFIC COUNT:	29,800
VIDEO:	View Here
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

2 single-story, beautifully maintained office/medical buildings. 1 mile from St. Alexius and directly off the full interchange for I-90, this property is located within a high image office park and is the lowest priced office space of its kind within the area. Ideal for medical offices/practitioners, office users, and corporate headquarters. Within walking distance to hotels and many restaurants.

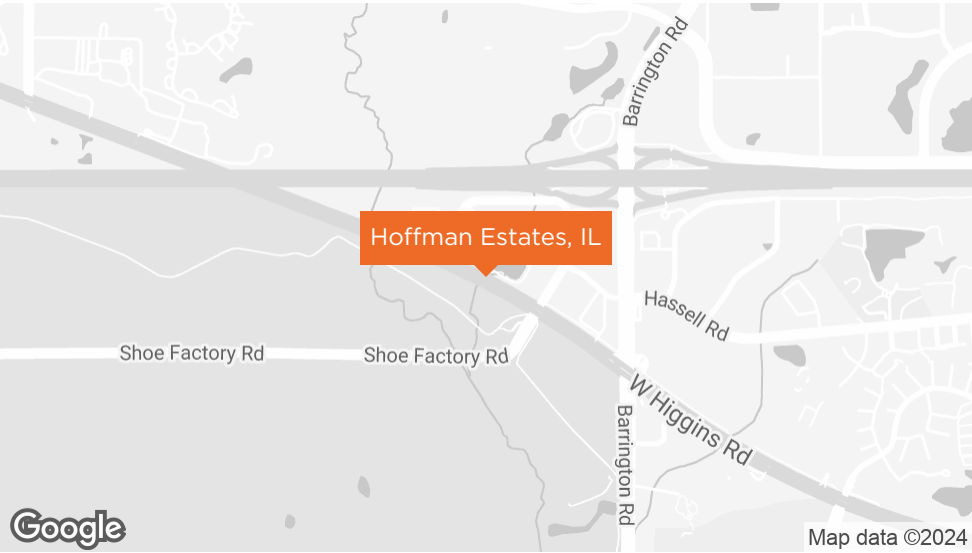
Greenspoint II has an excellent tenant roster including Fresenius, DuPage Medical Group, Greater Elgin, and a variety of other national and local office tenants, as well as a mix of clinics and doctors. This building is truly ideal for office or medical. There are a variety of suites available, with move-in ready options as well as build-to-suit. Medical build-outs are welcome as well.

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CITY INFORMATION



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LOCATION DESCRIPTION

Hoffman Estates is approx. 35 miles northwest of Downtown Chicago. Easily accessible via I-90 and 2 Metra Train lines. Home to Sears Holdings Corp, Mori Seiki, AT&T, and St. Alexius Medical Center, over 16,000 people are employed by more than 700 businesses in this town. Located 1 minute east of the South Barrington Arboretum which includes restaurants such as Cooper’s Hawk and Ruth’s Chris, as well as Ipic Theater, and adjacent to AMC South Barrington Theaters.

LOCATION DETAILS

MARKET	Chicago
SUB MARKET	Northwest Suburbs
COUNTY	Cook
CROSS STREETS	Barrington Road
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	I-90
NEAREST AIRPORT	O’Hare

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Min. 3 Years
TOTAL SPACE:	1,607 - 3,174 SF	LEASE RATE:	\$10.00 SF/yr

AVAILABLE SPACES

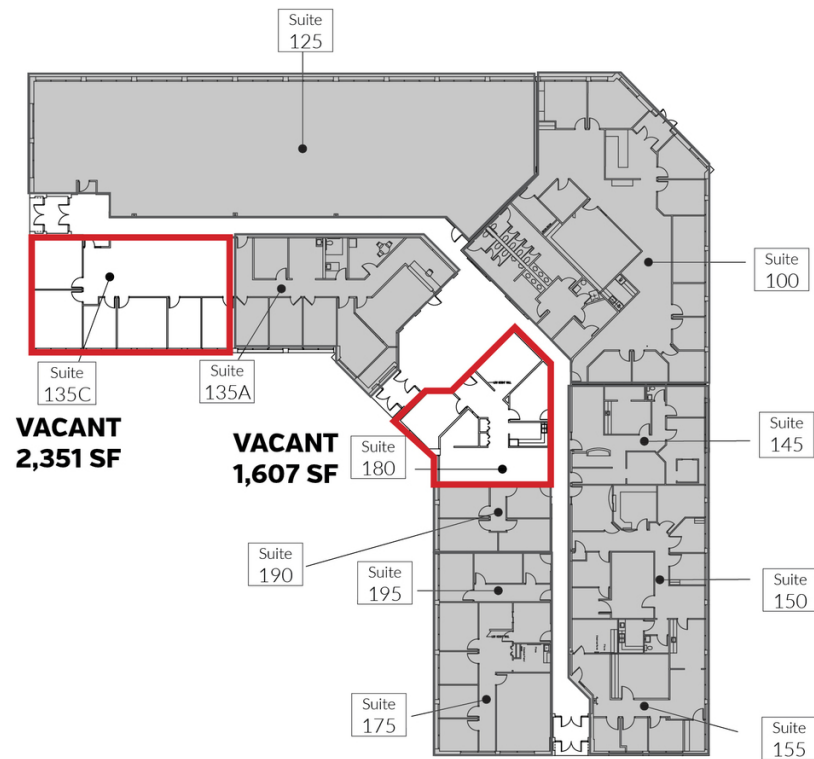
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bldg 3100 - Suite 135C	Available	2,351 SF	NNN	\$10.00 SF/yr	Proposed Space: 4 private offices, 2 conference rooms, open area. Current condition is vanilla box. Will build out offices if preferred. CAM/tax estimates are \$10.90/sf.
Bldg 3100 - Suite 180	Available	1,607 - 2,392 SF	NNN	\$10.00 SF/yr	3 private offices, 1 conference room, admin and reception area, break room/kitchenette with plumbing. Can be combined with Suite 190 for a total of 2,392 SF. CAM and tax estimates are \$10.90/sf.
Bldg 3150 - Suite 160	Available	3,174 SF	NNN	\$10.00 SF/yr	7 private offices, 1 conference room, storage room, admin & reception area, break room/kitchenette with plumbing. CAM/tax estimates are \$10.90/sf.

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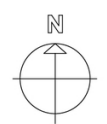
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BUILDING 3100 FLOOR PLANS



06.28.19

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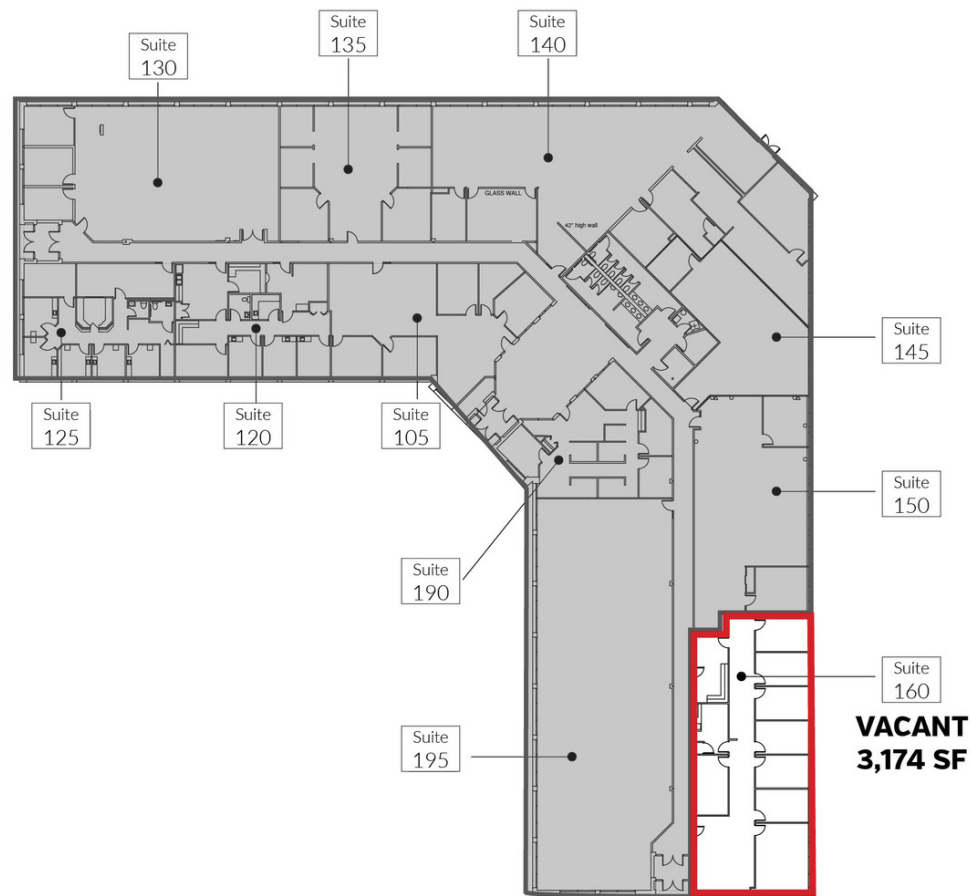


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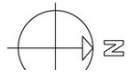


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BUILDING 3150 FLOOR PLANS



06.27.19



3150 W. Higgins Road
Hoffman Estates, IL



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ADDITIONAL PHOTOS

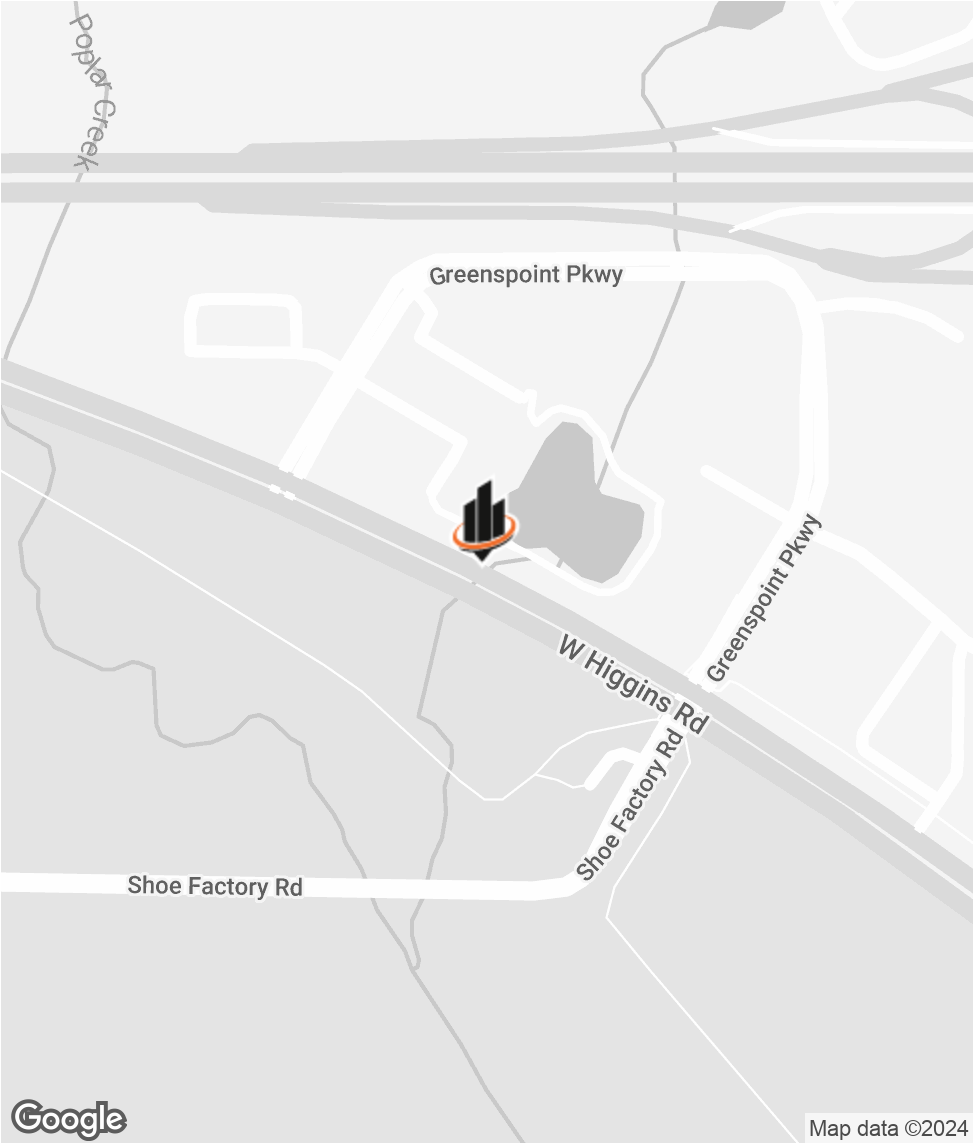
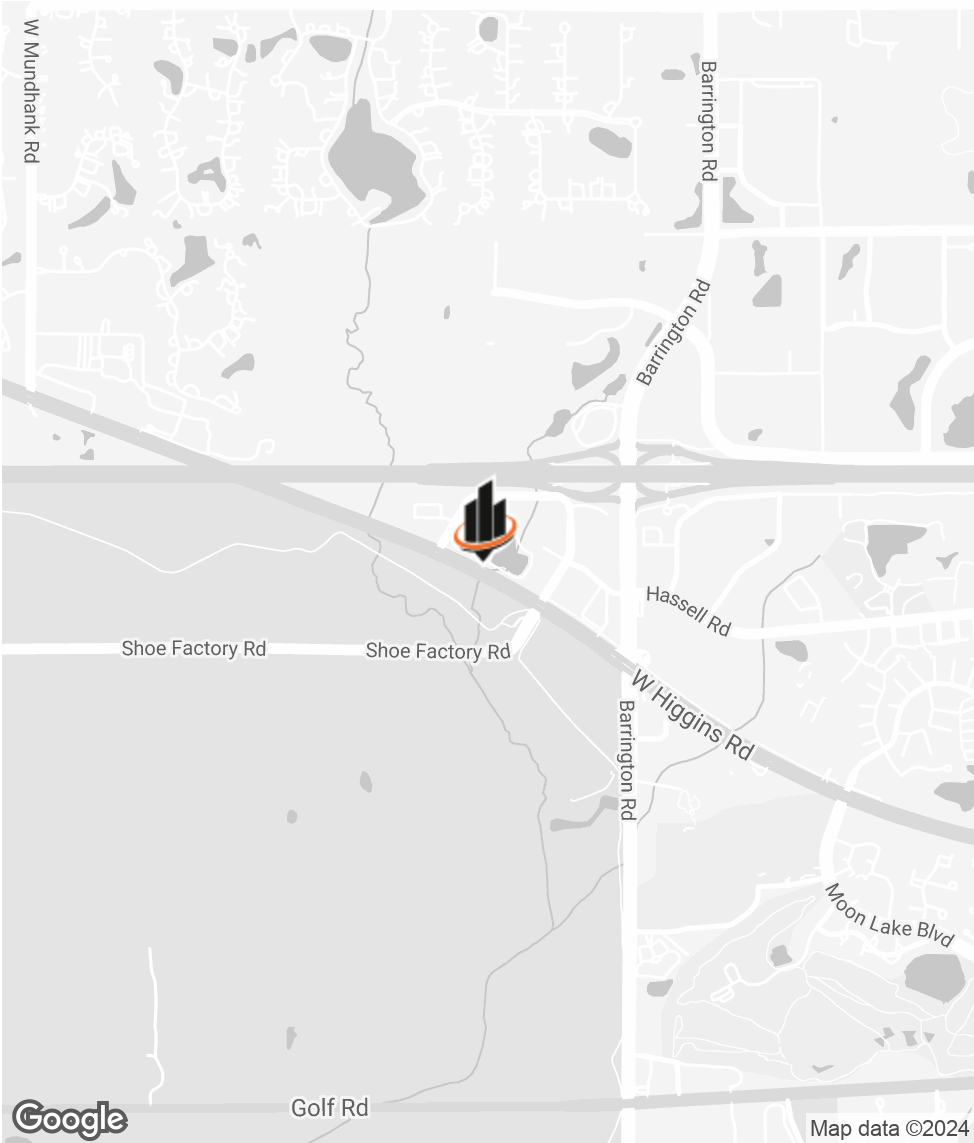


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LOCATION MAPS



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RETAILER AERIAL



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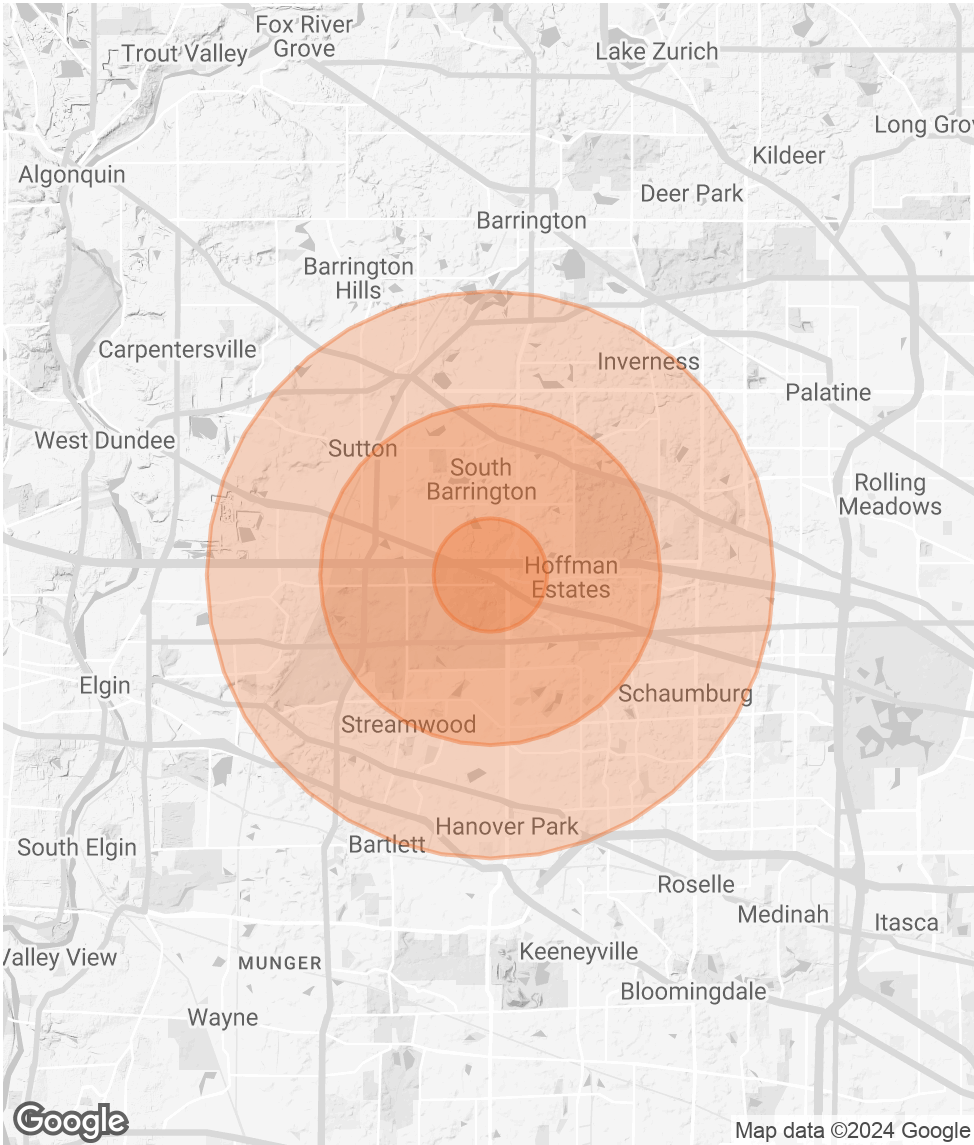
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,011	62,594	202,113
AVERAGE AGE	32.8	35.1	35.9
AVERAGE AGE (MALE)	31.8	33.7	34.6
AVERAGE AGE (FEMALE)	36.6	37.6	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,264	23,217	70,658
# OF PERSONS PER HH	2.4	2.7	2.9
AVERAGE HH INCOME	\$73,869	\$90,649	\$89,963
AVERAGE HOUSE VALUE	\$213,911	\$284,449	\$296,330

* Demographic data derived from 2020 ACS - US Census



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This Offering Memorandum 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 Memorandum 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.

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