

# For SALE or LEASE

**2380 Esplanade Drive**  
Algonquin, IL 60102  
SWC of Randall Rd. and Corporate Parkway

## Upscale Mixed Use Building

### FOR LEASE

- Executive Office Suite 390 SF—move in condition.

### FOR SALE

- Entire 15,818 SF building. Owner may consider condo-ing the building and selling individual floors.

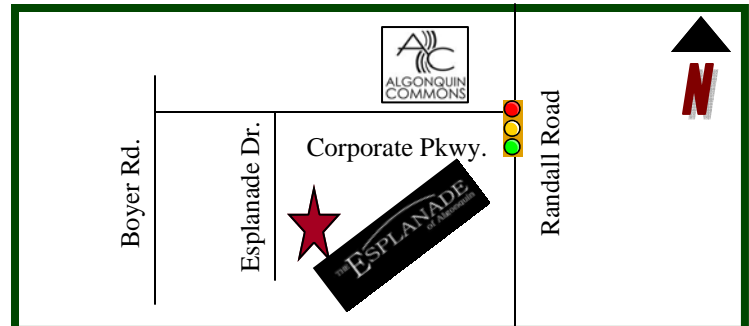
The Esplanade is part of the 1000 acre Algonquin Corporate Campus and is just South of Algonquin Commons—a 600,000 SF Lifestyle Center. Join Village Vintner Restaurant and Hobby Lobby. Plus construction has started on 300 luxury apartments immediately due west.



**LoopNet: S: 17604860**  
**L: 17604834**

**MLS: 08035248**

PROPERTY SPECIFICATIONS	
Description:	Three Story Office / Retail
Building Size:	15,000 SF
Land Size:	.93 Acres, Lot 5
Year Built:	2007
HVAC System:	Gas Forced Air, Central Air, varies per floor
Electric:	200 amp
Sprinklered:	Yes
Washrooms:	Varies per floor, Two Minimum
Floors:	Concrete
Ceiling Height:	Varies per Floor
Possession:	Varies—some immediate
Parking:	Per code with cross parking
Sewer: Village	Water: Village
Zoning:	B-2 PUD
Taxes:	\$1.86 psf (2011)
CAM:	\$3.60 psf
Lease Term:	Varies
Lease Price:	See Table →
Sale Price:	\$2,400,000 (entire building)



**Directions:** I-90 to Randall Road exit. North 4.5 miles, west on Corporate Parkway, South on Esplanade Drive. Site is South of Algonquin Commons.

**PIN: 03-06-426-012**

Location/Unit	Gross SF	Price	Lease Rate
2nd Floor/ 202	390	—	\$750.00 /mo. gross
Entire Building	15,818	\$2,400,000	

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

October 29, 2012

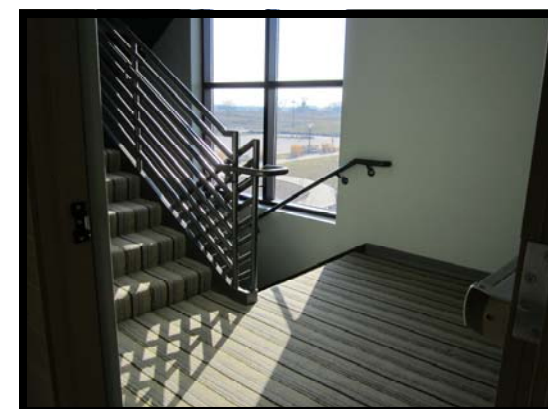
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*For Additional Information, please contact:*

**Linda Kost** Ext. 28 Cell: 847 910-8820  
**Joseph Billitteri** Ext. 21 Cell: 847 833-5004



**Suite 201**

**For More Information Contact:**  
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**Suite 202**







# EXHIBIT A

