

Mixed Use Office Condo

FOR SALE OR LEASE

PROPERTY SPECIFICATIONS

Description:	Three Story Office/Retail
Year Built:	2007
Building Size:	15,818 SF
Office Condo for Sale:	4530 SF
Office Condo for Lease:	1,500 – 5,162 SF
Land Size:	0.866 Acres Lot 6
HVAC System:	GFA/Central Air Varies per Floor
Power:	200 Amp
Sprinklered:	Yes
Ceiling Height:	Varies per Floor
Parking:	Per code with Cross Parking
Washroom(s):	Varies per floor, 2 Minimum
Sewer/Water:	Village/Village
Possession:	Varies – Some Immediate
Zoning:	B-2 PUD
Real Estate Taxes:	\$2.00 PSF
CAM:	\$3.65 PSF
Lease Rate:	\$11.00 PSF NNN
Sales Price:	\$135.00 PSF



PROPERTY OVERVIEW

Contemporary Mixed Use Condo Building

Upscale, 3-story, 15,818 SF building with loft feel and suspended balconies. Site features dramatic gateway entrance, event lawn and valet drop off area. Units delivered as warm dark shell. Owner will consider build to suit or provide tenant improvement allowance.

The Esplanade is part of the 1,000 acre Algonquin Corporate Campus and is just south of Algonquin Commons-a 600,000 SF Lifestyle Center.

Join Village Vintner Restaurant, Realty Executives and Hobby Lobby. Plus 300 luxury apartments currently under construction.

PIN: 03-06-426-025, 026

Presented By:

Linda Kost
Senior Vice President
847.910.8820
LKost@realtymetrix.com

RealtyMetrix
2390 Esplanade Drive
Suite 201
Algonquin IL 60102



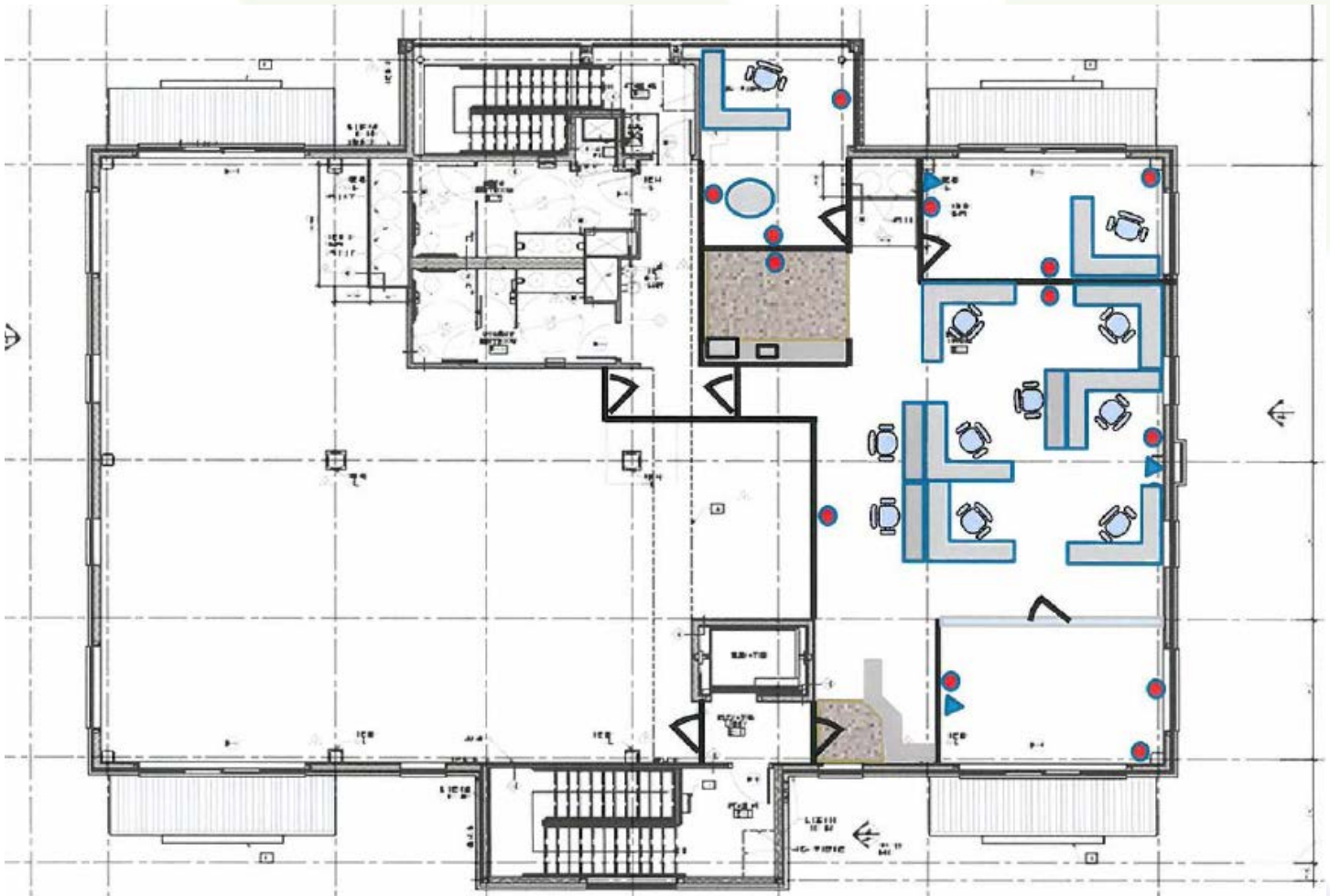
Mixed Use Space

The Esplanade

2390 Esplanade Drive, Suite 300

Algonquin, IL 60102

THIRD FLOOR PROPOSED SPACE PLAN SUBDIVIDED



Presented By:

Linda Kost

Senior Vice President

847.910.8820

LKost@realtymetrix.com

RealtyMetrix

2390 Esplanade Drive

Suite 201

Algonquin IL 60102





Where Big Data meets Commercial Real Estate

Mixed Use Space

The Esplanade

2390 Esplanade Drive, Suite 300

Algonquin, IL 60102



Presented By:

Linda Kost

Senior Vice President

847.910.8820

LKost@realtymetrix.com

RealtyMetrix

2390 Esplanade Drive

Suite 201

Algonquin IL 60102



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 or sub-agency is being made.