

For SALE or LEASE

Lots 4 & 5 Millbrook Drive
Algonquin Square Commercial Condos
Located at the Esplanade
Algonquin, IL 60102



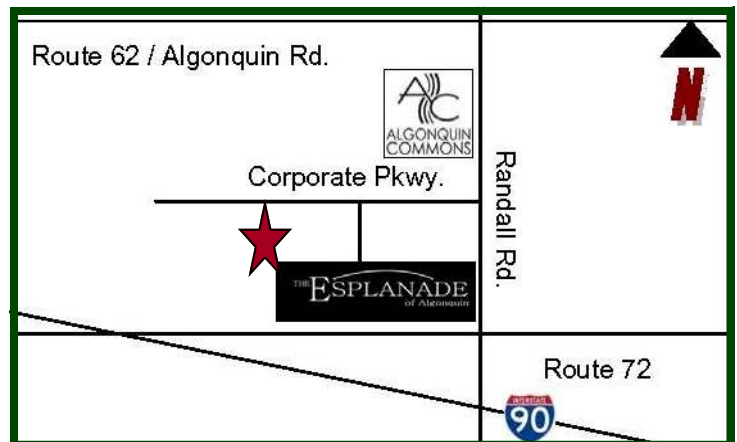
Turnkey Commercial Condominiums 950 SF up to 14,750 SF

First floor space to be located in upscale 3-story mixed use buildings. Residential on 2nd and 3rd floors. Space can be designed to individual specifications. See attached guidelines. Site is part of a 300 unit high-end apartment development in the Algonquin Corporate Campus. Expected occupancy May 1, 2014.

PROPERTY SPECIFICATIONS	
Description:	Commercial Condominiums
Building Size:	(first floor) 14,750 SF
Land Sizes:	Lot 4: 1.337 ac Lot 5: 1.462 ac
Year Built:	TBD
HVAC System:	Gas forced air/ Central Air
Electric:	200 amp 3 phase
Sprinklered:	Yes
Washrooms:	Per code
Floors:	Varies
Ceiling Height:	12' clear
Possession:	TBD
Parking:	Cross easement parking
Sewer: City	Water: City
Zoning:	B-3
Real Estate Taxes:	\$3.50 psf est
CAM:	\$2.00 psf est
Lease Term:	3-5 years
Lease Price:	\$14.00 psf NNN
Sale Price:	\$149 psf built out non-medical office \$169 psf built out medical space

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$96,368	\$95,328	\$87,361
Population	6,550	41,486	146,919
TRAFFIC COUNTS: 44,800 (Randall Road)			

LoopNet: S—18157847 MLS: 08334818
L—18157862



Directions: Randall Road just south of Algonquin Commons.

PIN: Lot 4: 03-06-425-002 Lot 5: 03-06-425-003

May 6, 2013

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.

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PREMIER
COMMERCIAL REALTY

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Linda Kost Ext. 28 Cell: 847 910-8820
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Lots 4 & 5 Millbrook Drive
Algonquin, IL
ALGONQUIN SQUARE COMMERCIAL CONDOMINIUMS
950 up to 14,750 SF
Medical, Office, Retail Condos





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Algonquin Square Commercial Condominiums Retail & Professional Office Specifications

INTERIOR AMENITIES:

Architectural design is provided by Algonquin Square Commercial Condominiums. We work with you to custom design your space.

Entry way: Porcelain / ceramic tile floor

General Interior:

Space is carpeted.

Dropped 2' x 2' ¼" reveal ceiling. 10' ceiling height

Walls painted to choice of color

Vinyl base board

Four data ports, four phone ports, four Cable ports

Bathrooms:

Ceramic / Porcelain tile floor

Bathroom (s) depending on suite size / occupancy requirements.

Bathrooms are ADA compliant. Toilet, porcelain wall mount sink, chrome single lever faucet. All ADA compliant grab rails installed. Toilet paper holder, paper towel dispenser.

GENERAL BUILDING SPECIFICATIONS:

Fire alarm system

Fire sprinkler system

12' ceiling heights, Net

200 amp service and up, depending on suite size.

Electrical power custom sized to accommodate user needs

AT&T wired to suite

Comcast wired to suite

Underground plumbing to accommodate suite owner's needs

Algonquin Square Commercial Condominiums Retail & Professional Office Specifications

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Lighting is 2' x 4' lay in, 3 bulb parabolic. One on average 120 square feet.

HVAC system(s) are sized appropriately to suite size and design. Located within suite for ease of maintenance by owner/tenant.

Mechanical room:

In each suite with individual electrical panel, furnace, low voltage punch downs, wash basin and faucet.

Hot water heater is sized appropriately for the suite and use.

EXTERIOR BUILDING SPECIFICATIONS:

Masonry exterior with stone detail

EIFS, accents and details

Thermal pain windows and doors.

Canvas Canopy

Electrical outlet for sign panel



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Algonquin Square Commercial Condominiums Medical Office Specifications

INTERIOR AMENITIES:

Entry way: Porcelain / ceramic tile floor

Reception countertops include 30" work station height, 42" check in counter height, and 34" ADA compliant countertop heights.

Reception area with Laminate base cabinets, (10 lineal feet), and Granite Countertops.

Exam rooms: Laboratories: VCT, Vinyl, or carpet, flooring

Sinks, hand wash sinks in four exam rooms, porcelain sink with chrome gooseneck faucet

42" Laminate base cabinet in exam room, with laminate countertop. Counter will have a 2' overhang for Doctor writing area.

One 30" x 30" inch laminate upper cabinet

Bathrooms:

Ceramic / Porcelain tile floor

Bathroom(s) depending on suite size / occupancy requirements.

Bathrooms are ADA compliant. Toilet, porcelain wall mount sink, chrome single lever faucet. All ADA compliant grab rails installed. Toilet paper holder, paper towel dispenser.

General Interior:

Dropped 2' x 2' ¼" reveal ceiling. 10' ceiling height

Walls painted to choice of color

Vinyl baseboard (except in operatories which require bacteria impervious flooring, then base will be roll up)

Four data ports, four phone ports, four cable ports

Algonquin Square Commercial Condominiums

Medical Office Specifications

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Comcast wired to suite

Underground plumbing to accommodate suite owner's needs

Lighting is 2' x 4' lay in, 3 bulb parabolic, one on average 120 square feet

HVAC system(s) are sized appropriately to suite size and design. Located within each suite for ease of maintenance by owner/tenant

Mechanical room in each suite: Individual electrical panel, furnace, low voltage punch downs, wash basin and faucet.

Hot water heater is sized appropriately for the suite and use.

EXTERIOR BUILDING SPECIFICATIONS:

Masonry exterior, with stone detail

EIFS, accents and details

Thermal pane windows and doors.

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