

OFFICE AND MEDICAL SPACE FOR LEASE

# Greenspoint II

3100 & 3150 W. HIGGINS ROAD

Hoffman Estates, IL 60169

PRESENTED BY:

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## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Newly Remodeled Building and Suites
- Various Configurations
- Ideal for Office, Training, Corporate & Medical; 1 Mile to St. Alexius Hospital I-90 Interchange: 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

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10.00 SF/yr (NNN)
<b>PASS-THROUGHS:</b>	\$10.76 PSF
<b>AVAILABLE SF:</b>	2,317 - 2,351 SF
<b>RENOVATED:</b>	2012
<b>SUBMARKET:</b>	Northwest Suburbs
<b>TRAFFIC COUNT:</b>	29,800
<b>VIRTUAL TOUR:</b>	<a href="#">View Here</a>

### 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



## 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

<b>MARKET</b>	Chicago
<b>SUB MARKET</b>	Northwest Suburbs
<b>COUNTY</b>	Cook
<b>CROSS STREETS</b>	Barrington Road
<b>ROAD TYPE</b>	Highway
<b>MARKET TYPE</b>	Large
<b>NEAREST HIGHWAY</b>	I-90
<b>NEAREST AIRPORT</b>	O'Hare



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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Min. 3 Years
<b>TOTAL SPACE:</b>	2,317 - 2,351 SF	<b>LEASE RATE:</b>	\$10.00 SF/yr

## AVAILABLE SPACES

### SUITE      TENANT SIZE (SF)      LEASE TYPE      LEASE RATE      DESCRIPTION

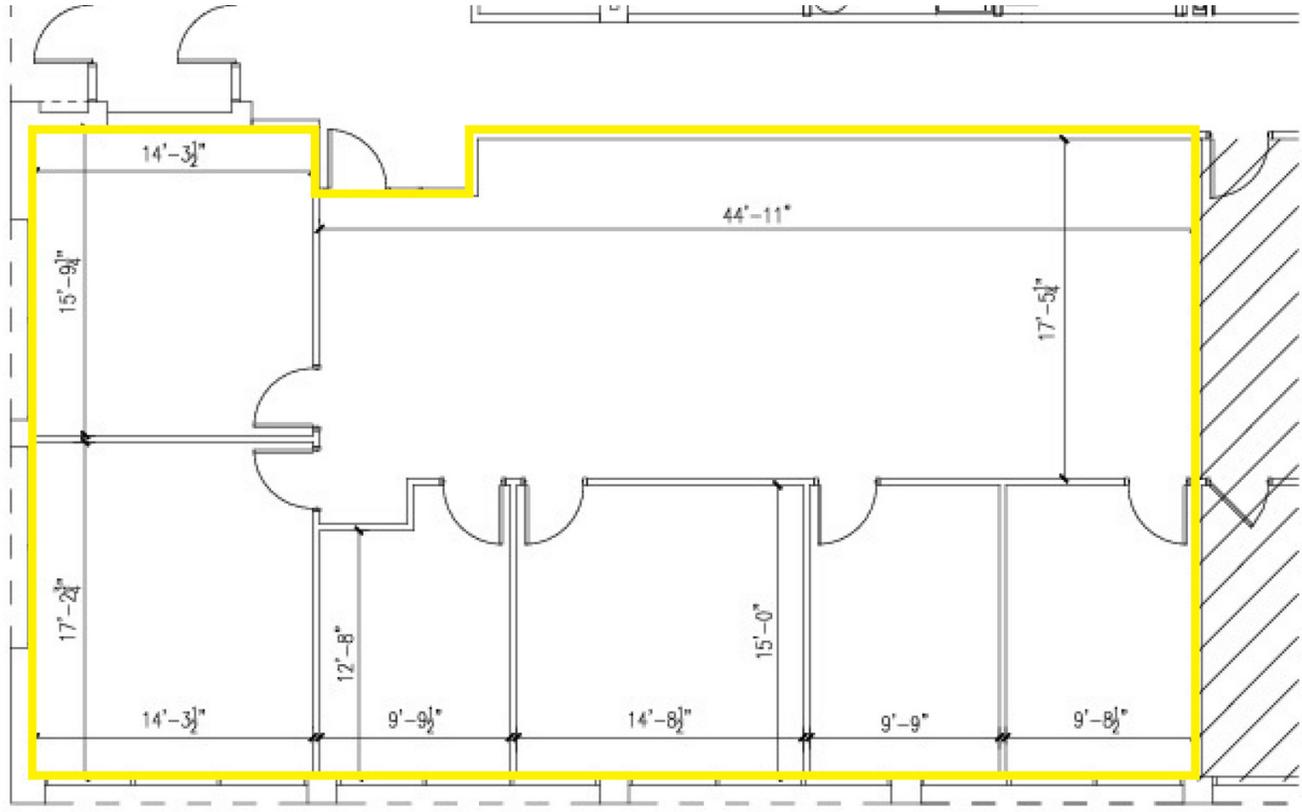
Bldg 3100 - Suite 135C	Available	2,351 SF	NNN	\$10.00 SF/yr	Proposed Space: 4 private offices, 2 conference rooms, open area. Current condition is vanilla box. Will build out offices if preferred. CAM/tax estimates are \$10.90/sf.
Bldg 3150 - Suite 105	Available	2,317 SF	NNN	\$10.00 SF/yr	4 private offices, 1 conference room, reception area, and break room/kitchenette with plumbing. CAM/tax estimates are \$10.90/sf.

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**BUILDING 3100 SUITE 135C FLOOR PLAN**



01.06.20



Leasing Contact:  
 (773) 478-1862



3100 W. Higgins Road  
 Hoffman Estates, IL

SUITE 135C  
 2,351 SF

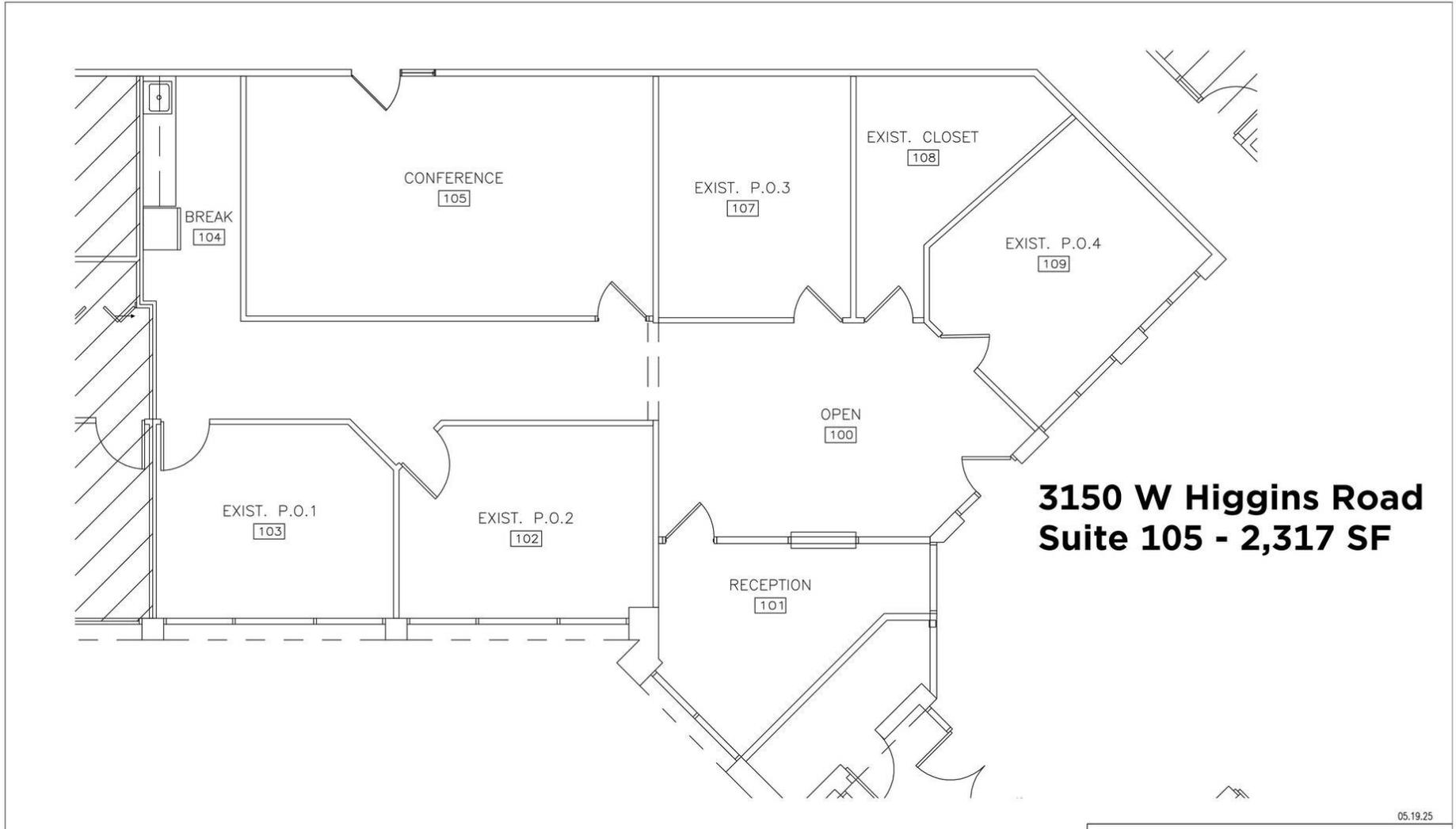


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# BUILDING 3150 SUITE 105 FLOOR PLAN



**3150 W Higgins Road  
Suite 105 - 2,317 SF**

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## ADDITIONAL PHOTOS

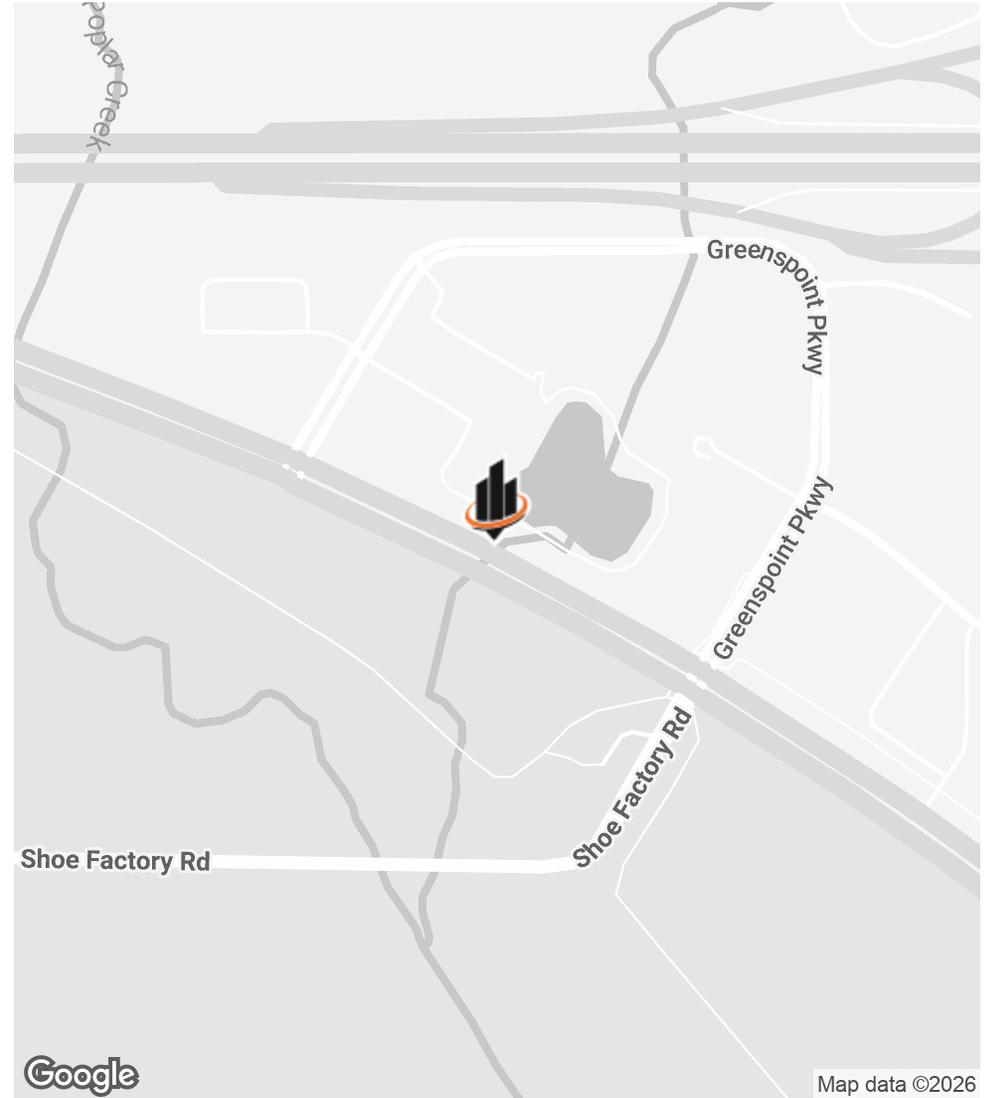
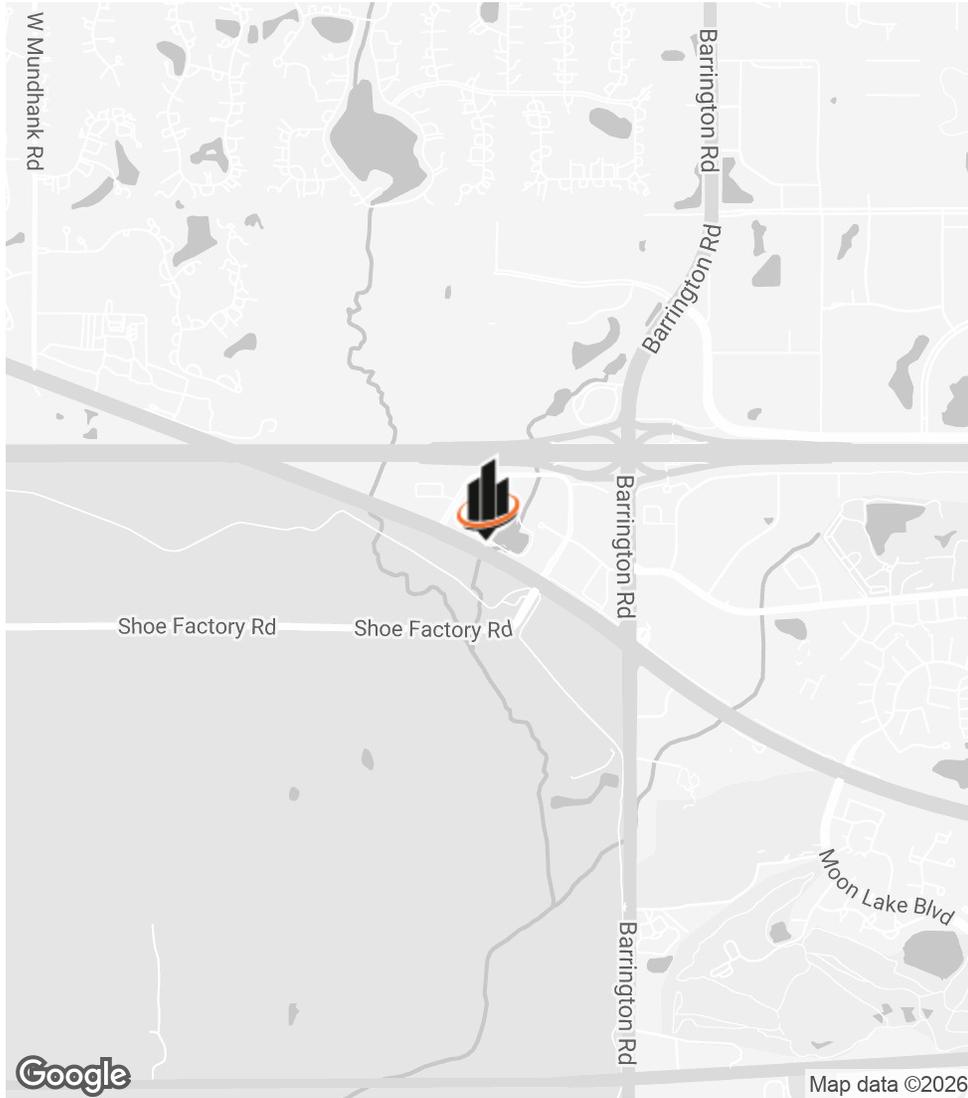


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# LOCATION MAPS



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# RETAILER AERIAL



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# DEMOGRAPHICS MAP & REPORT

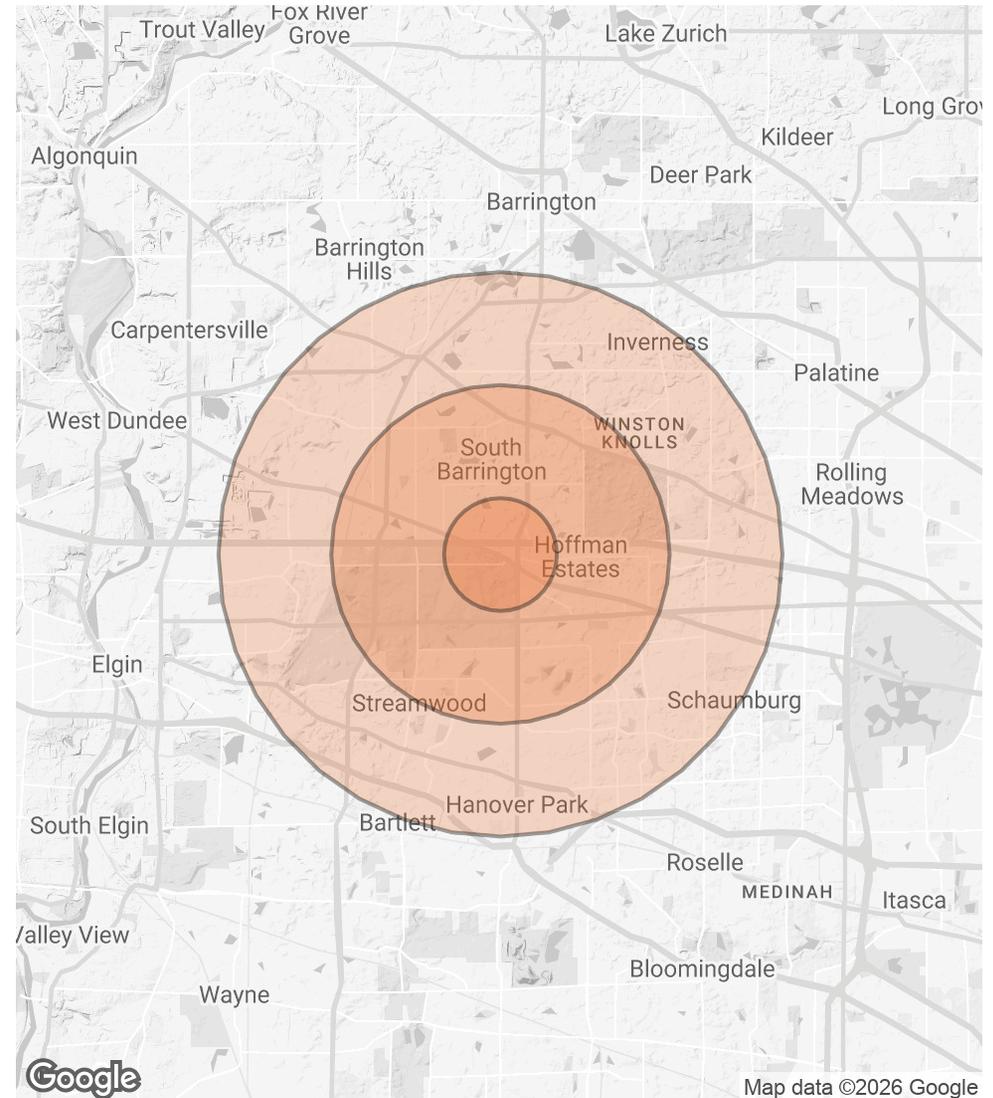
## POPULATION

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

## HOUSEHOLDS & INCOME

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

2020 American Community Survey (ACS)



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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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