

Welsh Office Center

1250 & 1300 S Grove Avenue, Barrington, IL

Multi-Tenant Office Complex for Lease



presented by NEXT LEVEL TEAM

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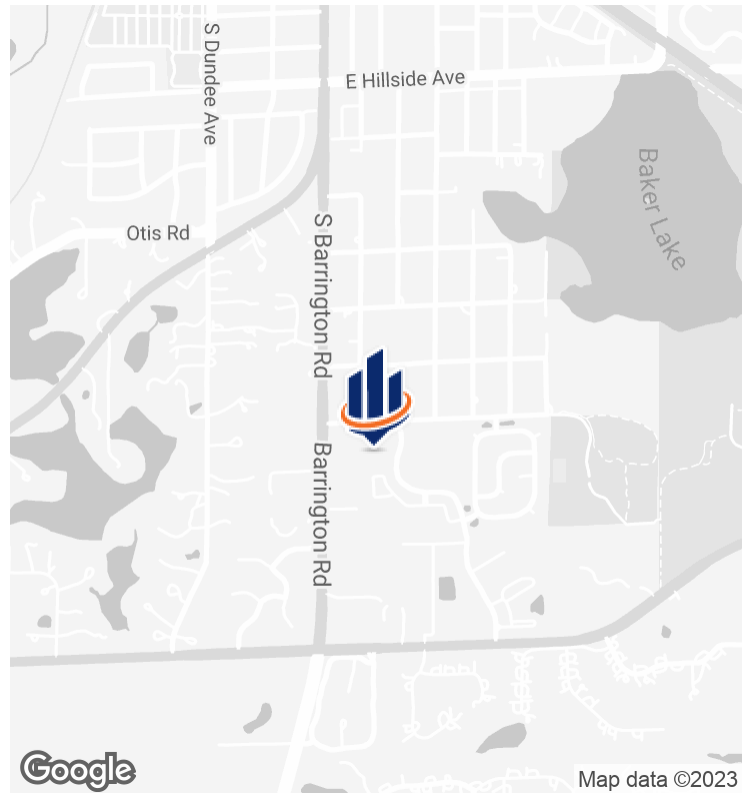
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.50 SF/yr (MG)
BUILDING SIZE:	92,573 SF
AVAILABLE SF:	1,046 - 7,562 SF
LOT SIZE:	4.26 Acres
NOI:	\$425,797
YEAR BUILT:	1975
ZONING:	B-4
MARKET:	Chicago
SUBMARKET:	Northwest Suburbs

PROPERTY OVERVIEW

Welsh Office Center is a two-building, two and three-story office complex near downtown Barrington, just off Barrington Road. The property is well maintained with onsite property management and a variety of move-in ready office suites for lease. The suites vary in size from 1,046 sf to 7,562 sf and feature full window lines and a few suites have kitchenettes. Tenants in the complex include Ubiquiti, Symmetry Creative Prod, Trondent Development, Kavi & O'Donnell Associates, and many more. Attractive rental rates and close proximity to the Metra and I-90 make this an ideal office choice!

PROPERTY HIGHLIGHTS

- Attractive Rental Rates! \$15.50/sf Modified Gross
- Including Electric and In-Suite Janitorial
- Approximately 1 mile from Metra Station & Downtown Barrington
- 7-10 Minute Drive from full Interchange for I-90
- Variety of Suites for Lease
- Abundant Parking
- Onsite Property Management

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,046 - 7,562 SF	LEASE RATE:	\$15.50 SF/yr

AVAILABLE SPACES

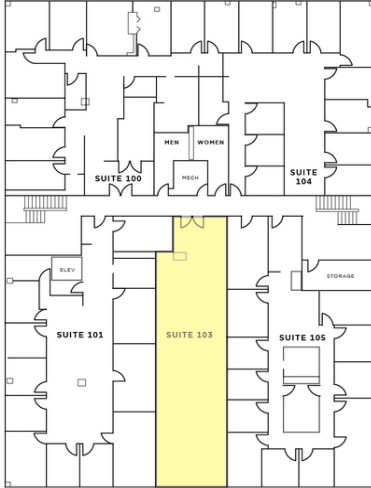
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1250 Suite 303	Available	1,046 SF	Modified Gross	\$15.50 SF/yr	Open area, kitchenette, storage. TI available for custom build out.
1250 Suite 305	Available	3,047 SF	Modified Gross	\$15.50 SF/yr	-
1250 Suite 308	Available	1,667 SF	Modified Gross	\$15.50 SF/yr	-
1300 Suite 103	Available	7,562 SF	Modified Gross	\$15.50 SF/yr	6 perimeter offices, conference room, large open area, spacious kitchen and plenty of storage.
1300 Suite 200	Available	2,200 SF	Modified Gross	\$15.50 SF/yr	4 offices, 1 executive office, conference room, kitchenette, storage and reception area.

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1300 GROVE 1ST FLOOR PLAN

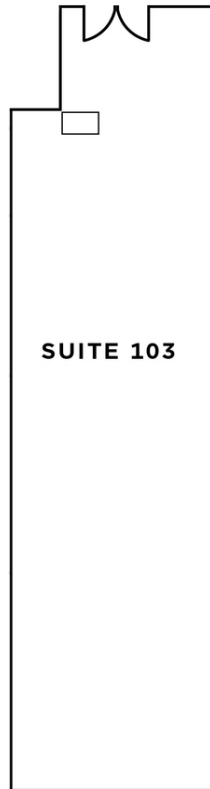


TENANTS / VACANCIES

SUITE 103 | 7,562 SF - VACANT

VACANCY FLOOR PLANS

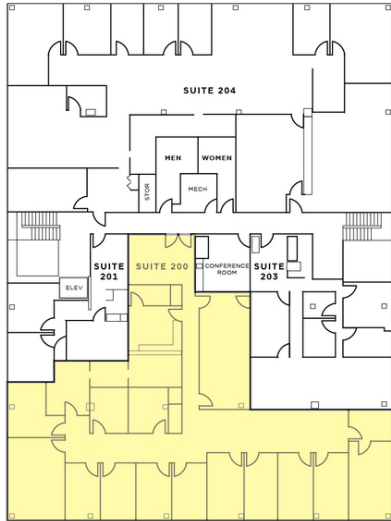
Suite 103 Floor Plan



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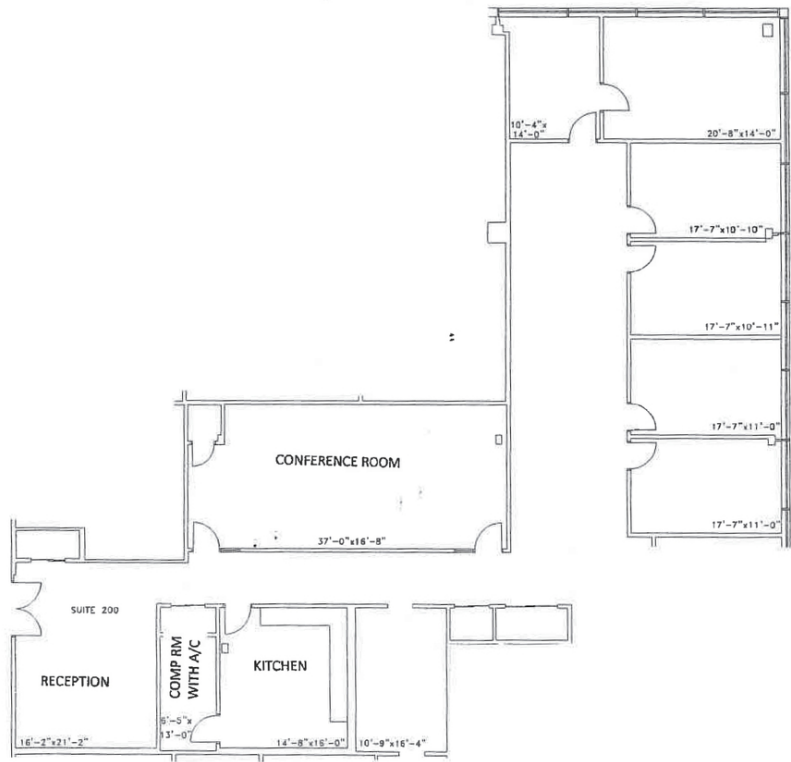


TENANTS / VACANCIES

SUITE 200 | 4,338 SF - VACANT

VACANCY FLOOR PLANS

Suite 200 Floor Plan

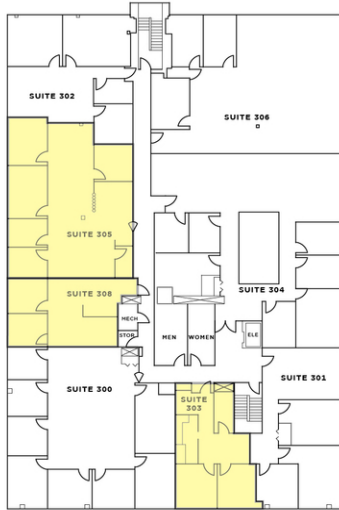


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1250 GROVE 3RD FLOOR PLAN

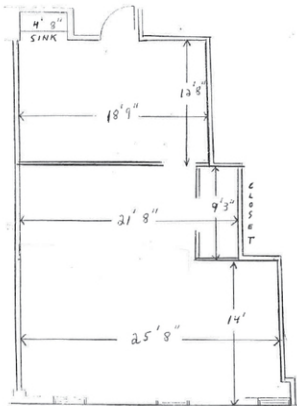


TENANTS / VACANCIES

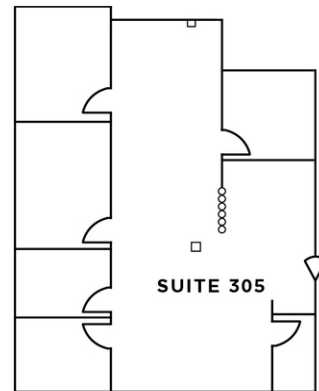
SUITE 303 1,046 SF - VACANT
SUITE 305 3,047 SF - VACANT
SUITE 308 1,667 SF - VACANT

VACANCY FLOOR PLANS

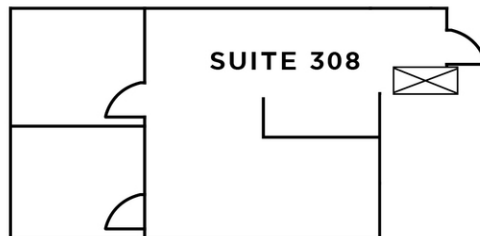
Suite 303 Floor Plan



Suite 305 Floor Plan



Suite 308 Floor Plan



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ADDITIONAL PHOTOS

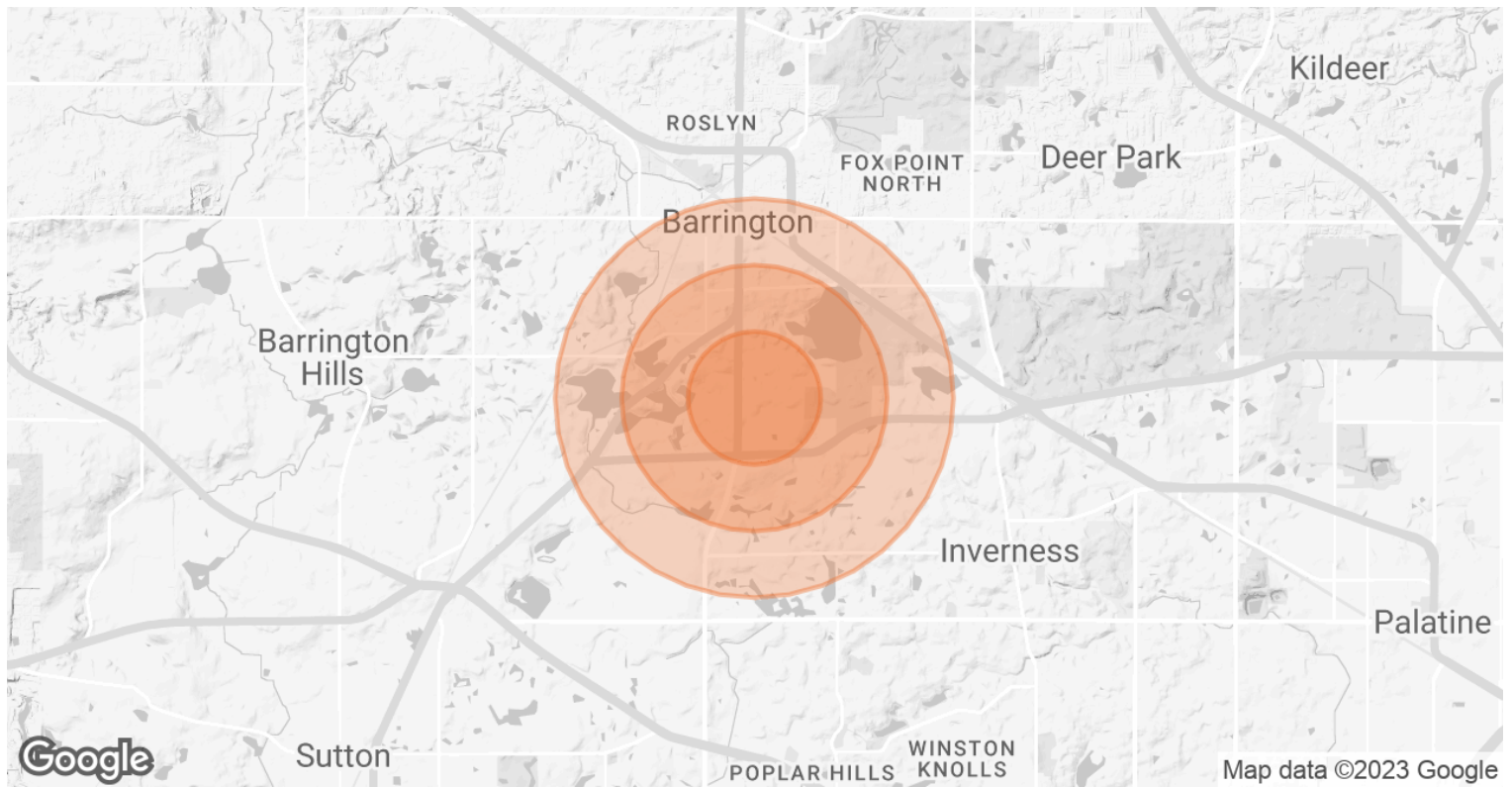


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	714	3,136	7,358
AVERAGE AGE	44.1	44.4	45.1
AVERAGE AGE (MALE)	44.2	44.4	44.8
AVERAGE AGE (FEMALE)	43.8	44.0	44.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	259	1,204	2,984
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$186,653	\$178,691	\$168,546
AVERAGE HOUSE VALUE	\$672,146	\$614,179	\$570,645

* Demographic data derived from 2020 ACS - US Census

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