

110 N. Brockway Street | Downtown Palatine, IL

A Class A, Transit-Oriented Mixed-Use Asset

\$5,040,000



100% Leased | Stabilized Mixed-Use Retail & Office Investment



Chicagoland
Commercial
REAL ESTATE

Leasing
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Tenant Advisory
Management

This Offering Memorandum has been prepared by Brockway RE Holding LLC to present the opportunity to acquire 110 N. Brockway Street, Palatine, Illinois (the "Property"). Information contained herein has been obtained from sources believed to be reliable; however, no representation or warranty is made as to the accuracy or completeness of such information. All financial projections are estimates only and are provided for illustrative purposes. Prospective purchasers should conduct their own independent investigation and rely solely on their findings. The Property is being offered for sale at an asking price of \$5,040,000.

Some Brokers of Chicagoland Commercial, Inc. have an indirect minority ownership interest in the property.

Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it

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Executive Summary

Brockway RE Holding LLC is pleased to present the opportunity to acquire 110 N. Brockway Street, a fully leased, Class A mixed-use asset located in the heart of Downtown Palatine, Illinois. Constructed in 2005, the Property was purpose-built as a long-term anchor for Palatine's downtown core and remains one of the most prominent station-adjacent commercial buildings along the Union Pacific Northwest Metra Line.

The three-story, approximately 30,000 square-foot above-grade building is 100% leased to a diversified mix of restaurant, financial, legal, and professional service tenants. The Property is anchored by Emmett's Brewing Co., a long-standing regional destination restaurant operating at the location since 2005, with upper-level tenancy comprised primarily of financial services, wealth management, and professional firms that value visibility, accessibility, and proximity to commuter rail.

Recent operating results support a normalized Net Operating Income of approximately \$403,516, reflecting full occupancy, disciplined expense management, non-recurring 2025 cost normalization, and improved property tax efficiency. The Property benefits from long-duration leases, staggered expirations, and minimal deferred maintenance, providing immediate income with limited operational risk.

Given its irreplaceable transit adjacency, Class A construction, and stabilized performance, ownership is offering the Property at pricing reflective of a 8% cap rate on normalized NOI. The offering presents an opportunity to acquire a best-in-class, transit-oriented asset at a basis well below replacement cost, with embedded upside through contractual rent escalations and long-term market growth.



Investment Highlights

1

Class A, Purpose-Built Downtown Asset

Constructed in 2005, the Property was designed as a legacy-grade mixed-use building and has been professionally maintained since delivery. The building features brick and steel construction, elevator service, modern mechanical systems, and efficient floorplates suitable for long-term institutional ownership.

2

Direct Metra Adjacency Along the UP-NW Line

The Property is located immediately adjacent to the Palatine Metra Station on the Union Pacific Northwest Line, providing direct commuter rail access to downtown Chicago and Arlington Heights. Assets of this scale and quality with true station-front positioning are scarce along the UP-NW corridor.

3

Stabilized Income with Embedded Upside

Normalized NOI of approximately \$403,516 reflects stabilized operations and full occupancy. A majority of leases are structured as gross or modified gross, positioning ownership to benefit from contractual rent escalations and incremental expense recoveries over time without the need for capital-intensive re-tenanting.

4

Diversified, Service-Oriented Tenant Mix

The tenant roster is primarily composed of financial services, legal, and professional firms, supplemented by a long-standing destination restaurant anchor. No single office tenant accounts for more than 13% of rentable area, limiting concentration risk and supporting durable cash flow.

5

Offered Below Replacement Cost

At the offering price, the Property is valued at approximately \$133 per square foot based on rentable area, materially below the cost to construct comparable Class A mixed-use product in today's environment. Replacement of a station-adjacent asset of this quality and scale would face significant cost, zoning, and entitlement barriers.

Together, these factors create a durable income platform with tangible near-term growth.

Property Overview

Constructed in 2005, 110 N. Brockway Street was developed as a permanent fixture within Palatine’s downtown environment and as part of the Village’s broader effort to establish a walkable, transit-oriented core. Unlike older suburban office product or adaptive reuse assets, the Property was purpose-built to modern standards with long-term durability, efficient systems, and institutional-quality construction in mind.

The building features brick and steel construction, elevator service, modern life-safety systems, and flexible floorplates that have consistently attracted professional tenants. Approximately 75% of the office suites have been refreshed within the past three to five years, contributing to strong tenant retention and limiting near-term capital requirements.

The ground floor is anchored by Emmett’s Brewing Co., which provides consistent foot traffic and long-term visibility, while the upper floors are occupied by professional office tenants that benefit from the Property’s transit adjacency and downtown setting. The Property further benefits from city-owned adjacent parking with secured owner parking rights, reducing ownership exposure to parking-related capital expenditures.

Asset Type	Multi-tenant retail + office
Size	±37,890 SF
Built	2005
Stories	Three + Full Basement
Construction	Masonry & Steel
Elevator	Yes
Zoning	B-2 Downtown Business/PUD
Parking	Deeded private + Adjacent public



Property Overview



Financial Overview

The Property generates approximately \$811,000 in projected annual gross income, supported by a diversified tenant roster, long-duration leases, and a stable base of professional office and service-oriented tenants.

Operating expenses are well controlled and consistent with the stewardship expected of a professionally maintained Class A mixed-use asset. Based on current lease structures and operating performance, the Property supports projected annual operating expenses of approximately \$407,700, inclusive of utilities, janitorial services, repairs and maintenance, management, insurance, and real estate taxes.

From an investment perspective, the Property combines durable cash flow with limited near-term capital requirements. The tenant base consists primarily of professional services, financial advisory firms, and office users that value proximity to commuter rail and the walkable downtown environment.

In addition to its current income profile, the Property benefits from contractual rent escalations embedded within several leases, providing incremental revenue growth over time. The combination of stable tenancy, staggered lease expirations, and transit-oriented positioning supports long-term demand for the Property's office and service-oriented tenancy.

Metric	Amount
Gross Income	\$811,235
Operating Expenses	(\$386,312)
Net Operating Income	\$424,923
Asking Price	\$5,040,000
Existing Cap Rate	8.4%

Expense Category	Annual Expense (\$)	Expense PSF (\$)
Real Estate Taxes 2025	\$183,173	\$4.85
Utilities (Electric, Gas, Water)	\$89,089	\$2.35
Janitorial & Building Services	\$32,887	\$0.87
Repairs, Maintenance & HVAC	\$30,243	\$0.80
Security / Fire Protection	\$14,522	\$0.38
Grounds & Exterior Maintenance	\$10,006	\$0.26
Insurance	\$4,562	\$0.12
Administrative	\$3,830	\$0.10
Property Management	\$18,000	\$0.48
Total Operating Expenses	\$386,312	\$10.21

Expense figures based on stabilized operations for 2026 YTD.

Tenant Summary

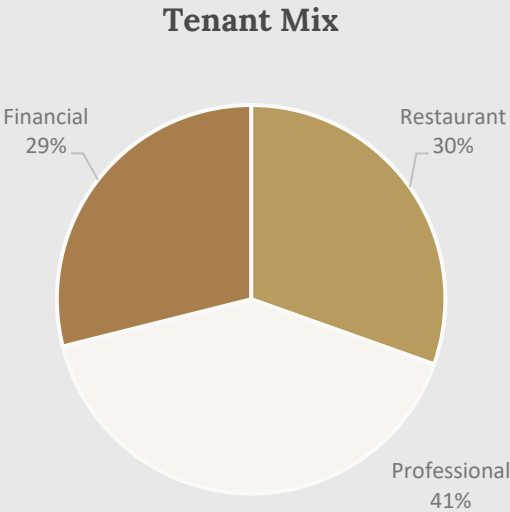
The Property is leased to a diversified and complementary mix of restaurant, financial, legal, and professional service tenants, providing durable income and limiting exposure to any single industry or business cycle. The tenant profile reflects service-oriented businesses that value professional image, accessibility, and proximity to commuter rail, rather than short-term incentives.

The ground floor is anchored by Emmett’s Brewing Co., a long-standing regional destination restaurant that has operated at the Property since 2005 and supports both daytime and evening activity. Upper-level tenancy is primarily comprised of financial services, wealth management, legal, and professional firms, many of which have demonstrated renewal behavior and long-term tenancy.

Lease expirations are staggered across the rent roll, and the weighted average lease term provides strong income visibility while allowing future re-trades at market rates. A majority of leases are structured as gross or modified gross, creating embedded NOI growth potential through contractual rent escalations and expense recoveries without requiring material capital investment.

Total Tenants	13
Occupancy	100%
Total Building Area	37,453 SF
Monthly Base Rent	\$51,944
Annual Base Rent	\$623,336

100% leased | No single office tenant > 13%



Tenant Roster & Rent Roll Summary

110 N. Brockway Street is fully leased to a diversified mix of restaurant, financial advisory, legal, and professional office tenants. The building currently maintains 100% occupancy with 16 tenants and a long track record of tenant retention in downtown Palatine. The tenant base is anchored by Emmett's Brewing Co., a long-standing restaurant destination in the community, and complemented by a strong roster of financial advisory firms, mortgage services, legal offices, and small professional tenants. Lease expirations are staggered over multiple years, with many tenants occupying the property through several renewal cycles.

Suite	Tenant	Use	SF	% GLA	Tenant Since	Lease Expiration	Monthly Base Rent	% of Income	Annual Base Rent
100	Emmett's PT, LLC	Restaurant	17,500*	46.65%	Nov-07	Dec-34	\$16,000	30.80%	\$192,000
110	Nitelite Promotions, Inc.	Office	906	2.41%	May-18	Feb-27	\$1,225	2.40%	\$14,700
200A	Assembled Products, Inc.	Office	475	1.27%	Sep-24	Sep-27	\$725	1.40%	\$8,700
200B-E	Kioxin, Inc.	Office	900	2.40%	Aug-24	Jul-27	\$2,100	4.00%	\$25,200
210	Wintrust Mortgage	Financial	2,338	6.23%	Jul-24	Jul-27	\$5,220	10.00%	\$62,636
220	Law Offices Richardson & Stermer	Legal	2,359	6.29%	Jan-20	Aug-30	\$4,782	9.20%	\$57,383
230	Kestra Private Wealth Services	Financial Advisory	1,759	4.69%	May-20	Jun-28	\$4,315	8.30%	\$51,783
240	Transpac USA, Inc.	Office	1,810	4.82%	Feb-22	Oct-27	\$3,567	6.90%	\$42,807
300	Mindcraft Enterprises, LLC	Office	4,913	13.10%	Mar-24	Oct-34	\$4,717	9.10%	\$56,610
320	Imperial Asset Management, LLC	Financial Advisory	1,610	4.29%	Jan-11	Jul-30	\$3,336	6.40%	\$40,029
330	DWM Financial Group, Inc.	Financial Advisory	983	2.62%	Oct-12	Dec-30	\$2,511	4.70%	\$30,132
340A	Edward Jones	Financial Advisory	1,192	3.18%	Jul-15	Oct-30	\$2,370	4.60%	\$28,434
344	Ethekos Consulting, Inc.	Consulting	708	1.89%	Jul-25	Aug-29	\$1,150	2.20%	\$13,800

*Restaurant area includes 8,300 SF restaurant + basement support space.

Tenant Roster

Representative Tenants at 110 N. Brockway Street



Edward Jones



TRANSPAC BRANDS



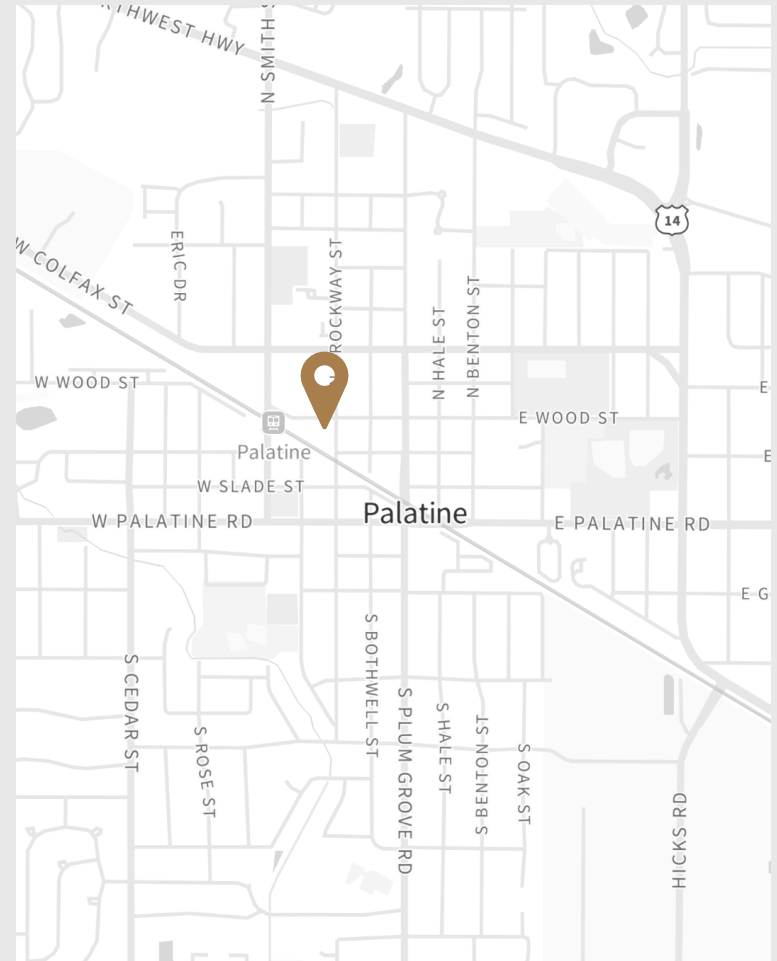
MARKET OVERVIEW

Palatine is a highly desirable northwest suburban community located approximately 30 miles from downtown Chicago. The Village benefits from direct access to the Union Pacific Northwest Metra Line, Interstate 90, and a strong regional employment base, supporting long-term demand for professional office and service-oriented tenancy.

Downtown Palatine has experienced sustained public and private investment, resulting in a walkable, transit-oriented environment that supports dining, professional services, and commuter-focused office demand. Properties directly adjacent to the Metra station represent a limited and highly sought-after subset of the local market.

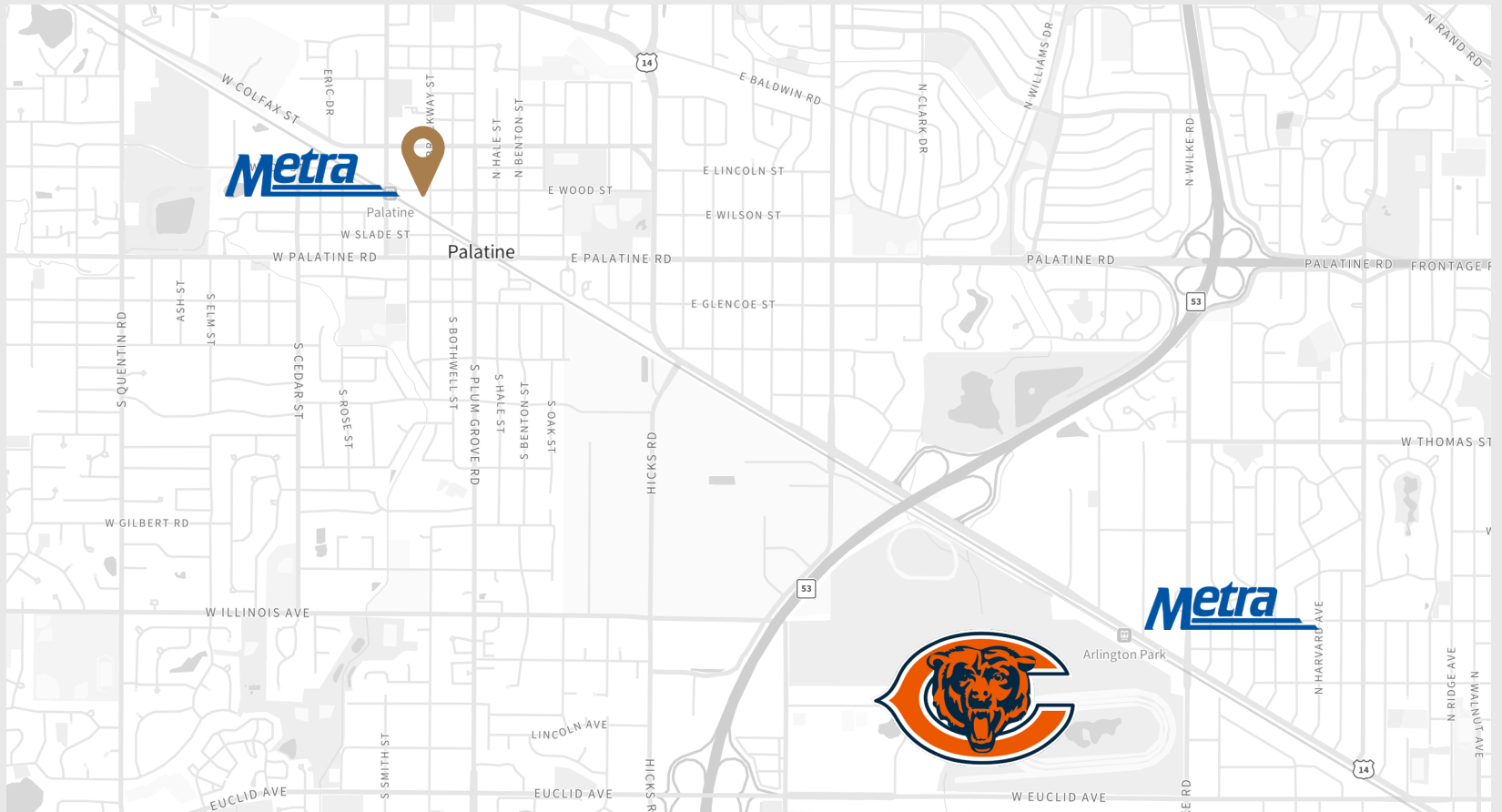
The Property is located one Metra stop from Arlington Heights, where the Chicago Bears have announced plans to pursue a new stadium and mixed-use redevelopment at the former Arlington Park Racetrack. While development timelines remain subject to approvals, the proposed project underscores the long-term significance of the northwest rail corridor and the strategic value of transit-adjacent assets along the UP-NW Line.

Radius	Population	Avg HH Income
3 Miles	55,000	\$117,000
5 Miles	164,000	\$123,000
10 Miles	558,000	\$142,000



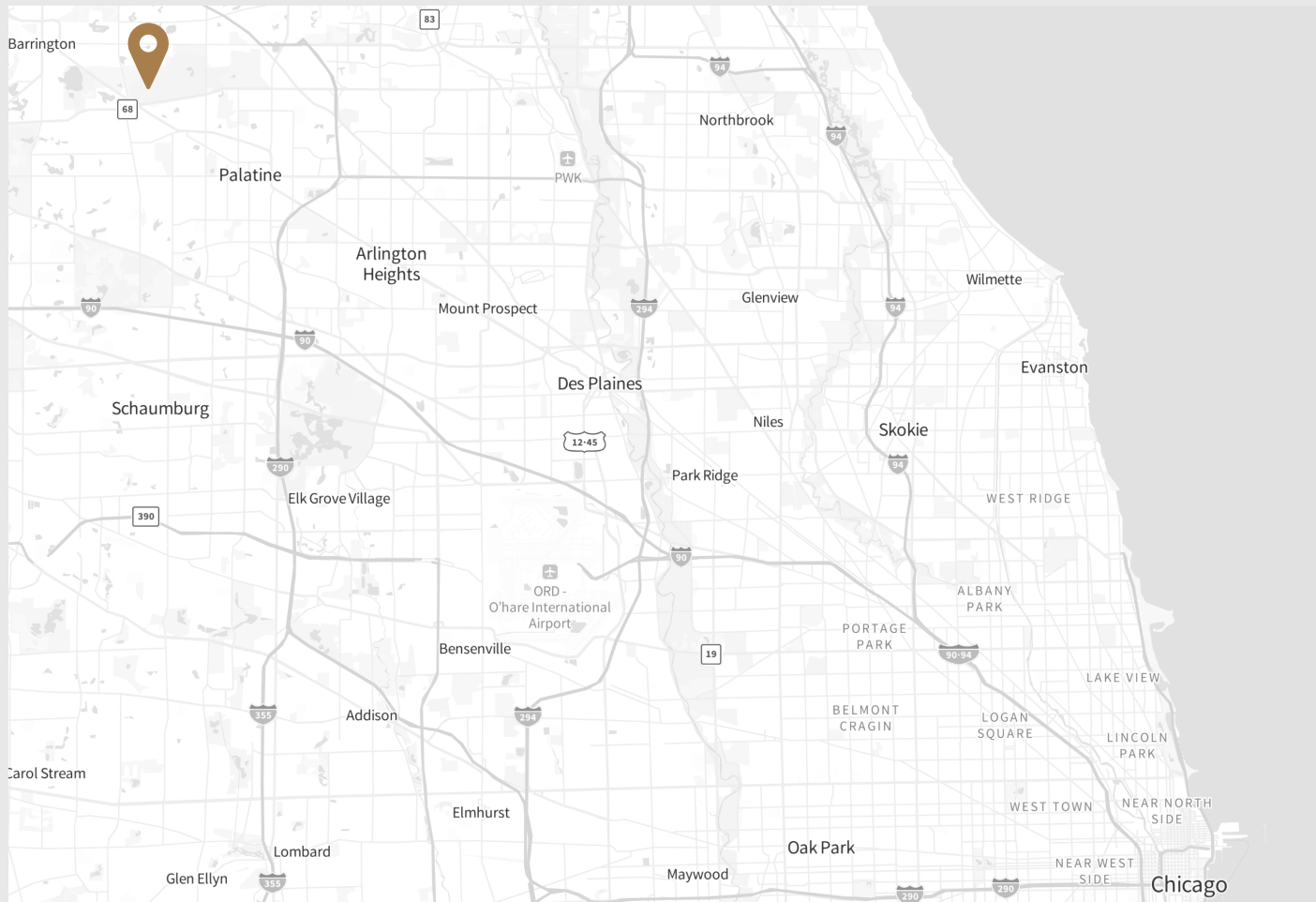
LOCATION & CONNECTIVITY

The Property is centrally located within Downtown Palatine, steps from the Metra station and surrounded by retail, dining, and municipal amenities. Direct rail access to Chicago and Arlington Heights enhances tenant appeal and supports long-term demand for service-oriented office and retail uses.



REGIONAL OVERVIEW

The northwest suburban corridor benefits from strong household incomes, established employment centers, and long-term commuter rail connectivity to downtown Chicago. Communities along the UP-NW Line continue to attract professional service firms and office users seeking accessibility, visibility, and proximity to transit-supported downtown environments.



OFFERING SUMMARY

110 N. Brockway Street represents an opportunity to acquire a stabilized, Class A mixed-use investment property located directly adjacent to the Palatine Metra Station along the Union Pacific Northwest commuter rail line.

Constructed in 2005, the Property was purpose-built as a permanent component of Palatine’s downtown core and has been professionally maintained since completion. The building is currently 100% leased to sixteen tenants, including a long-standing destination restaurant and a diverse roster of financial advisory firms, professional offices, and service-oriented businesses.

Based on current operations and projected 2026 performance, the Property generates approximately \$811,235 in annual gross income and supports Net Operating Income of approximately \$403,516. At the asking price of \$5,040,000, the offering reflects an implied capitalization rate of approximately 8%. The Property’s location immediately adjacent to the Metra station provides a durable competitive advantage within the northwest suburban office corridor, supporting consistent demand from professional service tenants seeking accessibility and visibility within a walkable downtown environment.

With a diversified tenant roster, staggered lease expirations, and limited near-term capital requirements, the offering presents investors with an opportunity to acquire a well-maintained transit-oriented asset providing stable in-place income and long-term ownership potential.

Ownership intends to evaluate offers based on price, certainty of execution, and timing.

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Property Address	110 N. Brockway Street, Palatine, Illinois
Asset Type	Multi-Tenant Retail & Office
Building Size	±37,890 SF
Occupancy	100%
Net Operating Income	\$403,516
Asking Price	\$5,040,000
Implied Cap Rate	8%
Price per SF	\$133
Ownership	Fee Simple
Target Closing	Mid-2026

