

MCLEAN EXECUTIVE CENTER

ELGIN, IL



OFFERING MEMORANDUM

MCLEAN EXECUTIVE CENTER

ELGIN, IL

Investment Overview



INVESTMENT HIGHLIGHTS

Flexible Design That Can Be Easily Demised

Green Building Design Features and Materials Used In Construction

Low Kane County Taxes

Located In Close Proximity To Restaurants, Shopping and Entertainment

Excellent Access To Interstate 90, Route 20 and Randall Road

End Users Can Potentially Receive 90% Loan Through SBA Programs

US National Realty is pleased to present this office and condominium property offering in Elgin, Illinois.

The property was designed for multi-tenant office use, though it was last used as a single-tenant facility. This award winning location was maintained and improved to a high standard of fit and finish being as how the office of DLA Architects built the facility to reflect their design competency to their customers that visited the site. The building has many green and energy efficient features integrated into the design and those benefits will be passed along to any future businesses that occupy the space and make it a more desirable property to occupy or lease for potential tenants than its local competition. Also an owner occupied investor could acquire the site with attractive SBA loan programs that allow very low down payment amounts and attractive low interest rates where they can also wrap the cost of improvements into the loan which greatly helps in making it a low barrier to entry investment.

Currently the property owner will consider selling or leasing the space.

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PROPERTY DESCRIPTION



The location of the subject property is on McLean Boulevard; one of Elgin's busiest thoroughfares located in the Interstate 90 Kane submarket that has an extremely active office market. With visibility and excellent access to Interstate 90, it is conveniently located about 30 minutes west of the recently expanded O'Hare International Airport and within one mile from the new Sherman Hospital being completed this year. The new hospital has drawn a steady stream of new businesses to the area and the property will see the benefits of that for years to come.

The facility is within walking distance to restaurants, shopping, entertainment and recently revitalized downtown Elgin. Any business occupying this space benefits from all the amenities that Elgin has to offer—especially as the eighth largest city in the state of Illinois with a population of approximately 100,000 residents.

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Property Features



CONSTRUCTION

Headquarter Office With Excellent Curb Appeal

Flexible Floor Plan Design

Flow Through Window System

Burmed Exterior For High Efficiency

Green Building Features and an Award Winning Property

PROPERTY DESCRIPTION

FEATURES

Architecturally Fit Area

Seven Zone HVAC System

Burmed Exterior For High Efficiency Insulation

Ample Parking



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Property Summary



PROPERTY DESCRIPTION

THE OFFERING

Property	McLean Executive Center
Property Address	462 North McLean Elgin, IL 60123
Property Type	Office
Assessor's Parcel Number	06-10-378-176 & 177

SITE DESCRIPTION

Parcel Size	29,000 SF
Type of Ownership	Fee Simple
Rentable Square Feet	7,075
Floor Area Ratio (FAR)	.29
Zoning	Residential Business
Parking	36 Committed Stalls
Parking Ratio	4/1000 Square Feet
Landscaping	Yes
Topography	Flat
Street Frontage	200-Foot Frontage on McLean
Cross Street	Plymouth
Traffic Counts (Vehicles per Day)	13900 Views-Per-Day
Highway Access	Within One Mile of Route 20
Land for Additional Development	None

CONSTRUCTION

Year Built	1994
Construction Type	Frame and Masonry
Number of Floors	1
Number of Suites	2
Floor Plate Size	2000 / 3500
Exterior Walls	Cedar Panels
Roof	Asphalt Shingle
Foundation	Slab on Grade
Parking Surface	Asphalt

MECHANICAL

Elevator	None
Fire Protection	None
HVAC	Central Air/Seven Zones and AC
Utilities	Yes
Plumbing	Yes

INTERIOR DETAIL

Walls	Sheetrock Panel
Ceilings	Drop Panel
Floor Coverings	Carpet and Tile
Rest Rooms	Men and Women's
Corridors	Carpet
Hallway Width	Varies

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Property Photos

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Property Photos

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Property Green Attributes



January 12, 2011

The McLean Executive Center, Building B
DLA Architects Ltd. Corporate Offices
462 North McLean Boulevard
Elgin, IL 60123

The former corporate offices of the award-winning architectural firm Dahlquist and Lutzow Architects, Ltd. (DLA Architects, Ltd.) is Phase 2 of the McLean Executive Center development – both buildings having been designed by Dahlquist and Lutzow Architects. Its location on McLean Boulevard allows for convenient access to other areas of Elgin as well as regional arterial roads.

The one-story cedar sided building with a gable roof was designed to provide for the needs of contemporary office space, while at the same time being sensitive to the architectural scale of the neighboring buildings. The entry portico provides a sheltered waiting area for staff and guests. Being one-story, universal access is convenient from the adjacent parking.

Although subdued in terms of architectural expression, the building is a powerful example of Green and Sustainable design.

The building has been oriented to reduce the solar heat gain from the south and west. Existing landscaping and roof overhangs reduce solar infiltration during the summer, reducing the air conditioning load. The continuous landscape screen along the north side of the building provides privacy and a relaxing natural view, while at the same time shielding the north façade from the prevailing cold north and northwest winds. The deciduous trees on the south side of the building protect the interior from solar heat gain in the summer; while in the winter when they drop their leaves, encourage solar heat gain to reduce heating loads.

The building itself has integrated many energy saving features, translating into a reduction in operating costs. The Foyer is actually an air lock Vestibule, providing a transition which reduces heat and cold from the outside transferring into each of the two units. The exterior wall is bermed to the window sill allowing for the earth, itself, to provide additional insulation. The building is banded with operable insulated windows, providing views from all of the offices. During the temperate seasons, the operable windows reduce the need for heating and air conditioning – reducing energy costs. By providing daylighting to the offices, much of the day the use of the fluorescent lighting is not necessary, further reducing the energy costs. Occupancy sensors in the Toilet Rooms turn off the lights when the rooms are not in use.

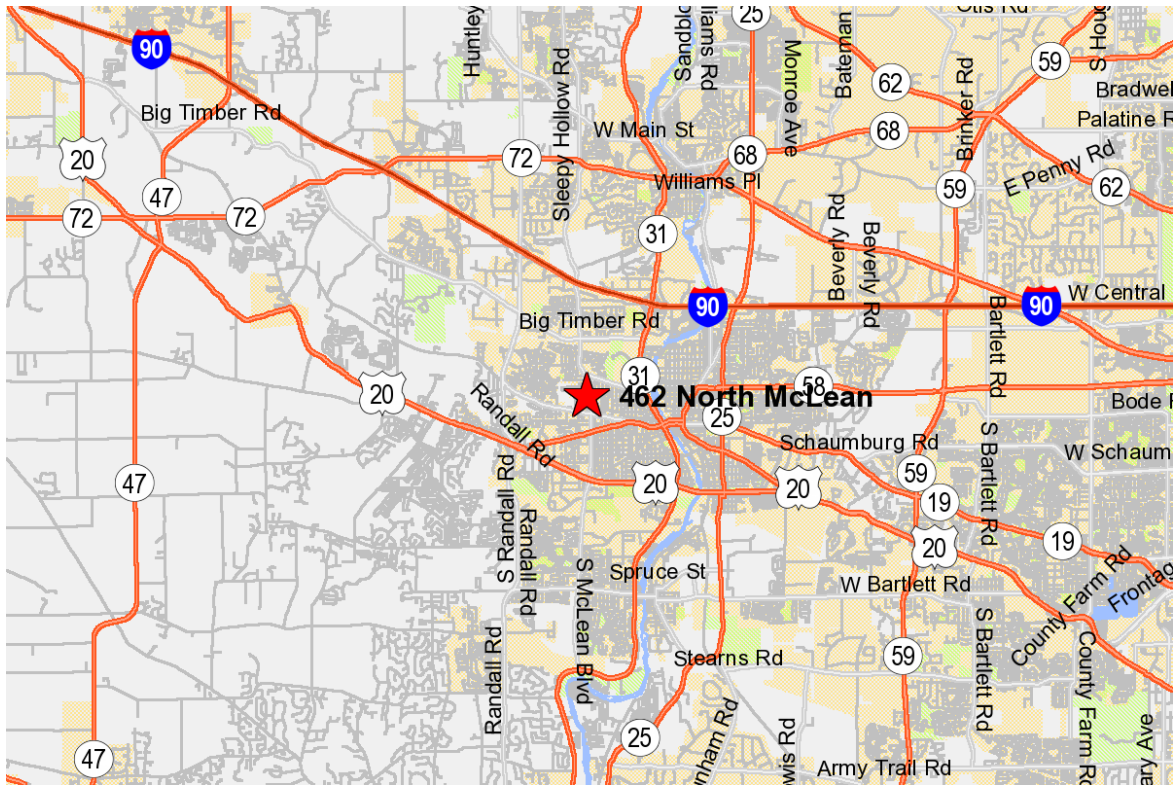
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Area Maps



LOCAL MAP



REGIONAL MAP

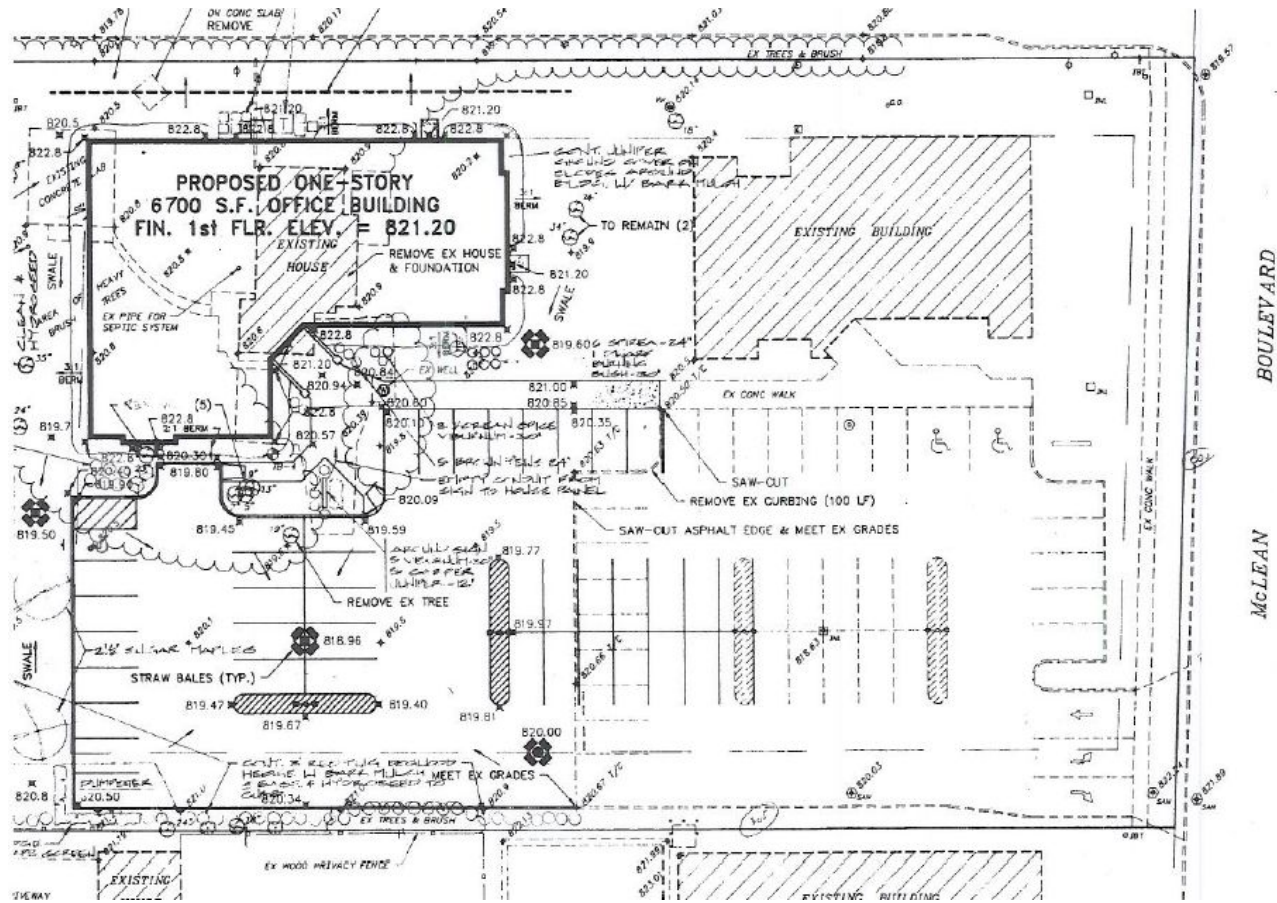
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Site Plan



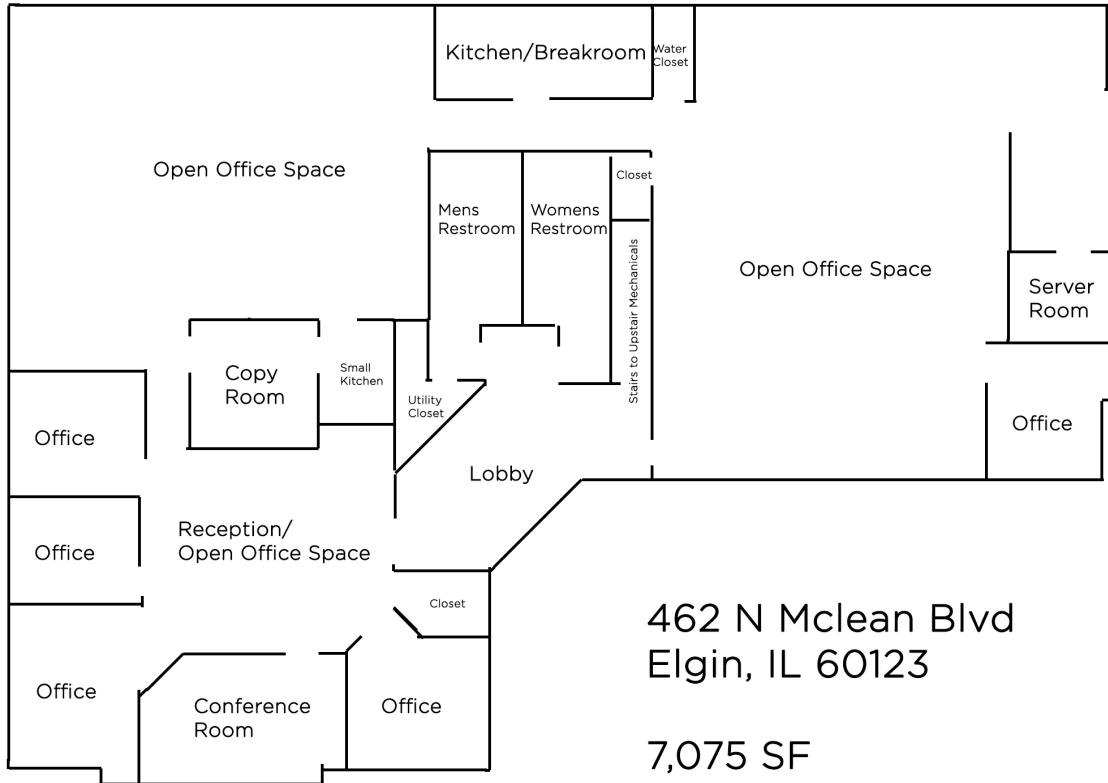
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Floor Plans

PROPERTY DESCRIPTION



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Chicago

MARKET HIGHLIGHTS

Third-largest metropolitan area in the United States

- The Chicago MSA population trails only New York and Los Angeles.

Largest, most diverse employment base in the nation

- Chicago's work force of 4.6 million is employed in a vast array of industries.

Wealth of intellectual capital

- The number of corporate headquarters in Chicago is second only to New York.

Most affordable cosmopolitan city in the nation

- Chicago's cost of living is 30 percent less than New York and San Francisco.



GEOGRAPHY

The greater Chicagoland area, bounded to the east by Lake Michigan, expands over a 5,000-square mile region in northeastern Illinois. The greatest growth in the Chicago MSA over the past 20 years has been in the western region of the metropolis. This area, with its flat terrain and fertile soil, has historically been dominated by agricultural uses. Year after year, developers continue to acquire this farmland and convert it to commercial and residential uses.



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Demographic Report

	1 Miles:	3 Miles:	5 Miles:
1990 Population	13,079	69,800	106,294
2000 Population	14,280	81,713	136,310
2010 Population	15,416	93,033	170,934
2015 Population	15,902	99,521	189,748
1990 Households	4,809	24,343	36,702
2000 Households	5,022	27,097	46,258
2010 Households	5,298	30,267	57,062
2015 Households	5,388	32,055	62,586
2010 Average Household Size	2.85	3.01	2.96
2010 Daytime Population	5,278	45,399	73,647
1990 Median Housing Value	\$101,560	\$97,100	\$104,901
2000 Median Housing Value	\$145,830	\$141,069	\$153,336
2000 Owner Occupied Housing Units	67.7%	66.2%	73.3%
2000 Renter Occupied Housing Units	29.5%	30.3%	23.6%
2000 Vacant	2.78%	3.54%	3.05%
2010 Owner Occupied Housing Units	66.0%	66.3%	74.2%
2010 Renter Occupied Housing Units	30.2%	29.1%	21.1%
2010 Vacant	3.80%	4.67%	4.71%
2015 Owner Occupied Housing Units	65.3%	65.9%	74.4%
2015 Renter Occupied Housing Units	30.9%	29.4%	20.9%
2015 Vacant	3.81%	4.68%	4.69%
\$ 0 - \$ 14,999	6.5%	7.9%	6.1%
\$ 15,000 - \$24,999	9.2%	8.3%	6.4%
\$ 25,000 - \$34,999	10.6%	10.1%	8.2%
\$ 35,000 - \$49,999	17.2%	14.3%	12.6%
\$ 50,000 - \$74,999	20.2%	22.2%	21.9%
\$ 75,000 - \$99,999	15.6%	16.0%	16.9%
\$100,000 - \$124,999	9.1%	9.2%	11.3%
\$125,000 - \$149,999	5.9%	5.3%	6.5%
\$150,000 - \$200,000	3.9%	3.6%	5.6%
\$200,000 to \$249,999	0.8%	1.1%	1.8%
\$250,000 +	0.9%	2.1%	2.8%
Median Household Income	\$56,126	\$59,467	\$69,026
Per Capita Income	\$24,662	\$24,742	\$28,537
Average Household Income	\$66,633	\$73,300	\$84,049

DEMOGRAPHIC ANALYSIS

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Summary Report

Geography: 5 Miles

Population

In 2010, the population in your selected geography is 170,934. The population has changed by 25.40% since 2000. It is estimated that the population in your area will be 189,748 five years from now, which represents a change of 11.01% from the current year. The current population is 50.33% male and 49.67% female. The median age of the population in your area is 32.8, compare this to the US average which is 37.1. The population density in your area is 2,176.40 people per square mile.

Households

There are currently 57,062 households in your selected geography. The number of households has changed by 23.35% since 2000. It is estimated that the number of households in your area will be 62,586 five years from now, which represents a change of 9.68% from the current year. The average household size in your area is 2.96 persons.

Income

In 2010, the median household income for your selected geography is \$69,026, compare this to the \$US average which is currently \$51,517. The median household income for your area has changed by 18.25% since 2000. It is estimated that the median household income in your area will be \$73,394 five years from now, which represents a change of 6.33% from the current year.

The current year per capita income in your area is \$28,537, compare this to the \$US average, which is \$27,867. The current year average household income in your area is \$84,049, compare this to the \$US average which is \$72,148.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 72.42% White, 6.27% Black, 0.25% Native American and 6.28% Asian/Pacific Islander. Compare these to US% averages which are: 73.52% White, 12.42% Black, 0.76% Native American and 4.60% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 30.27% of the current year population in your selected area. Compare this to the US% average of 15.45%.

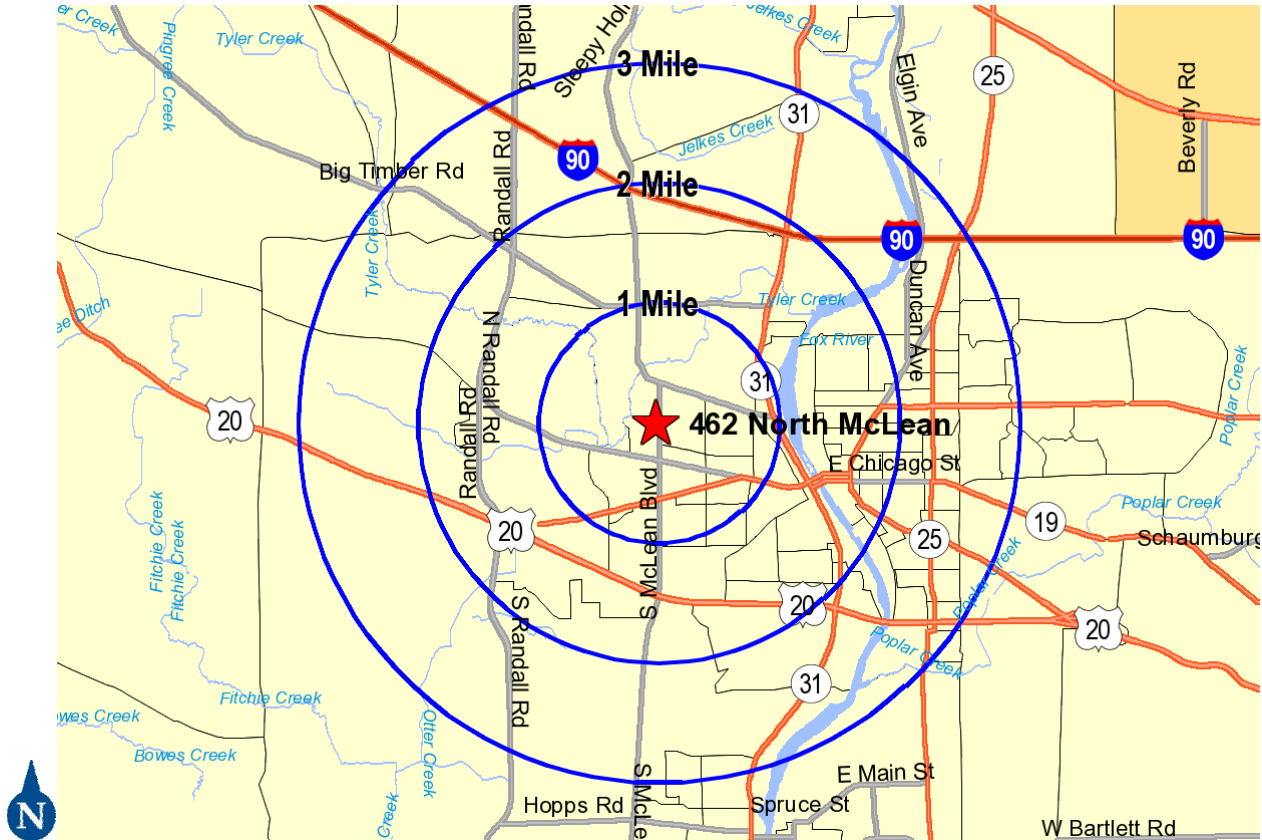
Housing

The median housing value in your area was \$153,336 in 2000, compare this to the \$US average of \$115,194 for the same year. In 2000, there were 34,992 owner occupied housing units in your area and there were 11,266 renter occupied housing units in your area. The median rent at the time was \$631.

Employment

In 2010, there are 73,647 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 58.3% of employees are employed in white-collar occupations in this geography, and 41.7% are employed in blue-collar occupations. In 2010, unemployment in this area is 9.16%. In 2000, the median time traveled to work was 22.9 minutes.

Population Density

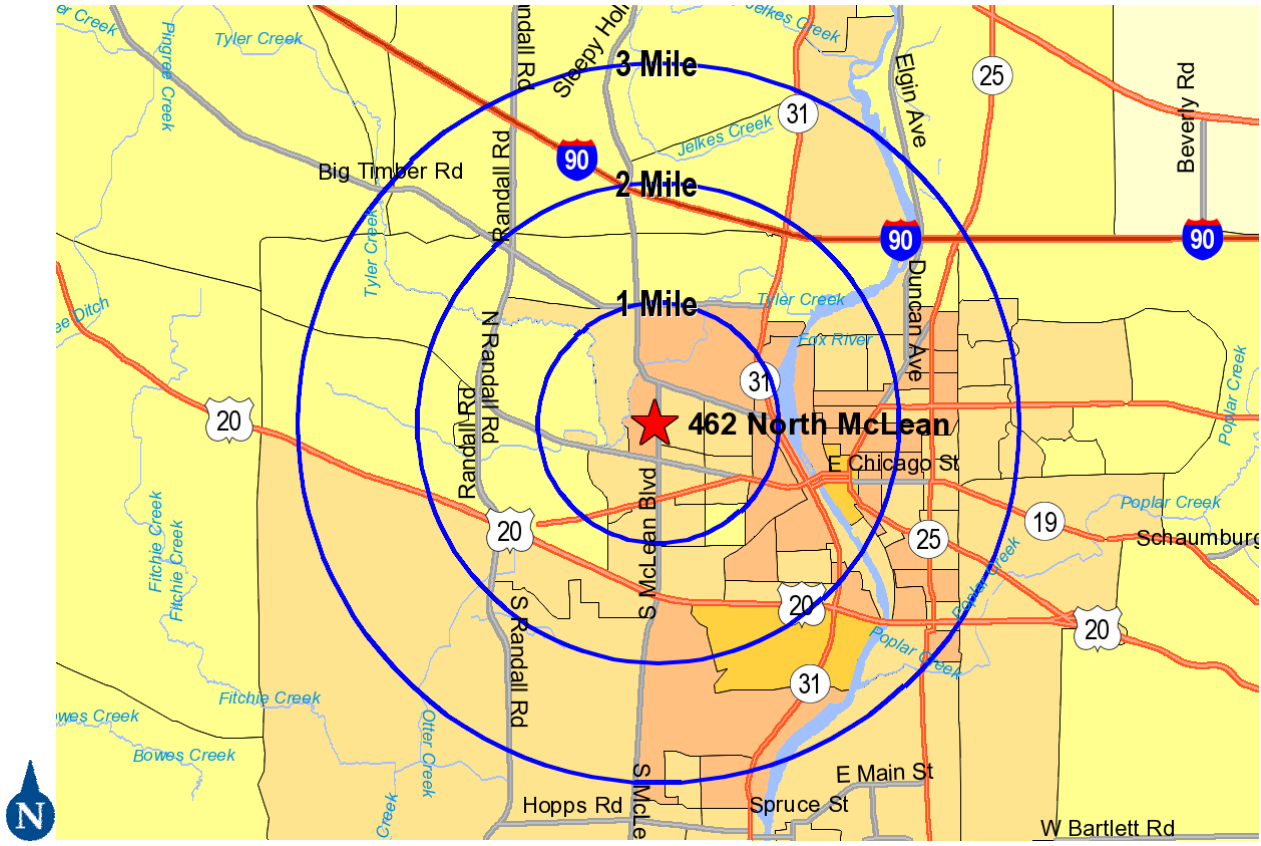


Population Density

Theme	Low	High
High	172	or more
Above Average	108	172
Average	68	108
Below Average	43	68
Low	less than	43

Number of people living in a given area per square mile.

Average Household Income



Demographic data © 2008 by Experian/ Applied Geographic Solutions.

Average Household Income

Theme	Low	High
High	\$144,296	or more
Above Average	\$90,901	\$144,296
Average	\$57,264	\$90,901
Below Average	\$36,074	\$57,264
Low	less than	\$36,074

Average income of all the people 15 years and older occupying a single housing unit.