

# Office Building For Sale

121 W. Lincoln Hwy - DeKalb

**\$1,300,000**



*For More Information,  
Please Contact:*

**Mike Carpenter, CCIM**  
**Managing Broker**  
[mcarpenter@rvgcommercial.com](mailto:mcarpenter@rvgcommercial.com)  
**815.754.5101**

- ◆ 15,242 Square Feet
- ◆ 1 Acre +/-
- ◆ 20 Private Offices
- ◆ Conference Room/Community Room/Training Room
- ◆ Break Room
- ◆ Reception Area
- ◆ Beautifully Finished Office Space
- ◆ Server Room
- ◆ 2 Multi-Fixtured Restrooms
- ◆ Open Bullpen Area for Cubicles
- ◆ Rubber Membrane Roof w/ Warranty
- ◆ Ample Parking



Real Valuation Group

Commercial Real Estate Services

[rvgcommercial.com](http://rvgcommercial.com)

**1731 DeKalb Avenue**  
**Sycamore, IL 60178**  
**815.754.4000**

# Property Layout & Exterior



# Area Information

## Demographics

	3 Miles	5 Miles	10 Miles
2025 Total Population	41,336	54,389	72,676
2025 Households	16,423	21,880	29,271
2025 Median Household Income	\$55,734	\$61,774	\$67,215
2024 Median Age	29.1	31.3	33.4

## Transportation

State Highways	IL 38, IL 64, IL 23, IL 47
Interstate Highways	I-88, I-39, I-90
Airports	O'Hare Airport (59.9 Miles), Midway Airport (65.2 Miles), Chicago/Rockford International Airport (37.1 Miles), DeKalb Taylor Municipal Airport (2.4 Miles)

## Town Information

As the western anchor to the booming I-88 Corridor, DeKalb, Illinois is only a little more than an hour from both downtown Chicago and O'Hare International Airport.

Despite its proximity to the Chicago region, DeKalb remains apart and maintains its own unique character as a thriving community with both urban and rural roots.

DeKalb has a history and culture of innovation and captures the spirit of days gone by in a variety of ways while embracing the future. From historic landmarks to new and remodeled facilities, there is much to explore and enjoy in this vibrant northern Illinois destination boasting historical architectural gems, national and local entertainment, as well as abundant shopping, dining and award-winning recreation.

Originally known as the "Barb City", where barbed wire was invented, the City of DeKalb has evolved from a primarily manufacturing and agribusiness town to a community which is recognized for its commitment to economic and environmental sustainability, a variety of cultural and entertainment opportunities, and regional leadership in educational and medical resources. These are the primary reasons why DeKalb has steadily grown to a full-service community of about 43,000.

As the home to Northern Illinois University, the DeKalb area offers a unique environment that complements and enhances the lifestyle of DeKalb residents and visitors. Excellent educational partnership offerings between Kishwaukee College, NIU, and DeKalb High School provide a full range of career paths. In addition, a full-service Chamber of Commerce, Convention and Visitors Bureau, and County Economic Development Corporation are working together to grow our community.

# Exterior Property Photos



# Interior Property Photos



# Interior Property Photos (Cont'd)

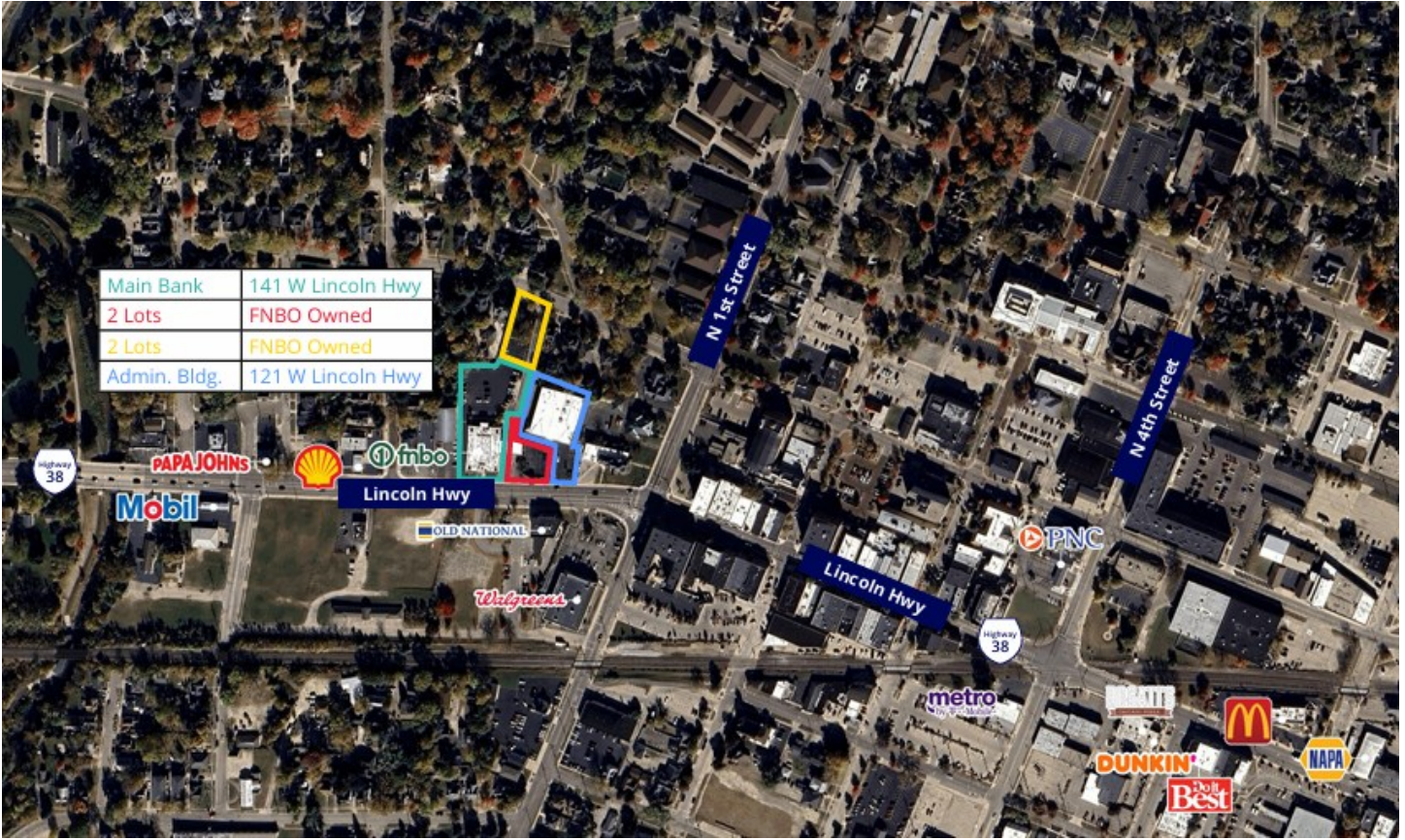


# Interior Property Photos (Cont'd)





# Far Aerial



# Surrounding Area

