

# OFFICE SPACE FOR LEASE



**CALL FOR  
PRICING!**

**1640 CAPITAL ST,  
ELGIN, IL 60124**

## KEY FEATURES:

- 4,270 SF total (divisible) – flexible configurations.
- Prime location at the I-90 & Randall Rd interchange.
- Class B office building built in 2006 with high-end finishes.
- Two interconnected units with a dividing door – lease entire space or individual units.
- Comfort-focused amenities: Central air conditioning & heating.
- Security-ready: Monitored alarm system, fire extinguishers, wet sprinklers.
- Ample parking for staff and clients.

## PROPERTY DETAILS:

- Single-story building with easy access.
- Zoning: Office use.
- Lot Size: 5.90 acres.
- Accessibility: High visibility and effortless access from I-90.
- Built: 2006 with professional-grade finishes.

## PERFECT FOR:

- Professional services
- Medical practices
- Corporate offices
- Tech companies
- **AND MORE!**

**Aurica Burduja**

773-983-9365

aurica@xhomesrealty.com

**Mihaela Gradinari**

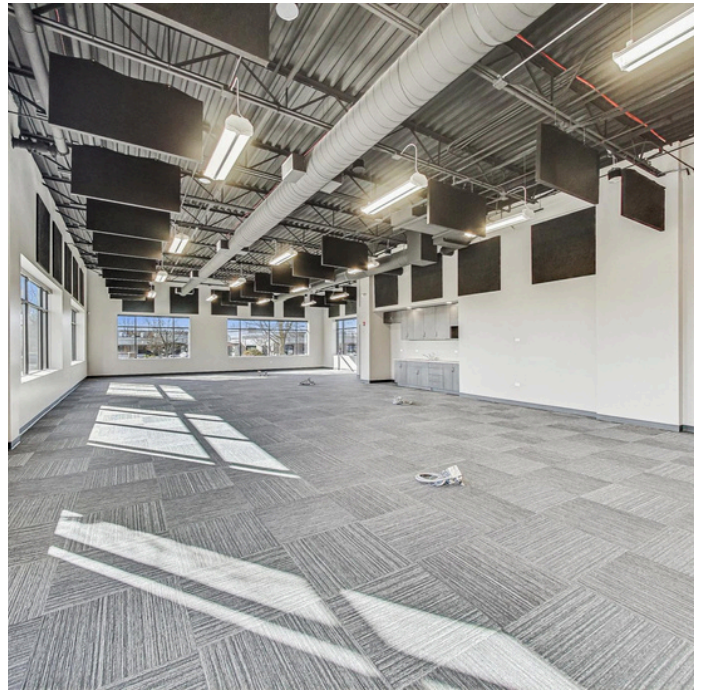
224-464-2444

mihaela.gradinari@yahoo.com



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GALLERY



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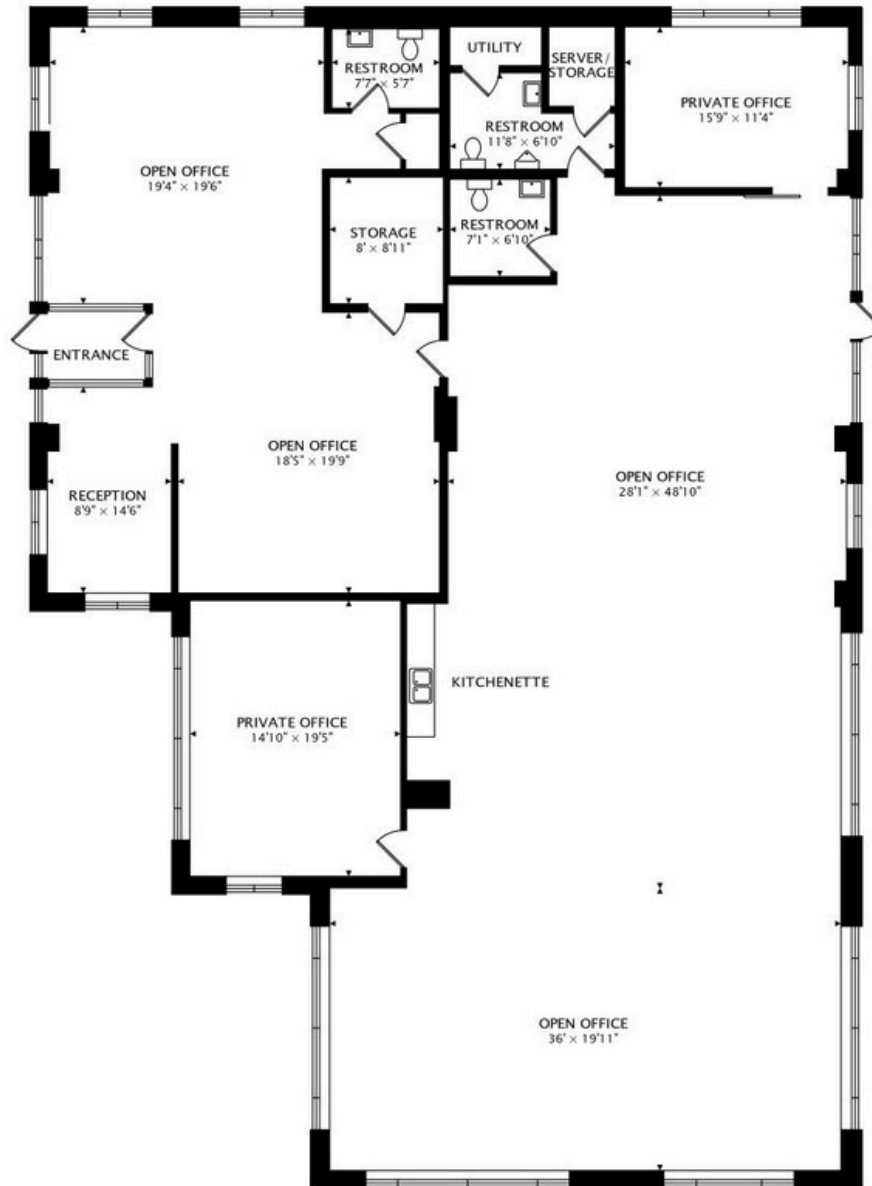
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## FLOOR PLAN



4270 sq ft

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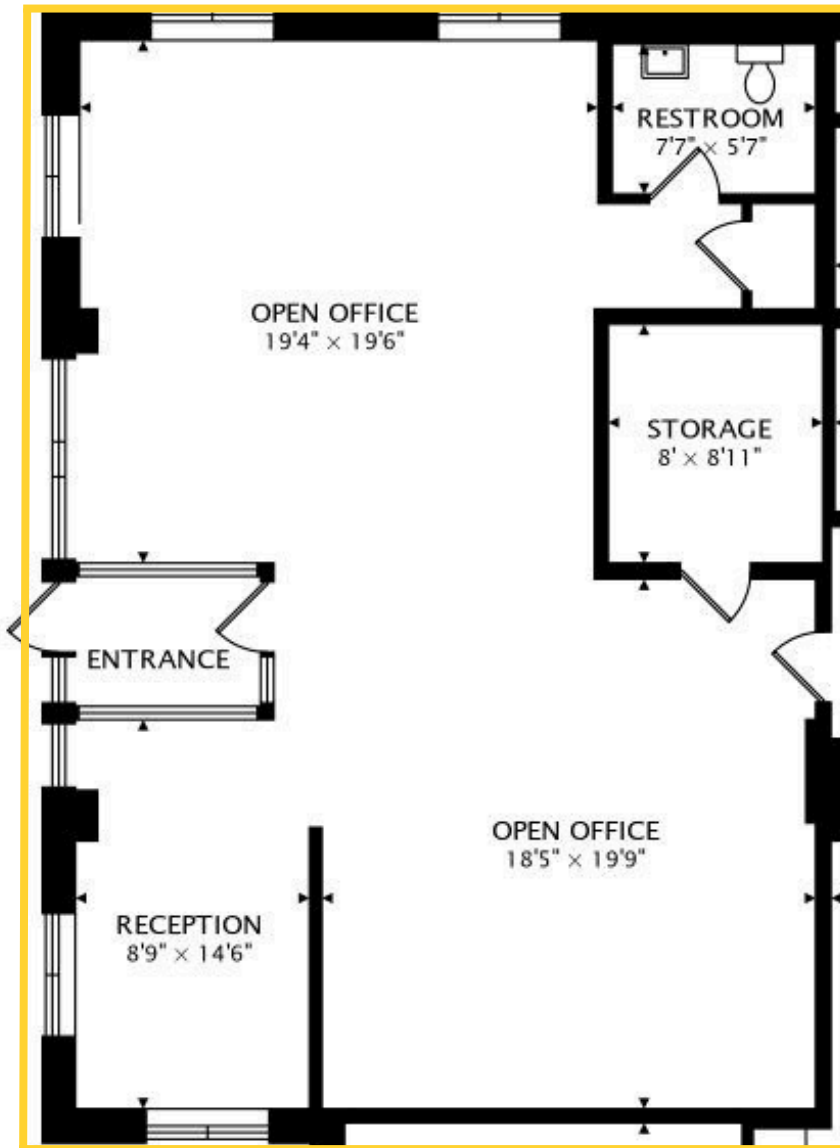
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## LEASING OPTIONS



- **Option A:** Approx. 987 sq. ft.

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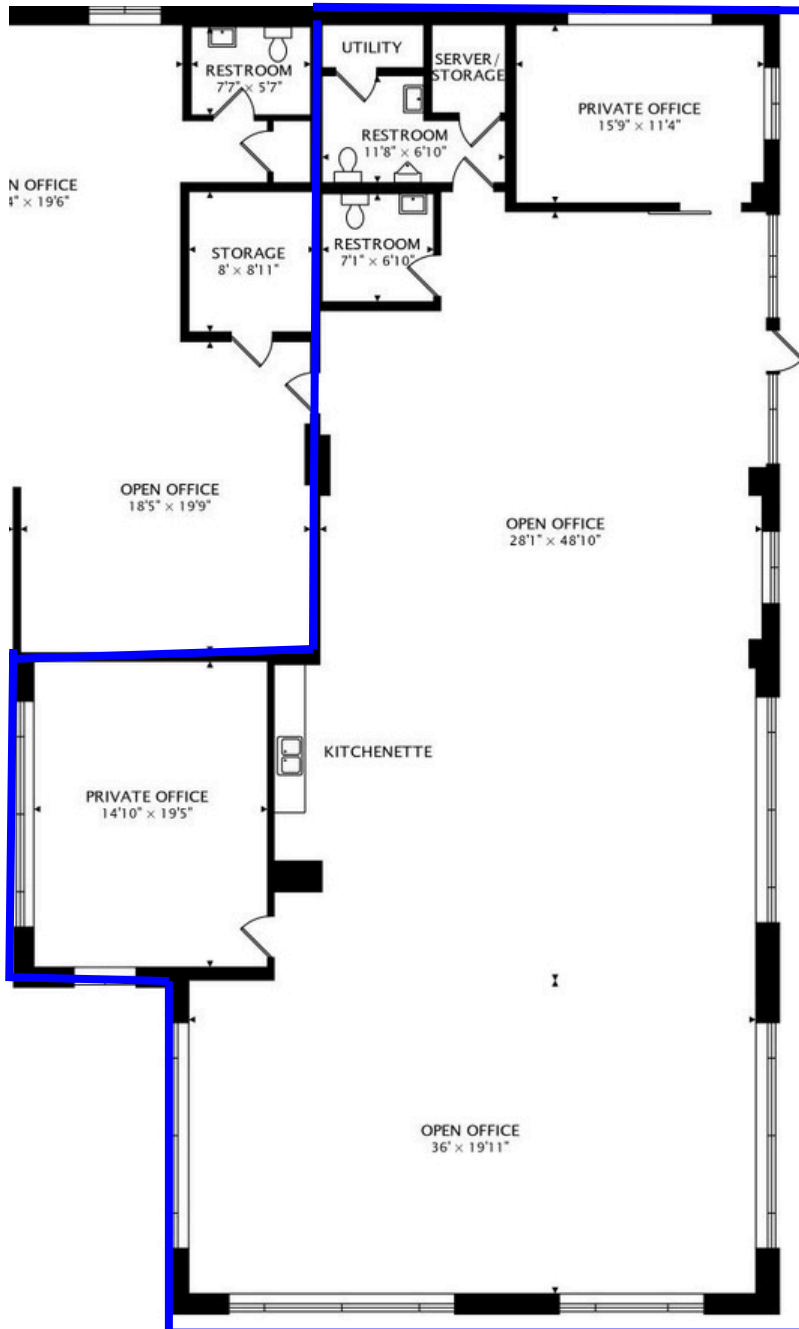
224-464-2444

mihaela.gradinari@yahoo.com



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## LEASING OPTIONS



- **Option B:** Approx. 2,611 sq. ft.

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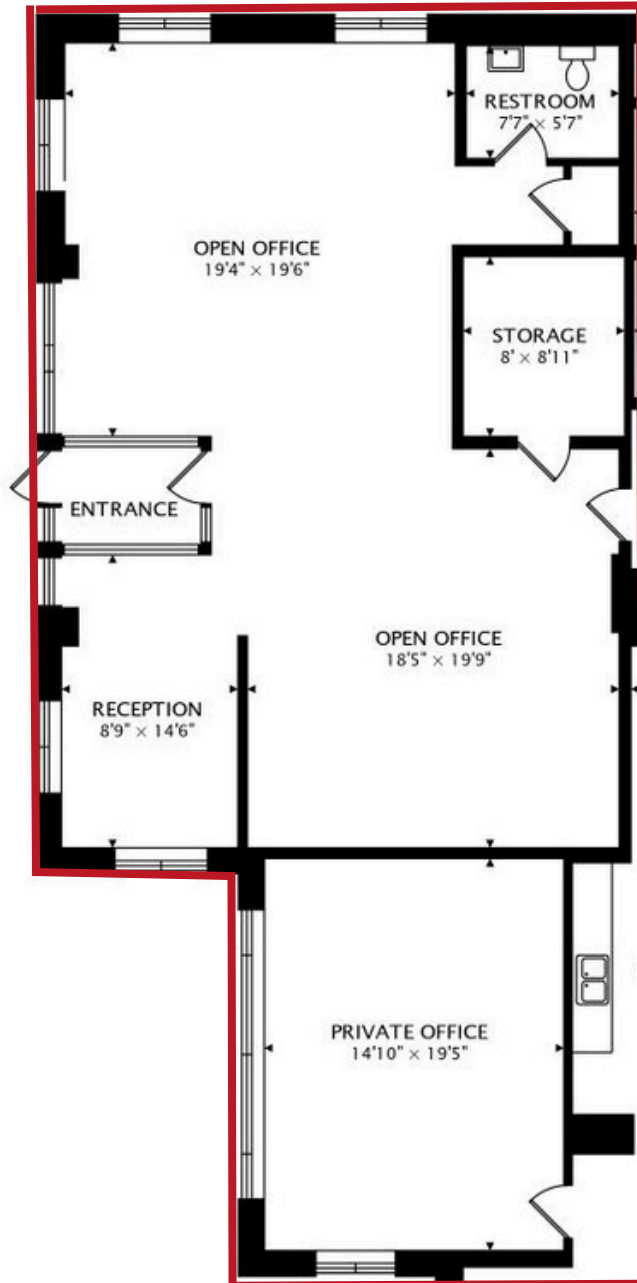
224-464-2444

mihaela.gradinari@yahoo.com



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## LEASING OPTIONS



- **Option C:** Approx. 1,262 sq. ft.

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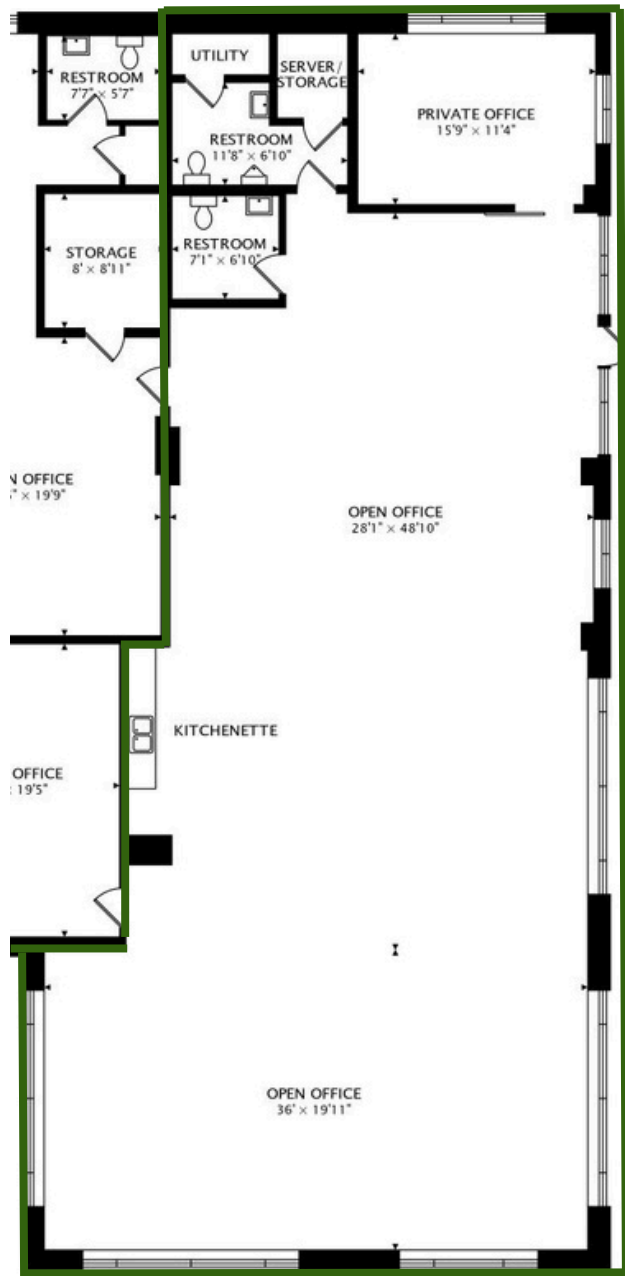
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## LEASING OPTIONS



4270 sq ft

- **Option D:** Approx. 2,336 sq. ft.

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## MAP VIEW



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