



1531 GROVE AVE, UNIT 206

Office Building

Barrington, IL



2,145 SF HIGH-END OFFICE CONDO



presented by
Your SVN Suburban
NEXT LEVEL TEAM

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TERMS & CONDITIONS

THE CONDO ASSOCIATION

The property is professionally managed by Northwest Property Management Corporation to streamline property operations and enhance tenant experiences. The association is located in Crystal Lake, IL and handles snowplowing, landscaping, roof and facade repairs, common area utilities, management, parking lot repair, waste removal, common area janitorial and more

TOURS

Property/market tours will be available by request. Do not disturb the existing Tenant. All tours will be scheduled through SVN. Per the terms of the confidentiality agreement or this offering memorandum, you agree to direct all questions to the broker and not to contact the owner, the tenants, or the property management staff or to tour the property without being accompanied

CONSIDERATION FACTORS

- Offer price and terms
- Financial Strength of prospective purchaser
- Flexible ability to close in a timely manner
- Real Estate taxes will be prorated on a cash basis for the calendar year of closing
- Closing costs for seller include Cook County and State of Illinois transfer taxes and standard title insurance policy
- Typical buyer's closing costs along with special endorsements and municipal transfer taxes

TERMS

The property is being offered on a "As-is, Where is" basis without structural, economic or environmental representations

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

1531 Grove is a beautifully built-out 2,145 SF office condominium located in the prestigious Executive Center Office Park in Barrington. This second-floor office suite offers a refined professional setting, ideal for businesses seeking a turnkey space with high-end finishes and a functional layout. Renovated in 2018, the suite features six private offices, a large conference room, a modern kitchenette, a welcoming reception area, and an in-suite restroom. With expansive exterior windows throughout, natural lighting is plentiful within the condo. The space is equipped with a newer furnace and AC unit and the property is professionally managed, with an association taking care of the building, roof and parking lot.

Included with the condo is a 275 SF private storage room with built-in shelving, located in the building's basement. The second-floor unit is easily accessible via elevator or a wide central staircase. The building has a large parking lot and signage is available on the prominent street directory, offering excellent visibility within the professional office park.

Current tenant occupying the condo until Aug. 2026 and new owner can collect rental income.

SALE PRICE:	\$424,900 (\$198 PSF)
BUILDING SIZE:	23,341 SF
SUITE SIZE:	2,145 SF
ADDITIONAL STORAGE:	275 SF
YEAR BUILT:	2004
YEAR RENOVATED:	2018
YEARLY ASSOCIATION DUES:	\$10,399.40
2026 PROPERTY INSURANCE:	\$1,888
2025 REAL ESTATE TAXES:	\$10,617.98

MECHANICALS

- High-efficiency in suite HVAC (2018)
- A/C unit located behind building (2019/2020)

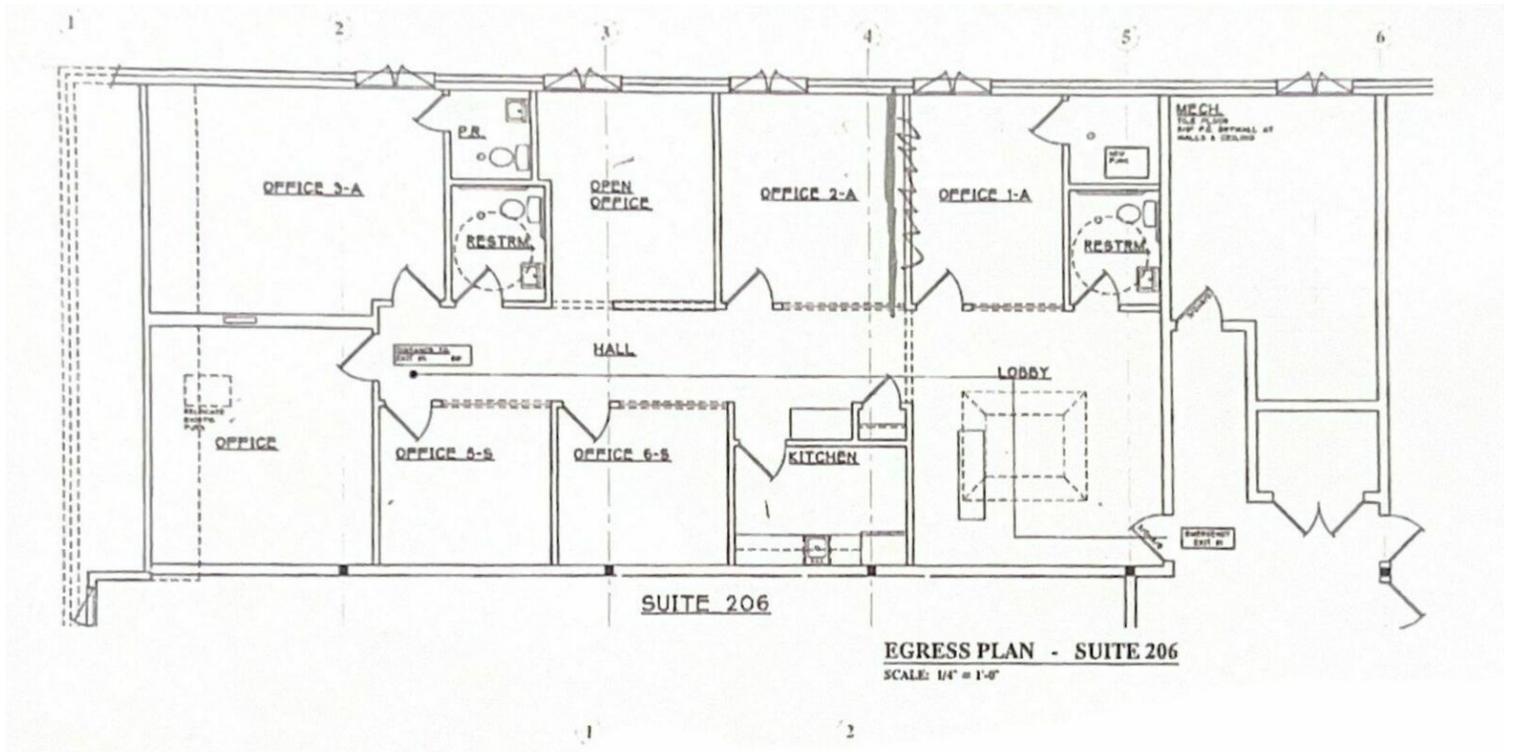
LOCATION DESCRIPTION

- Located within the Executive Center Office Park in South Barrington
- Just north of the intersection of Higgins and Barrington Road, as well as the full interchange for I-90
- 30 Miles from Chicago
- Less than a mile from Barrington Metra station
- Easy access to O'Hare International Airport, Woodfield Mall, Arboretum of South Barrington, St. Alexius Medical Campus, Now! Arena and a variety of fine dining, shopping and entertainment

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FLOOR PLAN AND AERIAL

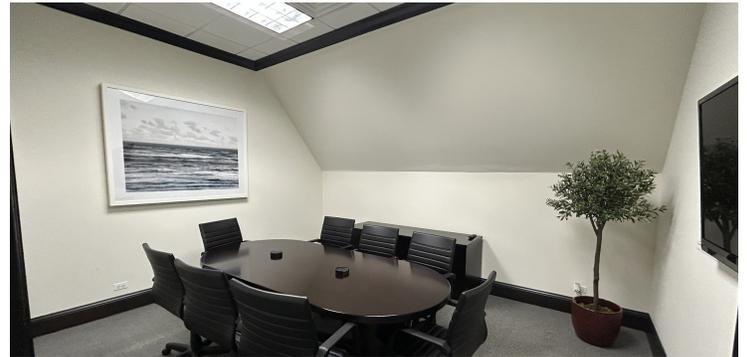


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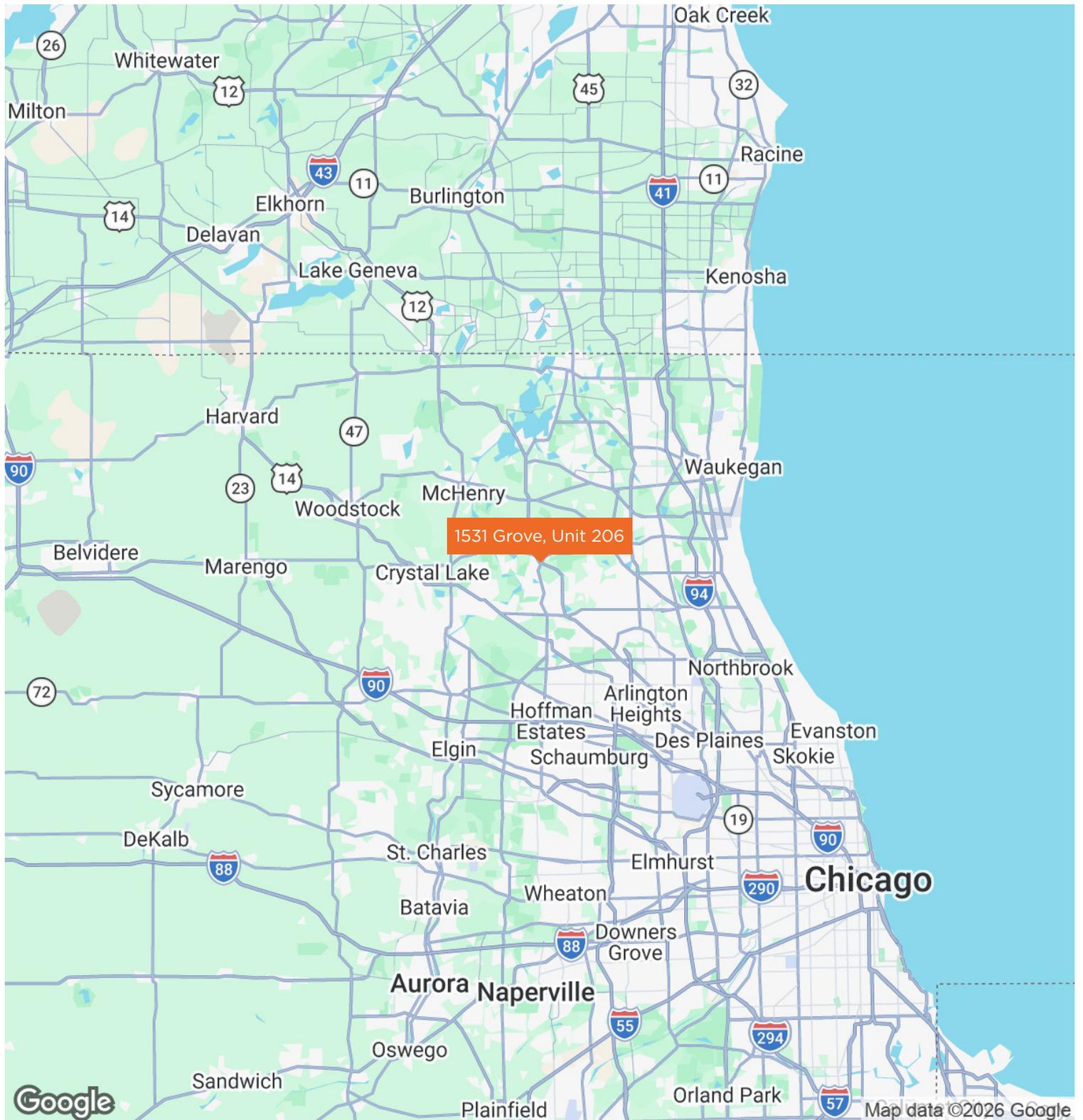
ADDITIONAL PHOTOS



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LOCATION MAP



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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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