



Lower Level (Suites C&D)

LUXURY OFFICE

770 Beacon Street
West Dundee, Illinois

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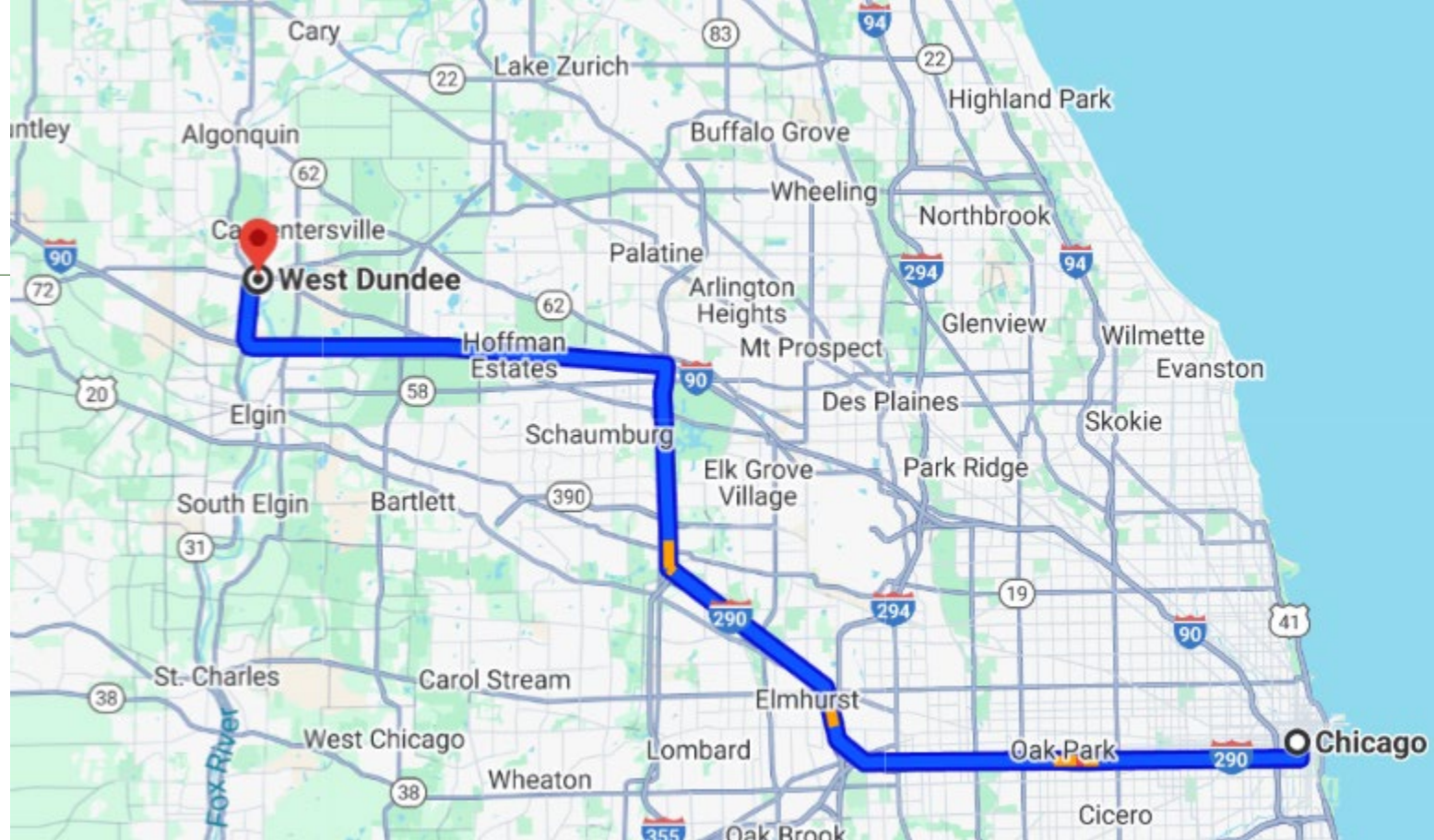
- Free-Standing Commercial Office Building on corner lot
 - Suite A & B: 3,400 sq ft (upper level)
 - Suite C: 1,927 sq ft
 - Suite D: 1,370 sq ft
- Built in 2005 with custom architectural design and high-end interior finishes
- All four furnace/AC units recently replaced with brand-new systems
- Two-story layout with separate entrances for each floor
- Professionally landscaped corner lot with recently repaved asphalt parking for 26 vehicles
- Modern construction with brick & stone exterior, oak crown moldings, and oversized thermal windows
- Suites C & D are leased under modified gross agreements—providing immediate rental income
- Upper Level (Suites A & B) fully furnished with premium, high-end furniture including executive desks, seating, and turnkey conference room setup—designed for both function and elevated style.
- Ideal for financial, legal, or executive-level professional service firms



Upper Level (Suites A&B)

770 Beacon Street West Dundee, Illinois

- High visibility with 27,000 vehicles/day on nearby Eighth Street (Route 31)
- Minutes from I-90 (Jane Addams Memorial Tollway) via Route 31 or Randall Road
- Provides convenient regional access to Schaumburg, O'Hare, and Downtown Chicago
- Strategic location ideal for commuters and professional service tenants across the northwest suburbs





19 PARKING SPACES ON UPPER LEVEL
IMMACULATLY LANDSCAPED



LOBBY



ENTRANCE TO SUITE A

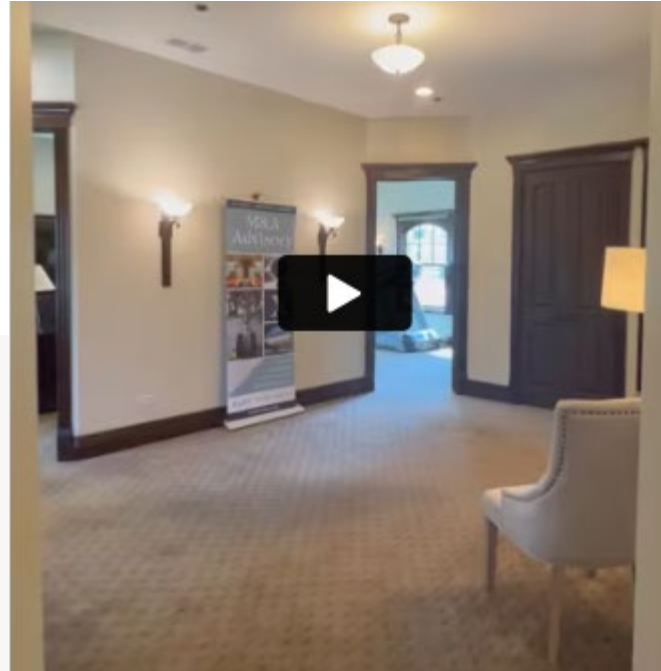


RECEPTION AREA



ENTRANCE TO SUITE B

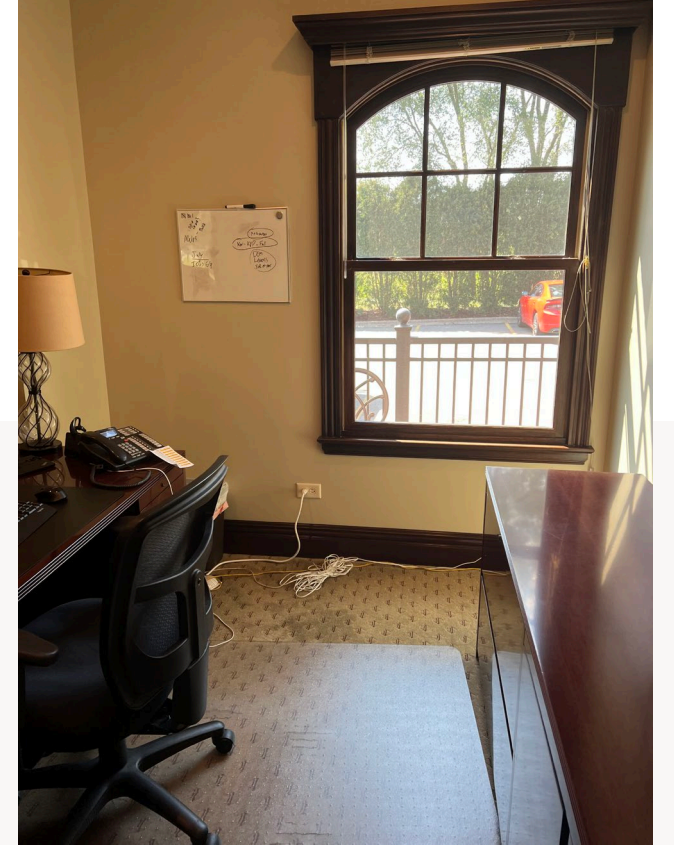
SUITE B



CLICK ABOVE TO VIEW VIDEO

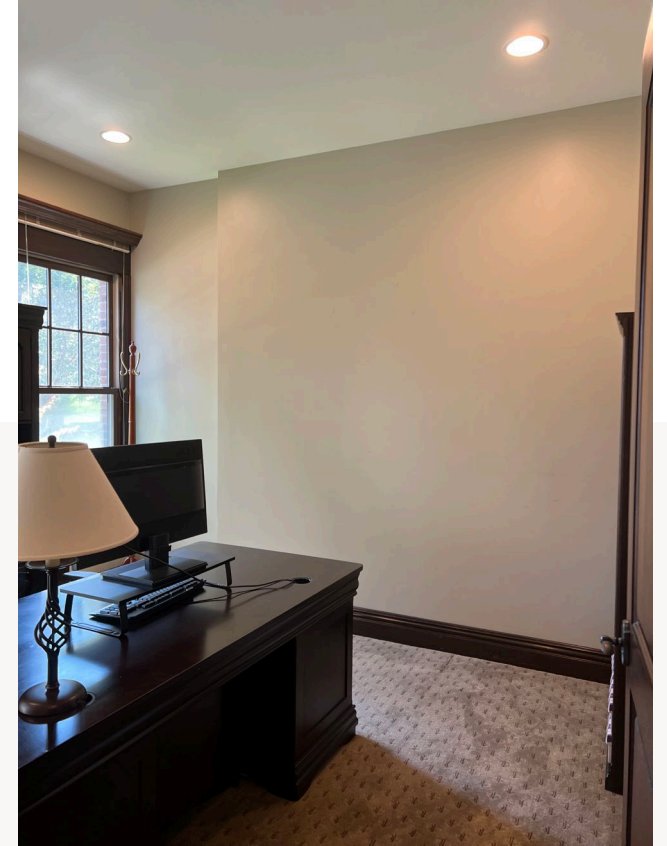


OFFICE 1



FIRST OFFICE UPON ENTERING SUITE B
FULLY FURNISHED

OFFICE 2



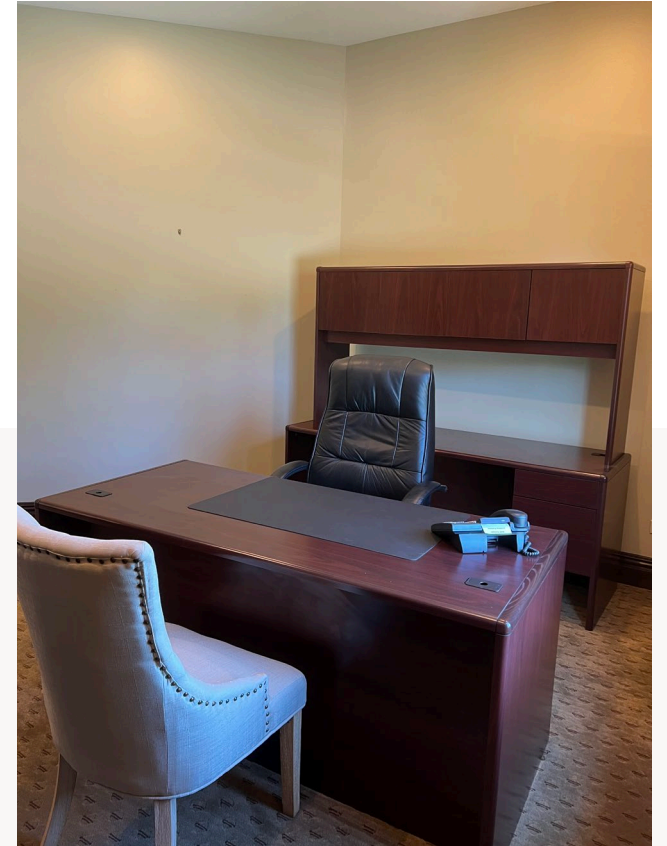
MIDDLE OFFICE
FULLY FURNISHED

OFFICE 3



CORNER OFFICE
PARTIALLY FURNISHED

OFFICE 4



WEST FACING OFFICE
FULLY FURNISHED

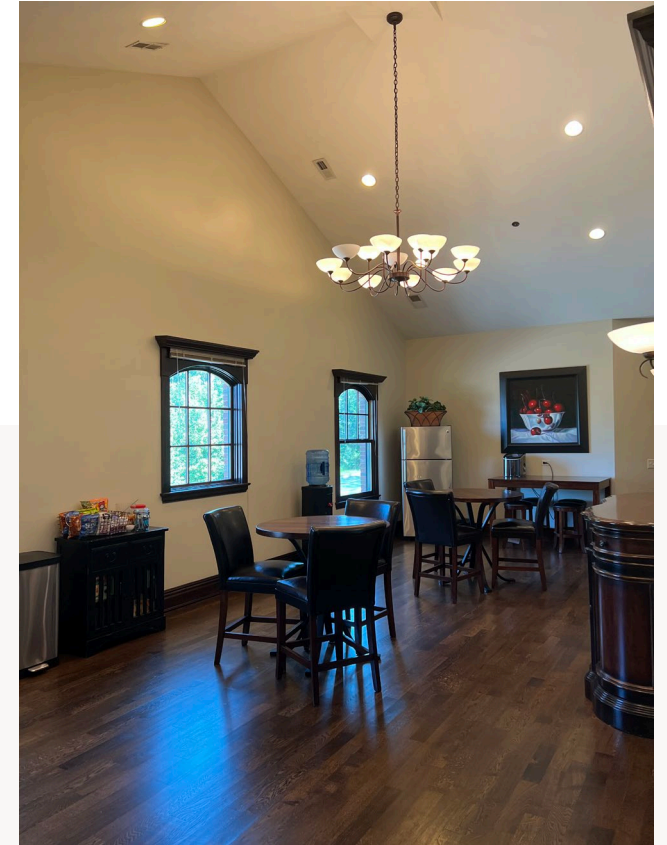
WORKOUT ROOM



CAN BE USED AS
OFFICE SPACE OR A
CONFERENCE ROOM



CAFE



KITCHEN (SINK, DISHWASHER, MINI-FRIDGE,
MICROWAVE, FULL REFRIGERATOR, ETC.)

SUITE A – OPEN OFFICE AREA



SUITE A – OPEN OFFICE AREA



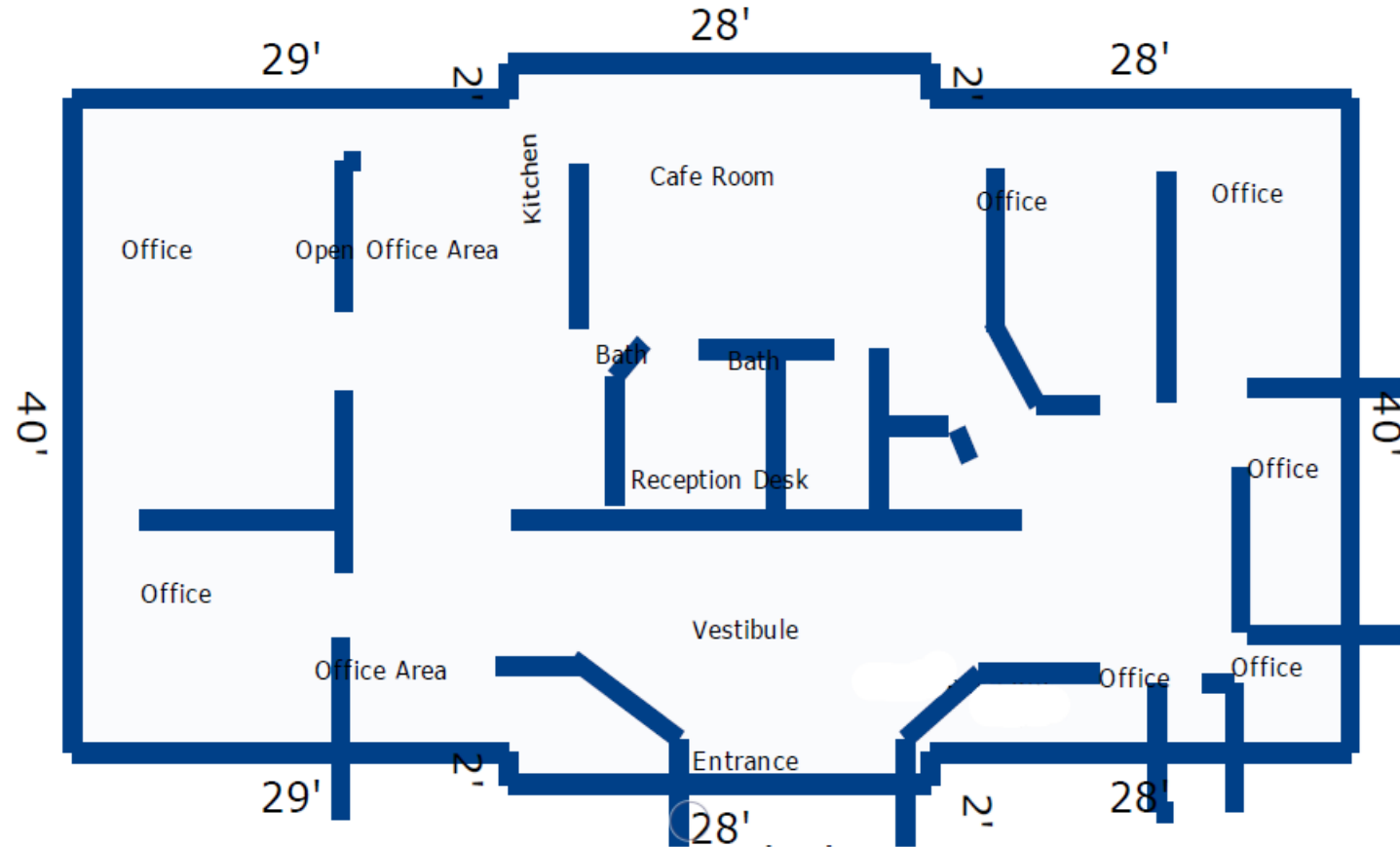
CONFERENCE ROOM



SUITE A - OFFICE



SECOND FLOOR LAYOUT



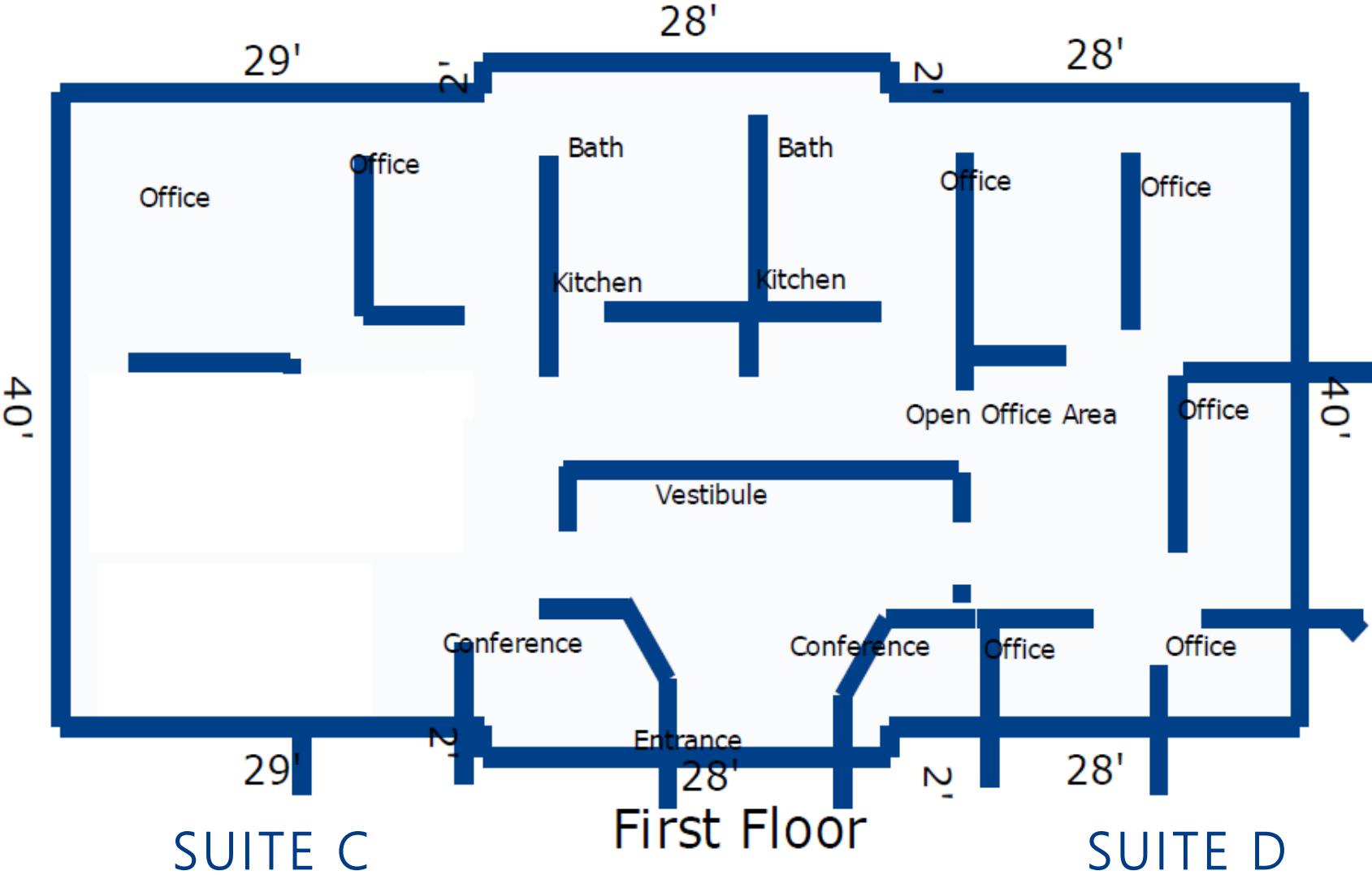
SUITE C – LOWER LEVEL



SUITE C – LOWER LEVEL



FIRST FLOOR LAYOUT



FIRST FLOOR LAYOUT- SUITE C

