

For Lease

AVAILABLE:
3,580 SF

201 S. Grove Avenue
Barrington, IL

OFFICE:	3,580 SF (ADDITIONAL CONFERENCE ROOMS AVAILABLE FOR RESERVATION)
UTILITIES	ALL INCLUDED
PRIVATE OFFICES	10
PARKING:	ABUNDANT (3-HOUR VISITOR PARKING IN FRONT LOT)
OFFICE RENOVATIONS	FULLY RENOVATED IN 2021
SPRINKLER:	YES
ZONING:	COMMERCIAL
LEASE RATE:	\$22 PSF MG

- Wi-Fi service
- Shared kitchen and lounge
- 24/7 Access with secure key-card
- Furnishings: Private offices include work desks and chairs
- Mail service
- Cleaning Service

Available Immediately

Newly Renovated Office Space

Fully Furnished

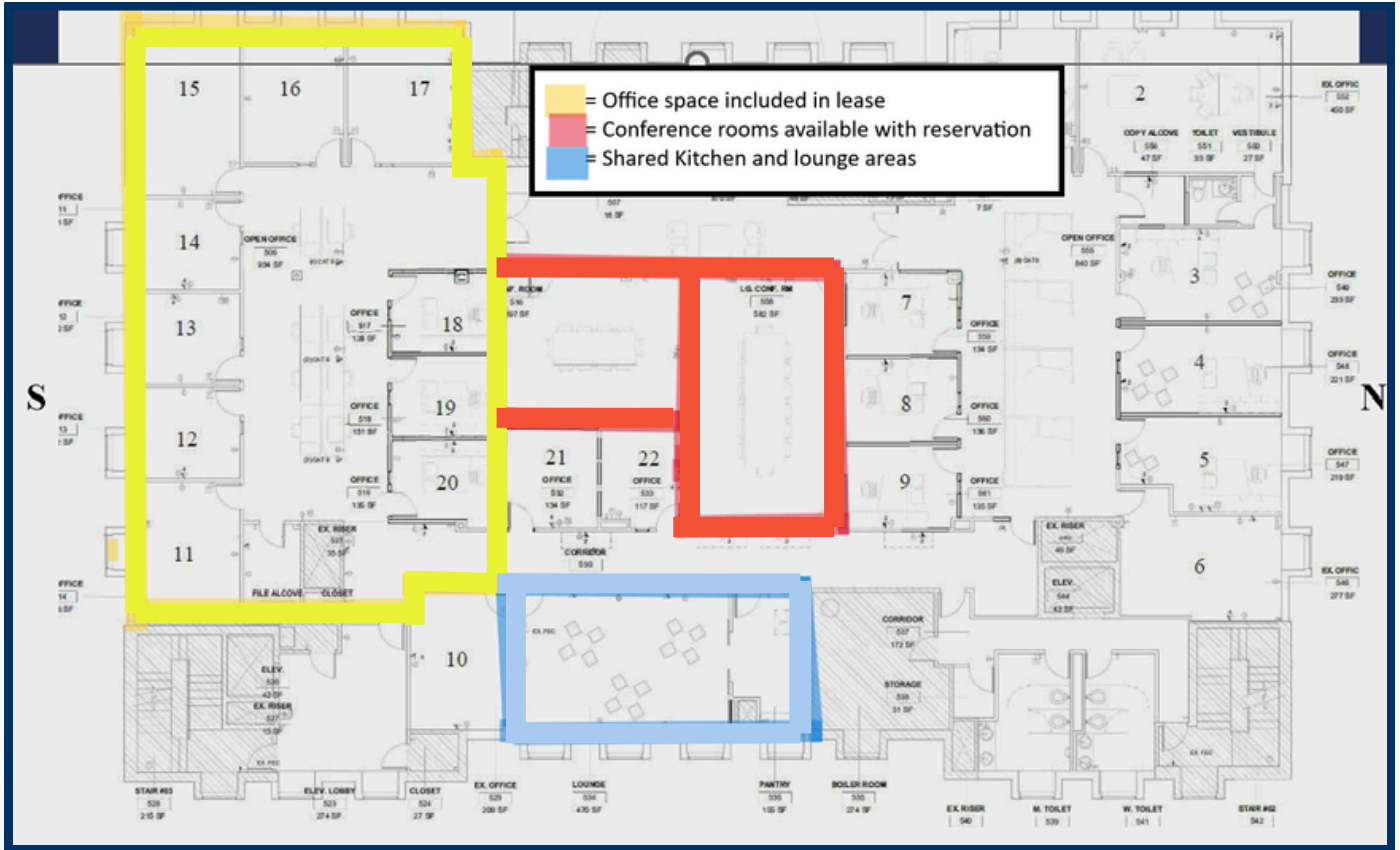
Offices 11-20

Presented By:

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Floor Plan



Property Highlights



Competitive Rate



Available Immediately



Shared Kitchen & Lounge



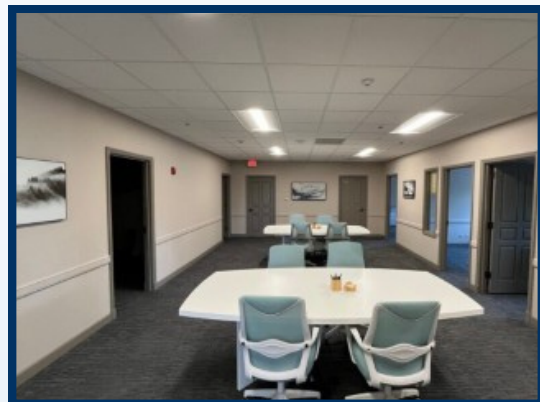
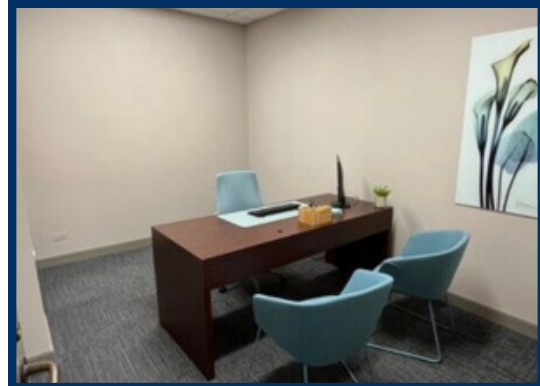
High-end Office Finishes

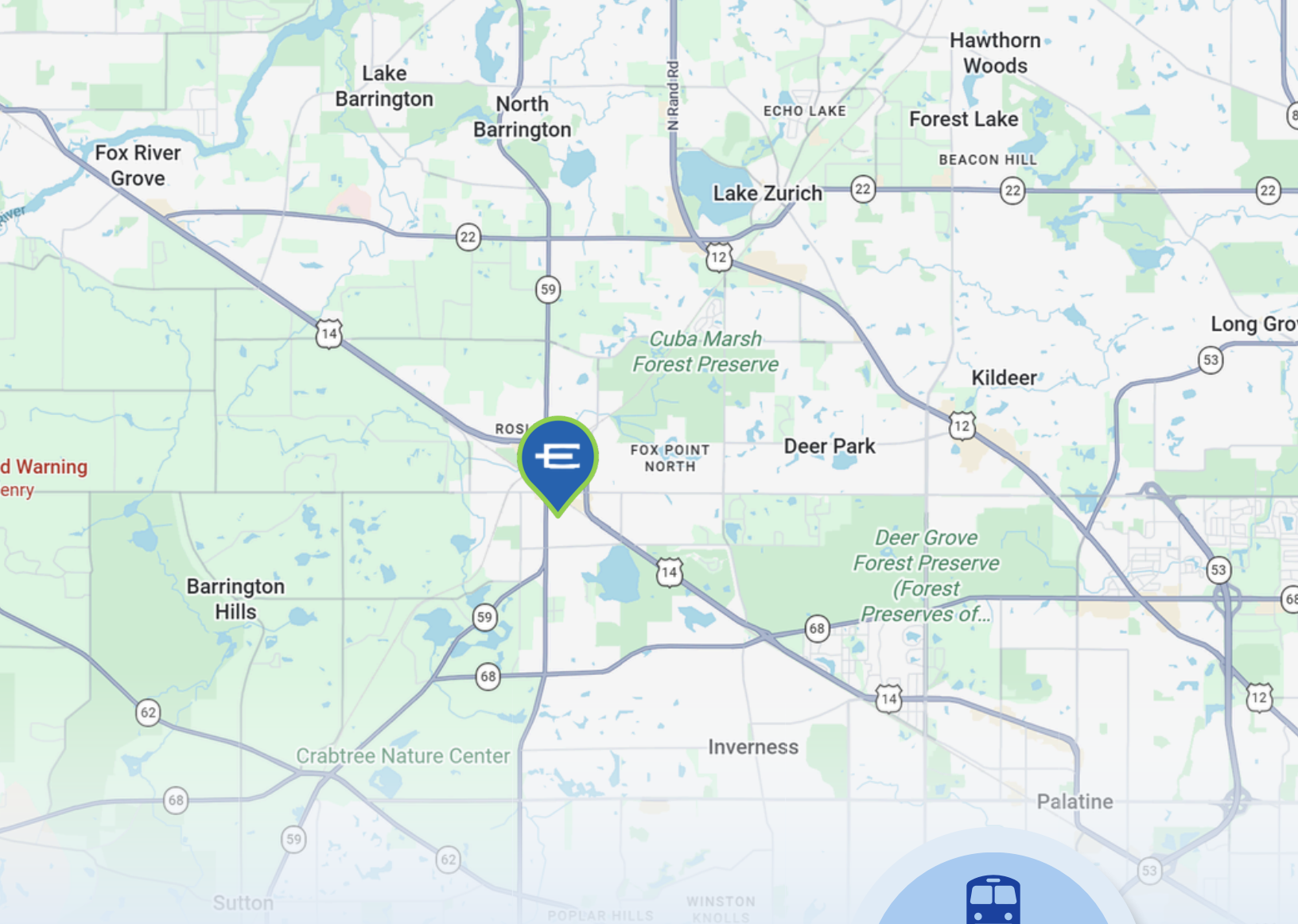


Quality Infrastructure



Property Photos





201 S. Grove Avenue Barrington, IL



Access to
I-90 via
Route 59



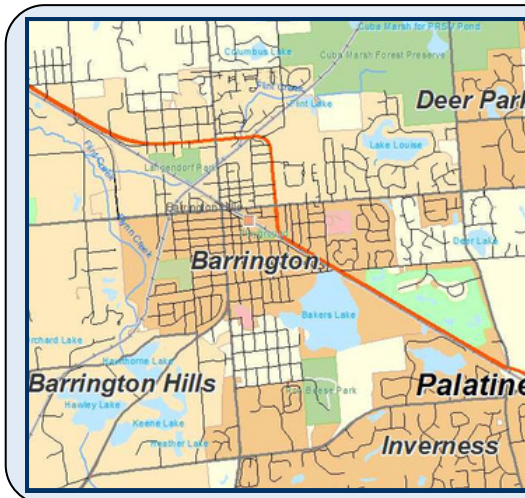
Steps
Away from
Barrington
Metra
Station



Skilled
Labor
Force



Location



Barrington / Cook County:

Strategically located in the heart of the Northwest Suburbs, Barrington offers a premier business environment with direct access to the Chicago and suburban markets. Situated at the intersection of major transit routes and steps from the Metra, this location provides unparalleled connectivity for commuters and clients alike. Barrington boasts a highly educated and professional workforce, set within a vibrant downtown district known for its upscale amenities, solid financial structure, and prestigious corporate community. This location is ideal for innovative and expanding industries looking for a high-image presence in a thriving, walkable central business district.



Diverse Industry Mix

Advanced manufacturing, electronics, medical device and agriculture with high tech and innovation companies, business parks, supply chain access to Chicago metro 6-county area as well as Milwaukee metro area.



Educated Workforce

Highly educated workforce with 92% HS graduate or higher; 32.2% BA degree or higher, educational opportunities at colleges and universities; workforce training a priority.



Extensive Transportation

Access to 3 airports – Chicago O'Hare, cargo hubs at both Chicago Rockford and Milwaukee International Airports; Class A rail and high capacity roadways.



Varied Housing Options

Vintage homes, riverside condos, country estates, unique neighborhoods in 30 family friendly towns and villages with America's Midwest work ethic and values.



Excellent Quality of Life

Multiple recreational adventures with private and public golf courses, boating, fishing, cultural activities, open space and seasonal change.



Reliable Utilities

Top performing electric reliability with business incentive programs; cost effective, and responsive providers.



Medical and Healthcare Facilities

Community based health care systems, leading edge technology, easy access to renown medical centers in Illinois and Wisconsin.



Business Friendly Communities

Responsive local and county governments who understand the value of consensus building for the future, solid financial structure with an AAA bond rating.



**Exclusively
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