

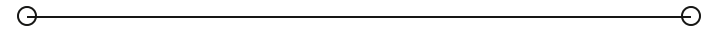


LEASE

2205 Point Blvd

ELGIN IL 60123

Elgin, IL 60123



PRESENTED BY:

DAVID COUPE

O: 312.789.4866

david.coupe@svn.com

IL #471.016180



DISCLAIMER

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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 Memorandum 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 Memorandum, 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.

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This Offering Memorandum 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 Memorandum 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.

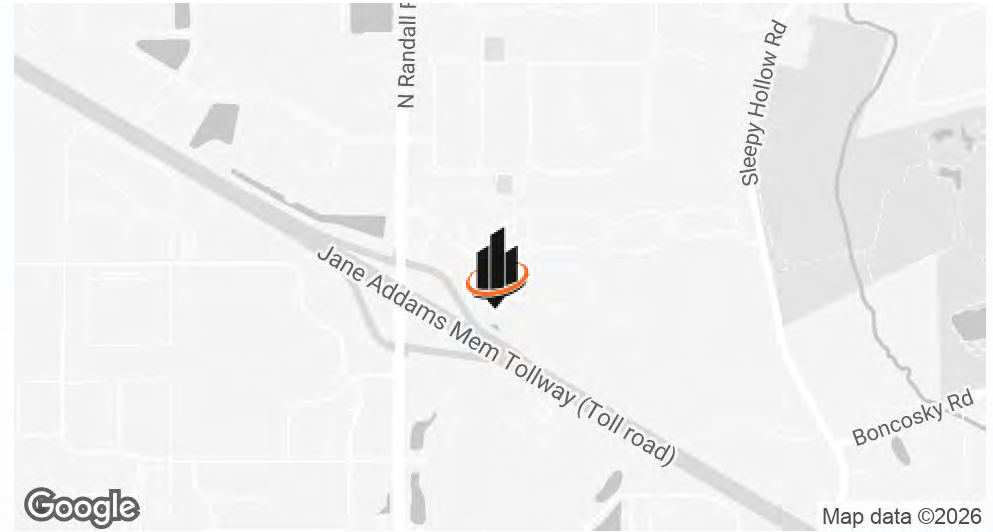
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (NNN)
BUILDING SIZE:	60,000 SF
AVAILABLE SF:	1,856 - 12,326 SF
EST TAXES/SF:	\$2.25
EST CAM/SF:	\$6.85
PARKING RATIO:	4.9/1,000 SF
VIRTUAL TOUR:	View Here

PROPERTY OVERVIEW

2205 Point Blvd is conveniently located at the I-90 and Randall Rd interchange in Elgin, IL. 2205 Point Blvd is a Class A professional office building adjacent to the Pace Bus Terminal, less than 1 mile from Advocate Sherman Hospital, only 2.3 miles from the Metra Big Timber Train Station, and surrounded by amenities like Jimmy's Charhouse, Cafe Roma, and the Country Inn & Suites Hotel. Class A Finishes, Professional Management, Ample Parking, Security, Access, multiple high-speed internet providers, EV Charging, NEW Digital Billboard on US 90, and Immediate availability. Isn't it time to escape high taxes and move your business to affordable Kane County?

PROPERTY HIGHLIGHTS

- Class A Office Space - at a discount! | Low Kane County Taxes
- Gig-speed Internet from multiple providers
- Tollway Access & Visibility at 90 & Randall Rd & Adjacent to Pace Bus Terminal
- EV charges on-site
- NEW digital billboard on US 90 (100,000 VPD)
- Minutes from the Elgin Big Timber Metra Train Station

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LEASE SPACES

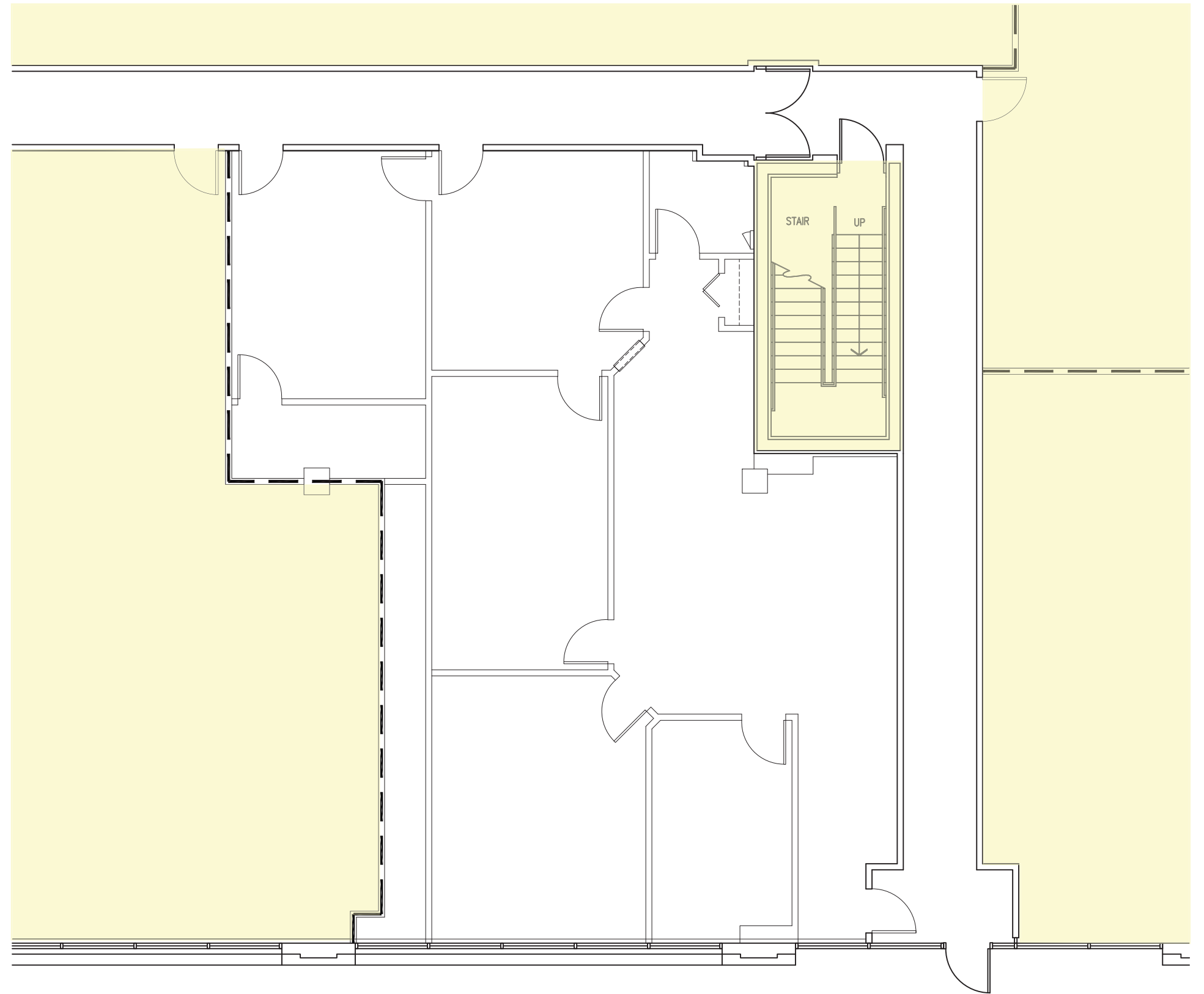
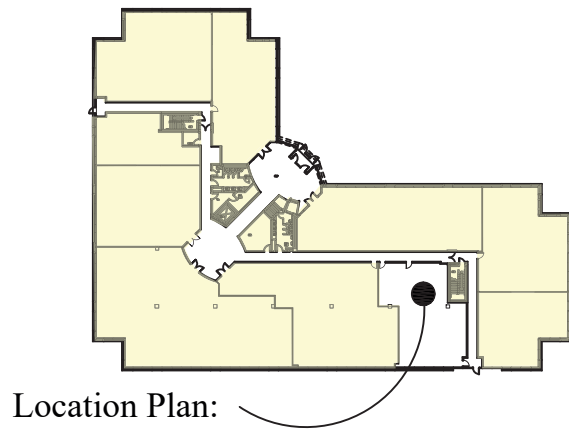


AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 130	Available	2,069 - 5,894 SF	NNN	\$14.00 SF/yr
Suite 150	Available	3,825 - 5,894 SF	NNN	\$14.00 SF/yr
Suite 200	Available	12,326 SF	NNN	\$14.00 SF/yr
Suite 205	Available	1,856 SF	NNN	\$14.00 SF/yr
Suite 220	Available	1,923 - 9,527 SF	NNN	\$14.00 SF/month
Suite 225	Available	5,091 - 9,527 SF	NNN	\$14.00 SF/yr
Suite 240	Available	2,513 - 9,527 SF	NNN	\$14.00 SF/yr

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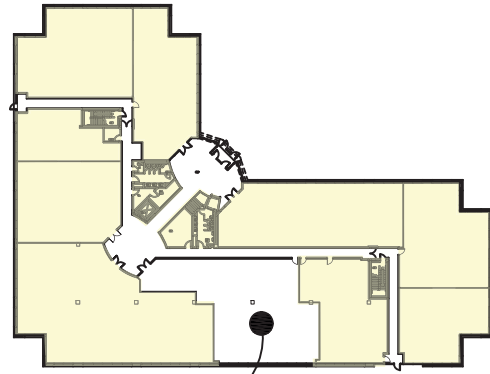
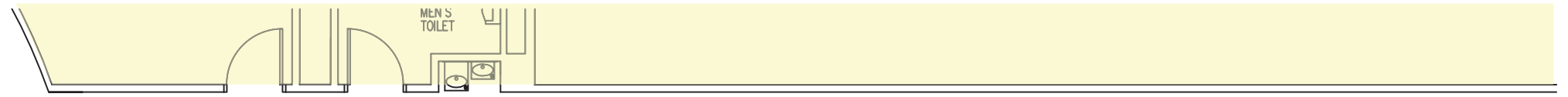
Suite 130

2205 Point Boulevard
Elgin, Illinois

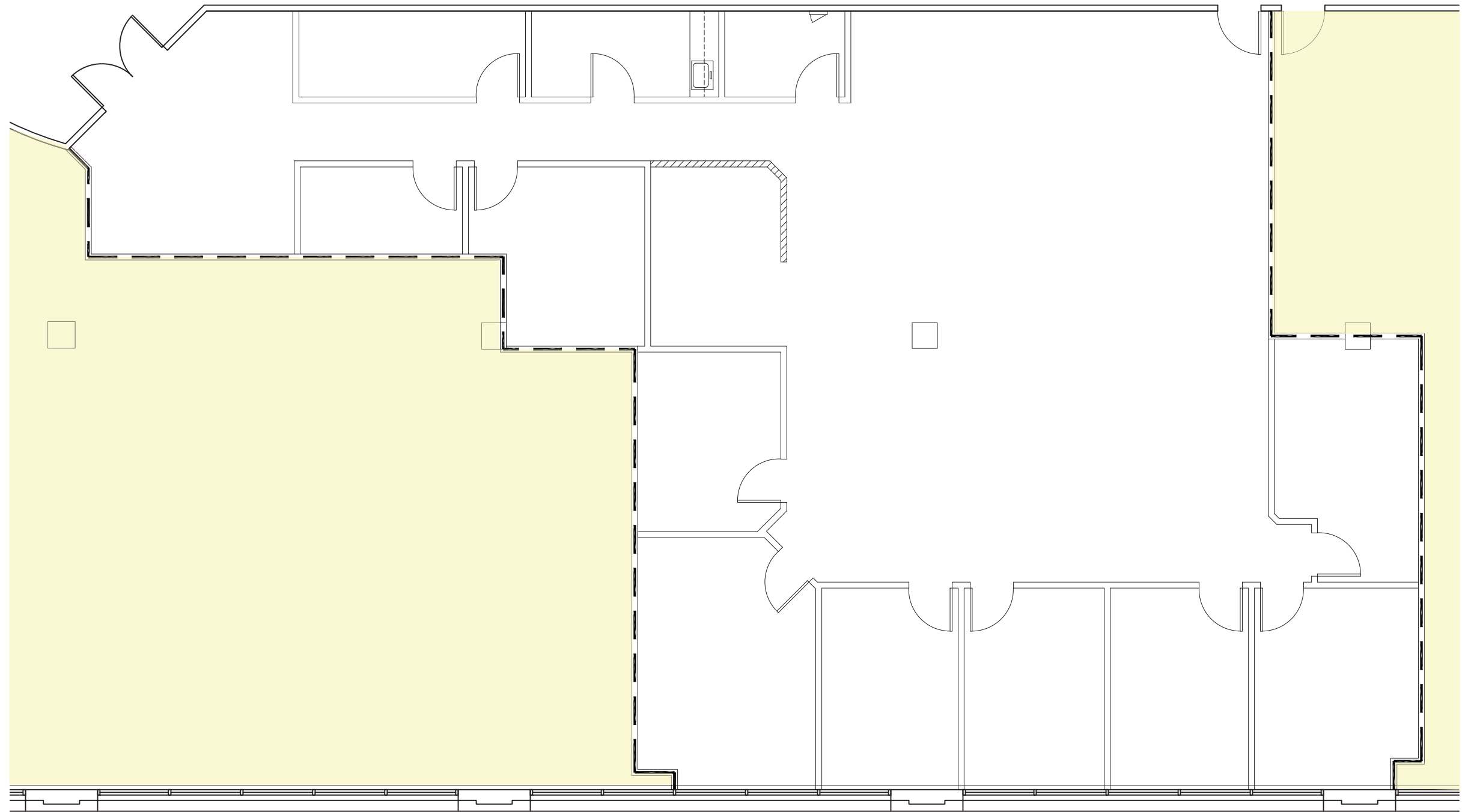
Marketing Plan
First Floor

2,069 RSF

Scale



Location Plan:

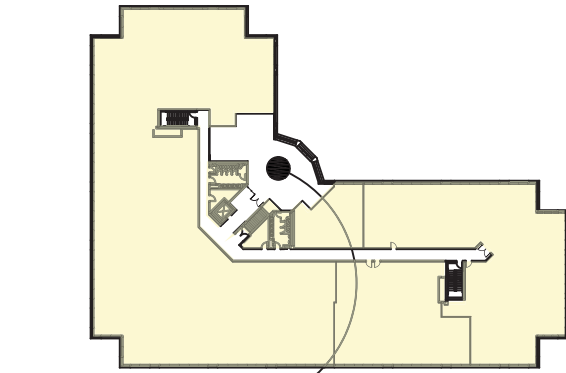


Suite 150

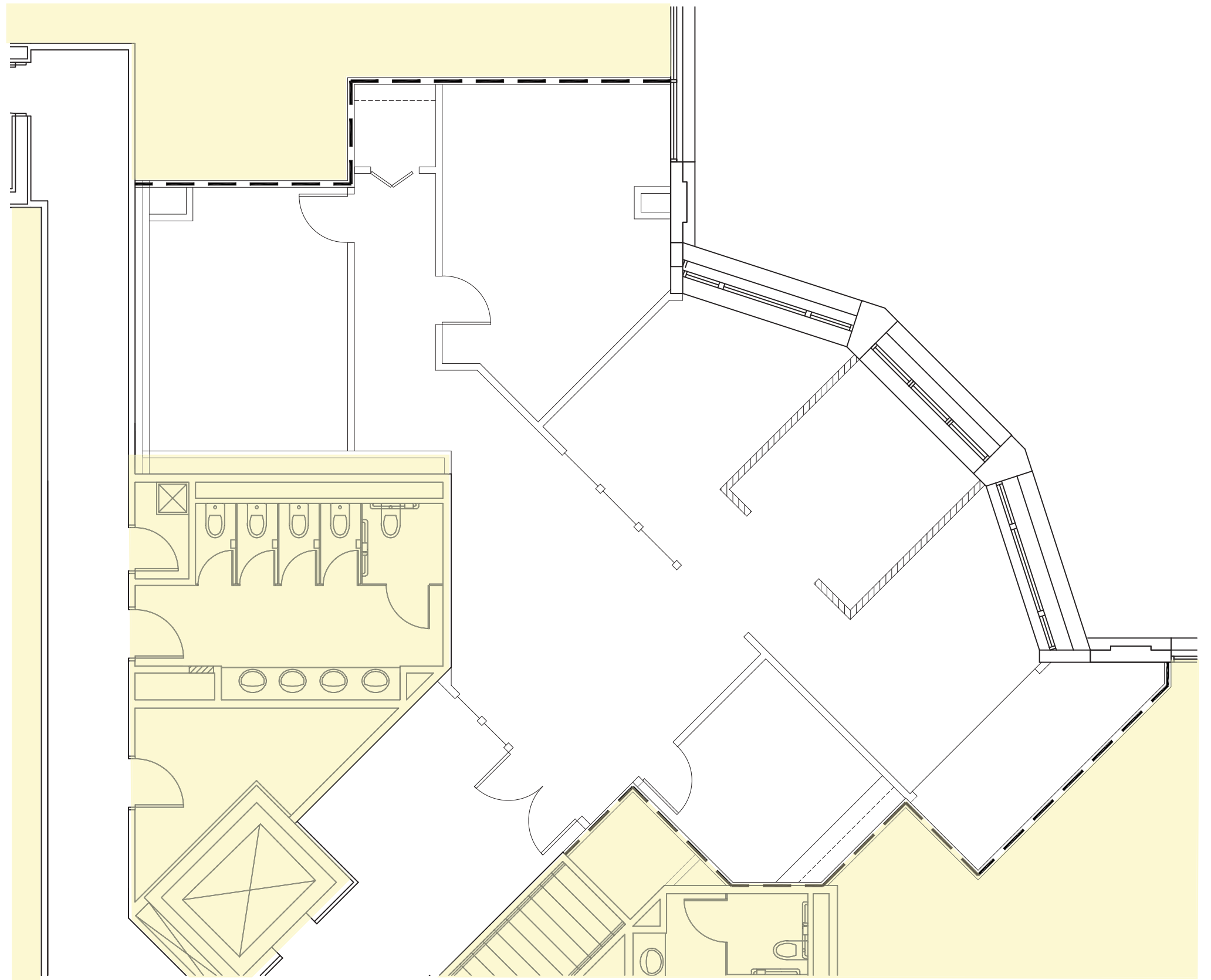
2205 Point Boulevard
Elgin, Illinois

Marketing Plan First Floor

3,825 RSF



Location Plan:

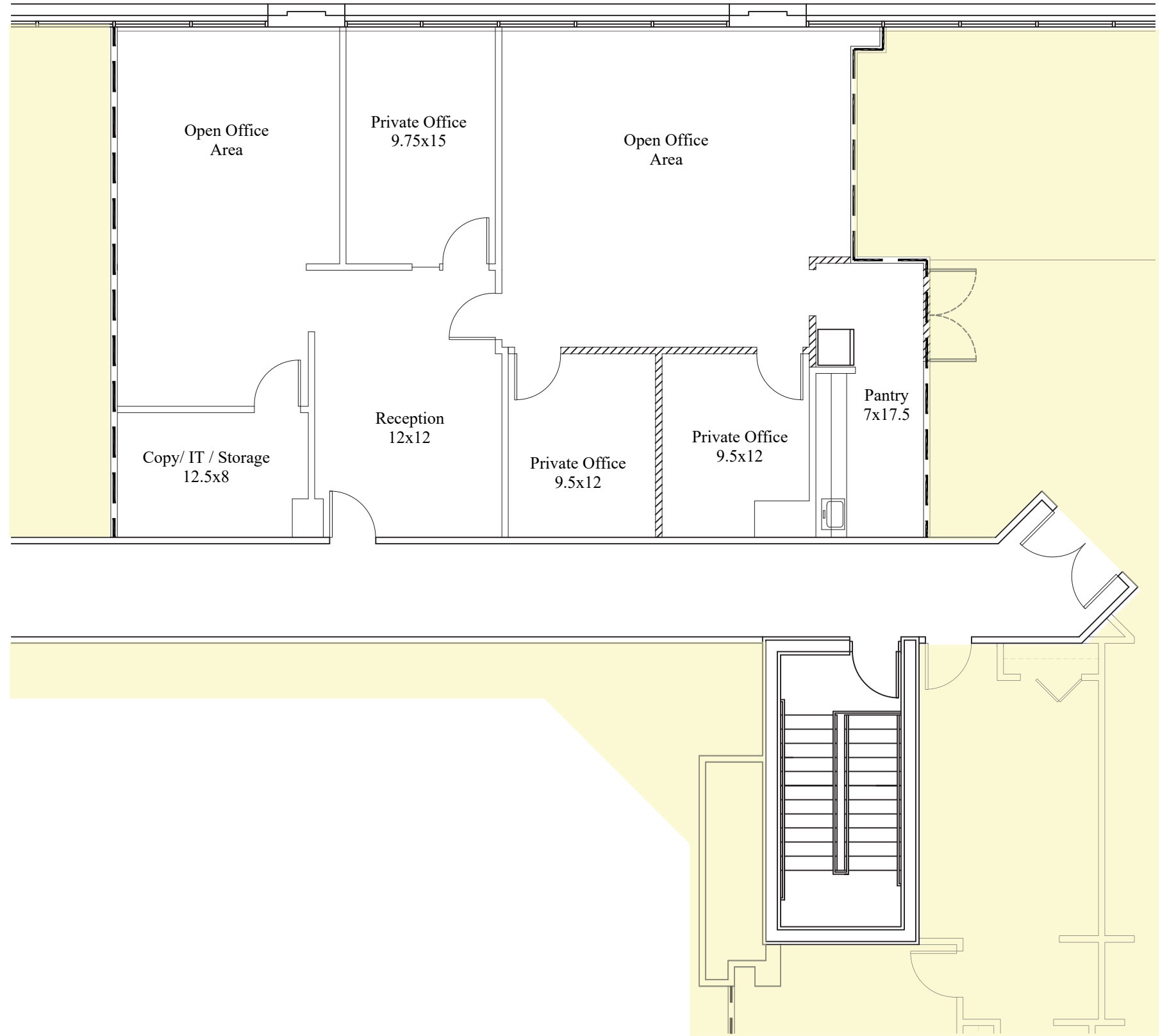
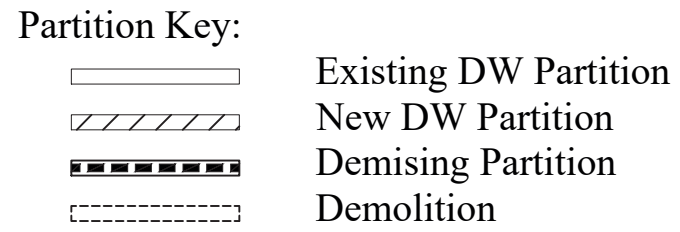
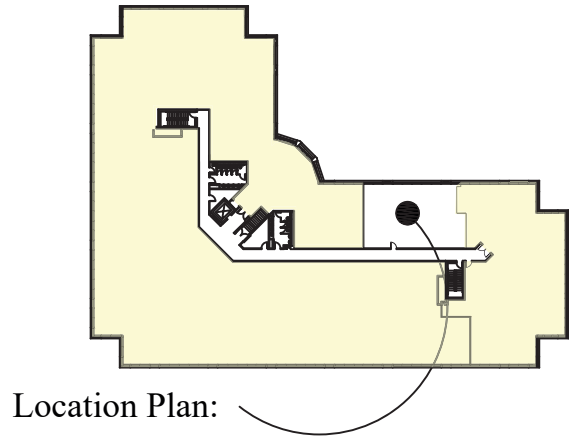


Suite 205

2205 Point Boulevard
Elgin, Illinois

Marketing Plan
Second Floor

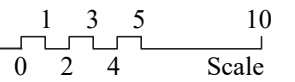
1,856 RSF
0 1 2 3 4 5 10
Scale

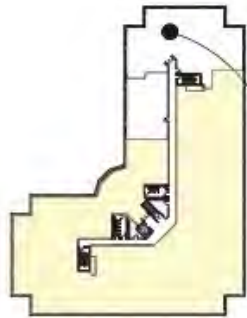


2205 Point Boulevard
Elgin, Illinois

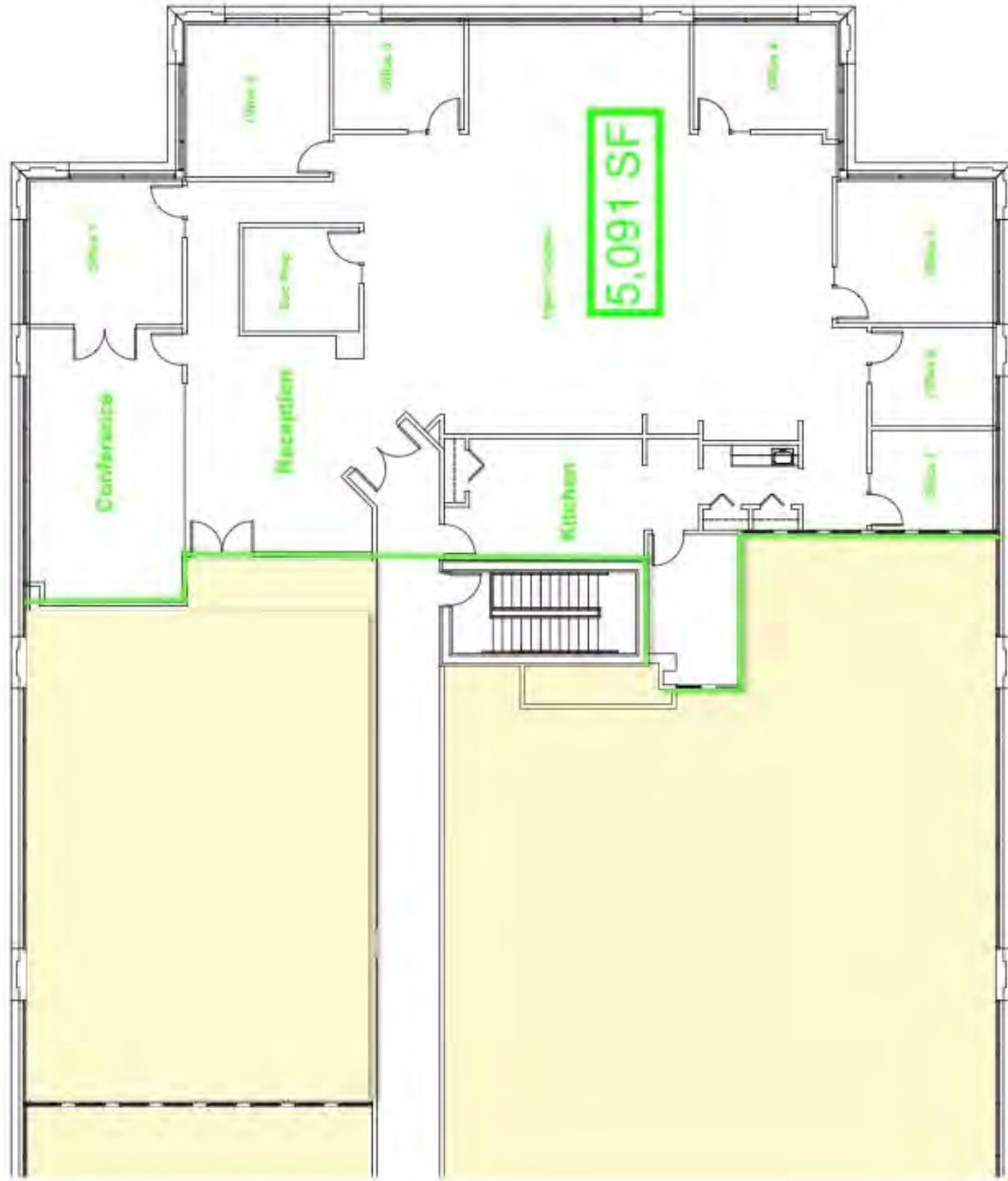
Space Study
Suite 220

SS-1
1,923 RSF





Location Plan:



Suite 225

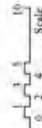
2205 Point Boulevard
Elgin, Illinois

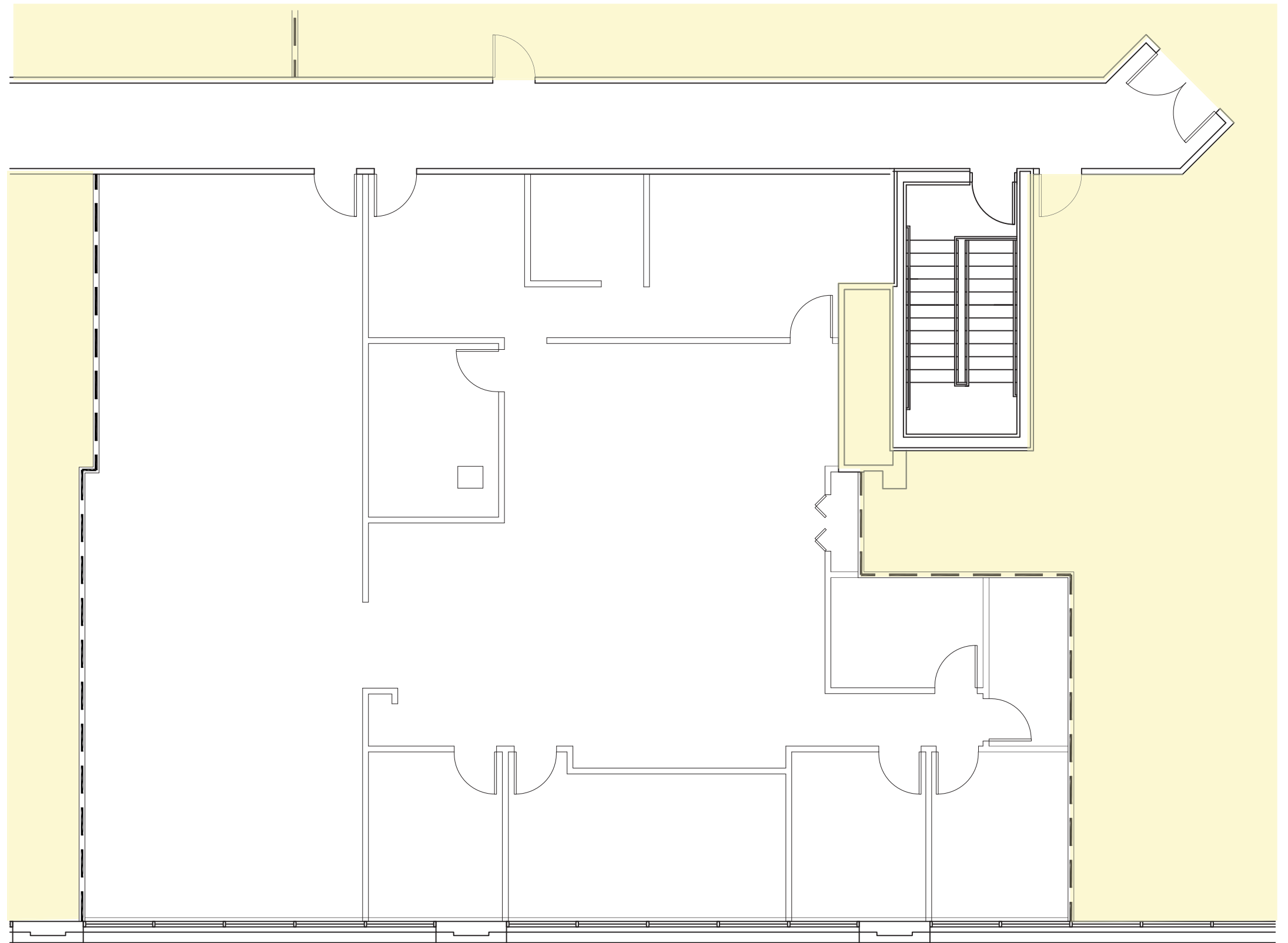
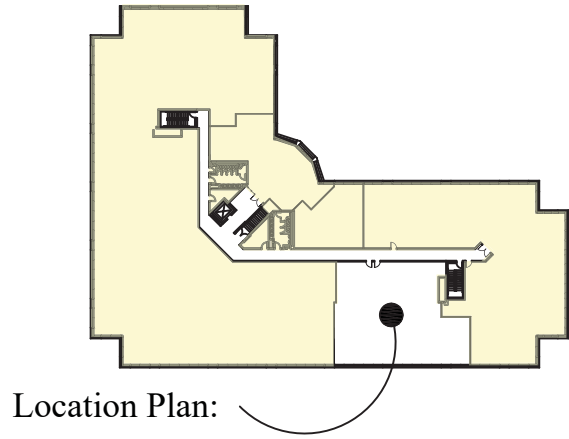


inviroSpace, inc.

Marketing Plan Second Floor

5,091 SF





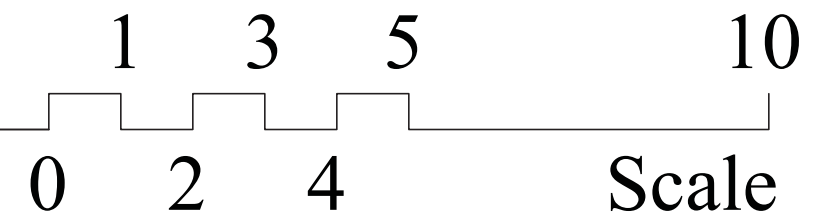
Suite 240

2205 Point Boulevard
Elgin, Illinois

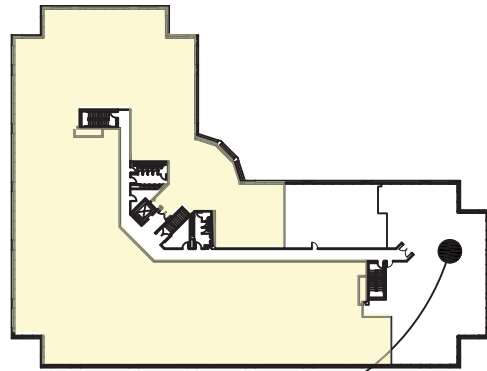
Marketing Plan

Second Floor

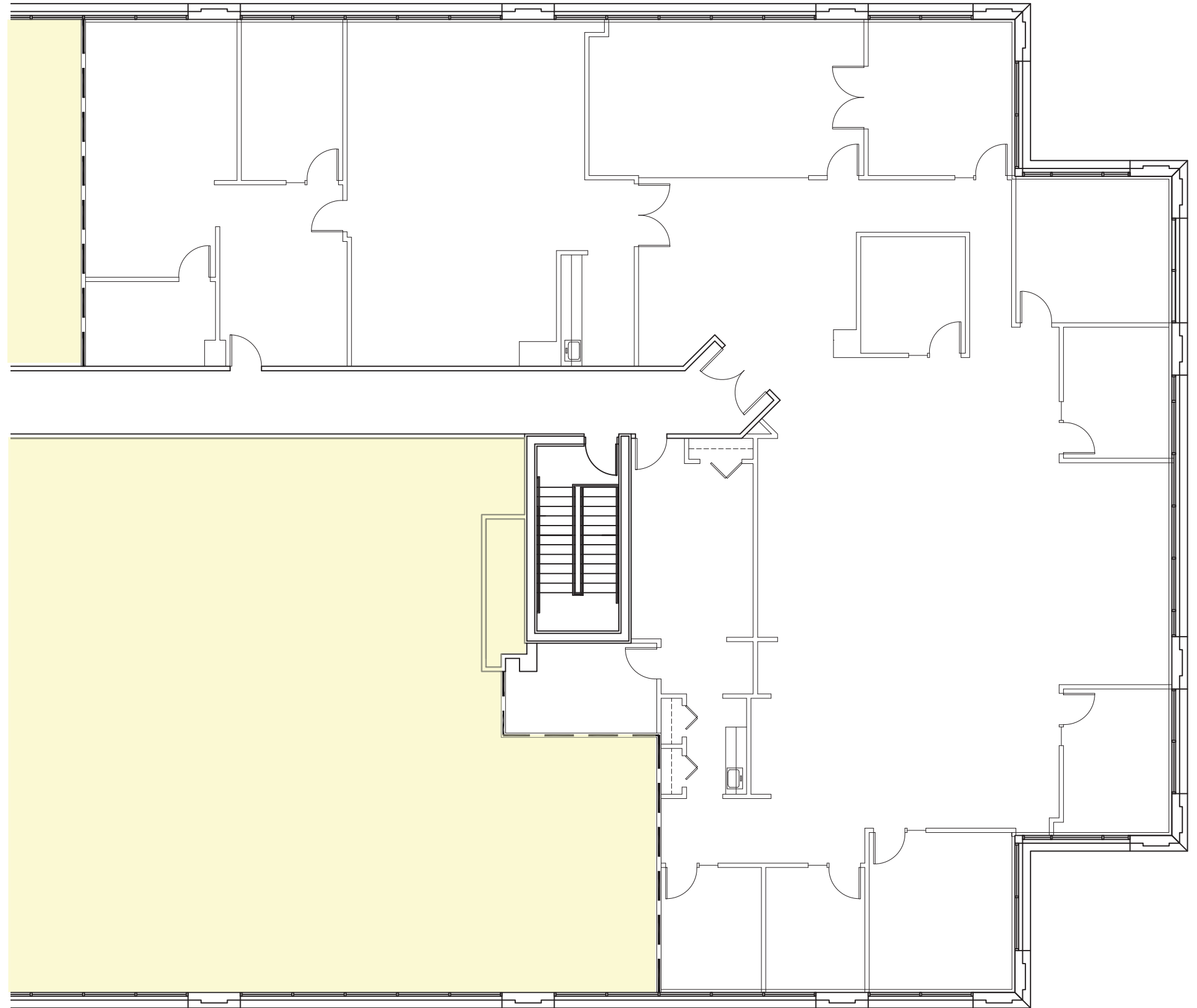
3,725 RSF



Scale



Location Plan:



Suite 220

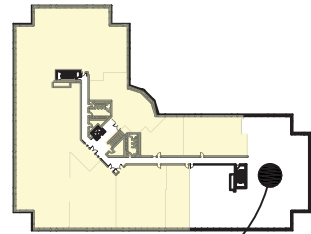
2205 Point Boulevard
Elgin, Illinois

Marketing Plan
Second Floor

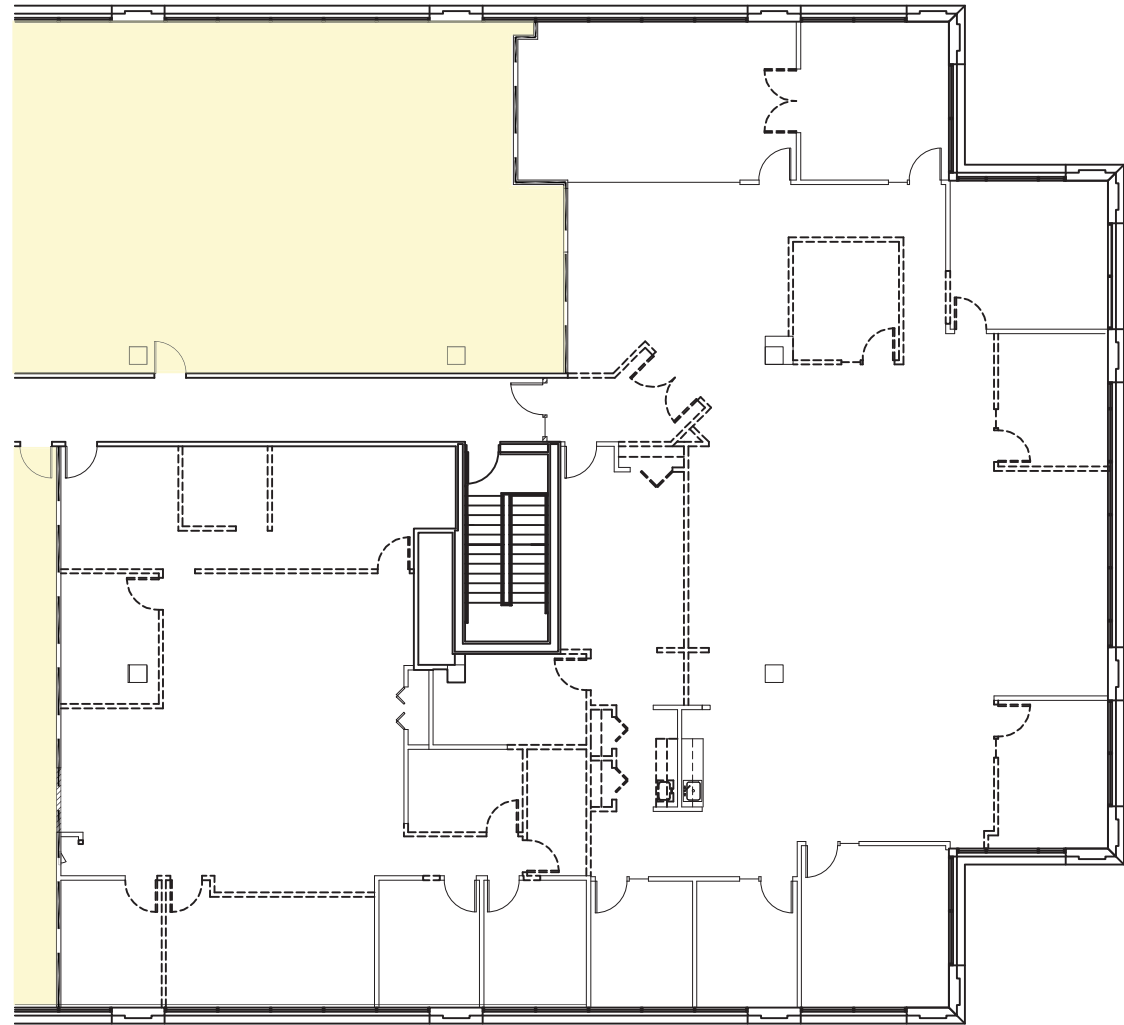
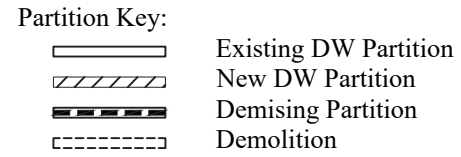
7,014 RSF



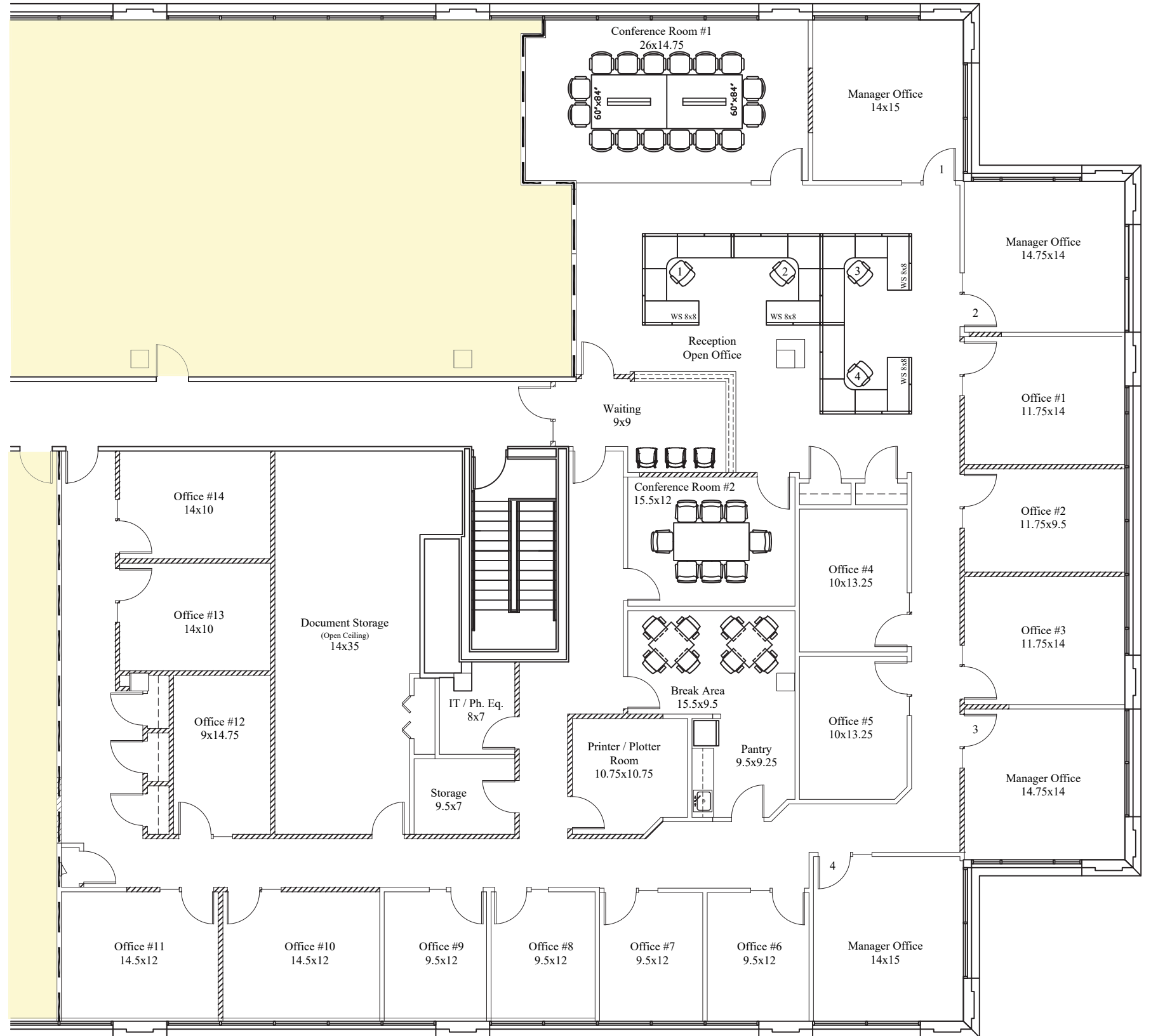
North



Location Plan:

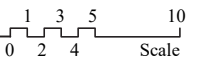


Demolition



Space Study (Revised)
Second Floor

SS-2
7,627 RSF



2205 Point Boulevard, Suite 225 & 240
Elgin, Illinois

FIRST FLOOR SUITE MAP



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SECOND FLOOR SUITE MAP



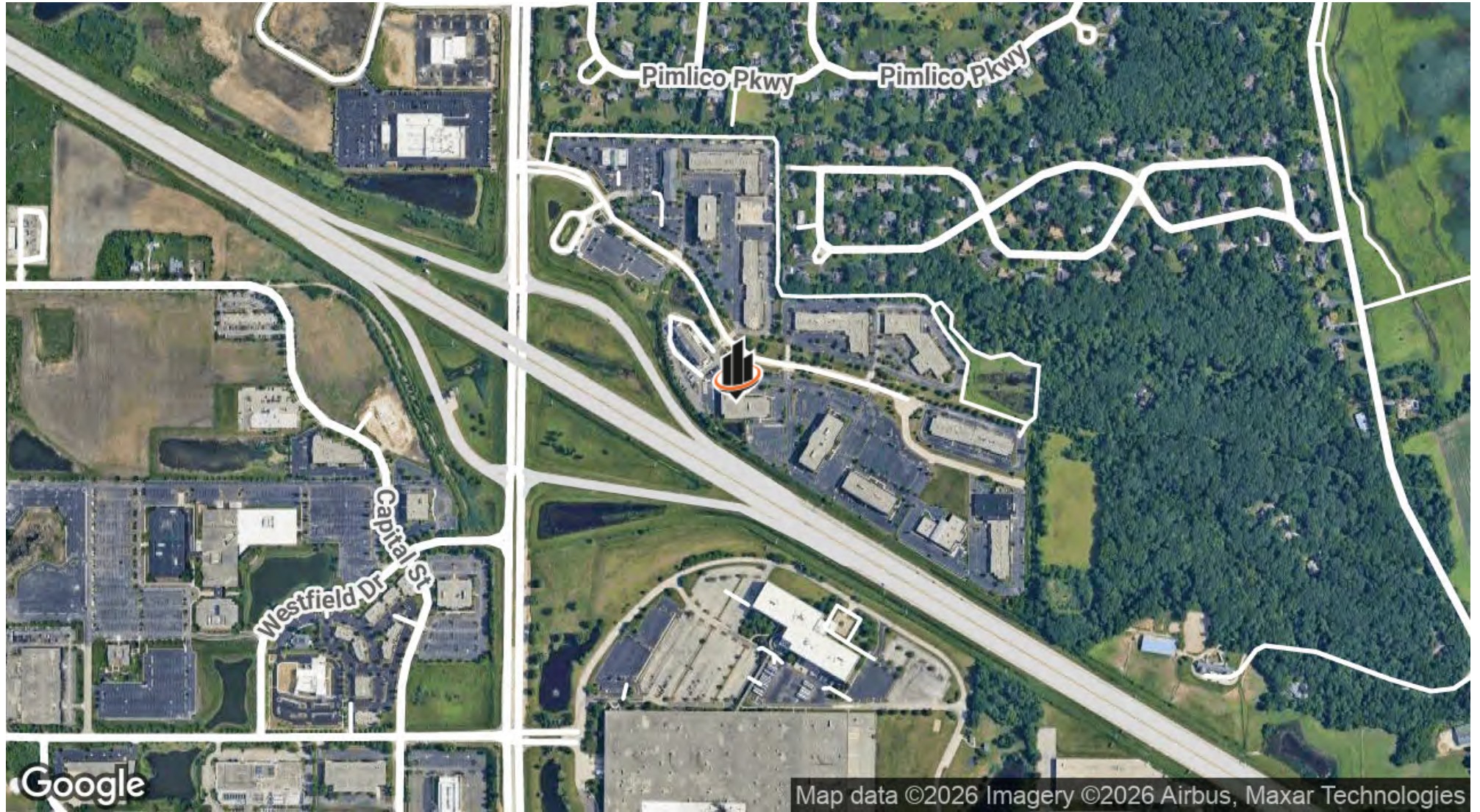
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

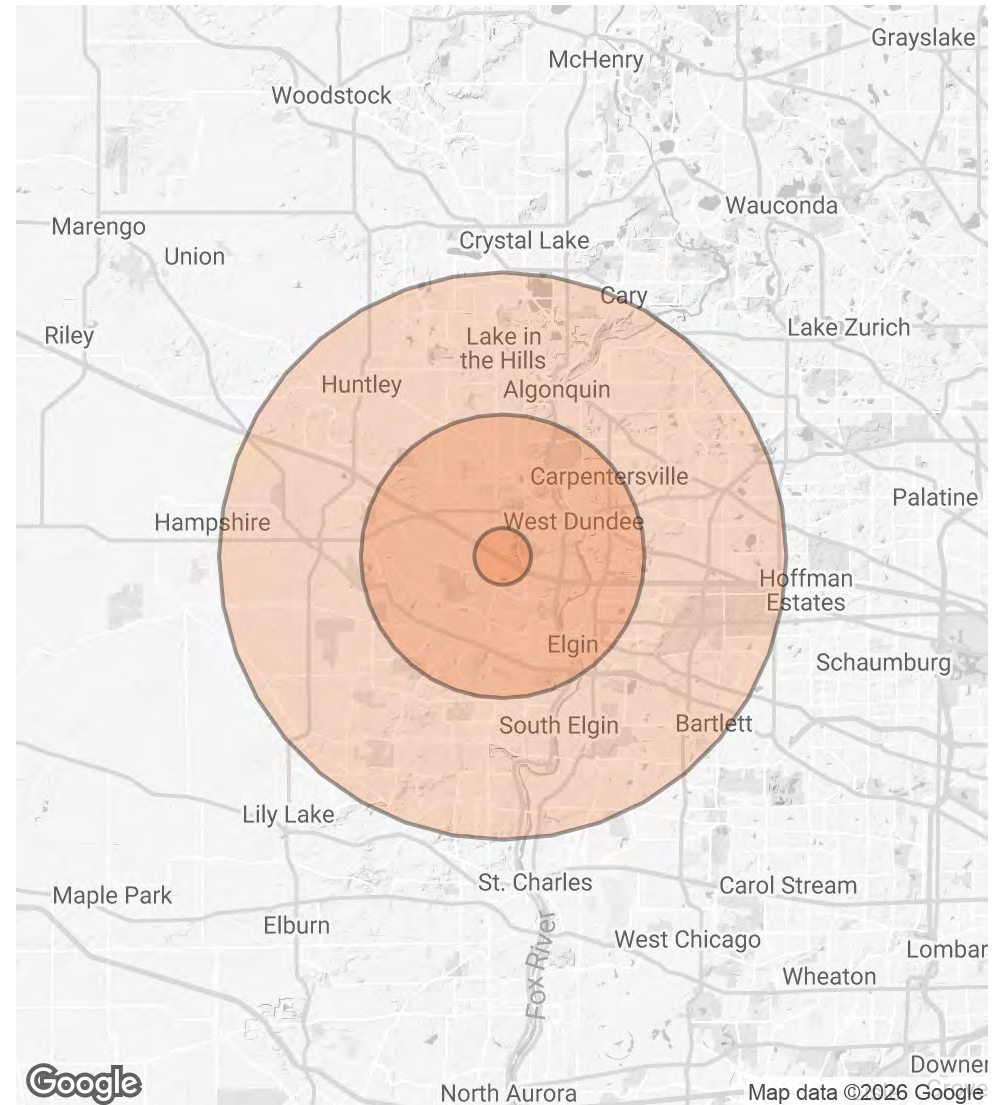
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,885	134,990	458,917
AVERAGE AGE	41.2	34.2	34.6
AVERAGE AGE (MALE)	40.5	33.2	33.9
AVERAGE AGE (FEMALE)	42.5	35.5	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,049	46,457	153,526
# OF PERSONS PER HH	2.8	2.9	3.0
AVERAGE HH INCOME	\$104,604	\$79,182	\$90,402
AVERAGE HOUSE VALUE	\$363,210	\$271,562	\$296,972

* Demographic data derived from 2020 ACS - US Census



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