

TENANT INCENTIVE!
FREE RENT & TENANT ALLOWANCE
3 YEAR+ TERMS/PROPOSALS SIGNED BY 10/31/24



OFFICE SUITES FOR LEASE
1990 E ALGONQUIN RD, SCHAUMBURG



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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.50 SF/yr (Gross)
BUILDING SIZE:	25,484 SF
AVAILABLE SF:	1,168 - 4,099 SF
LOT SIZE:	1.46 Acres
YEAR BUILT:	1986
ZONING:	B-3
SUB/MARKET:	NW Suburbs/Chicago
COUNTY:	Cook
TRAFFIC COUNT:	33,000 VPD

PROPERTY OVERVIEW

The subject property is a two-story, multi-tenant office building with move-in ready office suites for lease. Two of the suites, ranging in size from 1,598 SF to 3,547 SF are in move-in ready condition with great finishes. The third suite totaling 4,099 SF is ready for renovation (tenant selects finishes) and offers both a lobby entrance and exterior entrance. Tenant signage is allowed above the exterior door.

The property features a beautiful two-story atrium and lofted second level. Parking is abundant and the building is located immediately across from the interchange for IL-53, and directly across from the Wyndham Garden Hotel, Finn McCool's and Moretti's restaurants. It is less than half a mile from the Schaumburg Convention Center and less than two miles from Woodfield Mall, one of the largest malls in the US. Additionally, it is one mile east of the 90 North District, the new Village of Schaumburg Entertainment District featuring Top Golf, entertainment, restaurants, shopping, hotels and both residential and business campuses. You cannot find a better location for your business!

PROPERTY HIGHLIGHTS

- Directly on Algonquin Road and at the interchange for IL-53/290
- Less than 0.5 miles from the Schaumburg Convention Center
- 1 mile from new 90 North Entertainment District
- Less than 2 miles from Woodfield Mall
- Very high visibility building
- Tenant building signage available
- Move-in ready suites
- 15 minutes from O'Hare International Airport/30 minutes from downtown Chicago

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AVAILABLE SPACES

LEASE INFORMATION

LEASE TYPE:	Gross	LEASE TERM:	Min. 3 years
TOTAL SPACE:	1,168 - 4,099 SF	LEASE RATE:	\$14.50 SF/yr

AVAILABLE SPACES

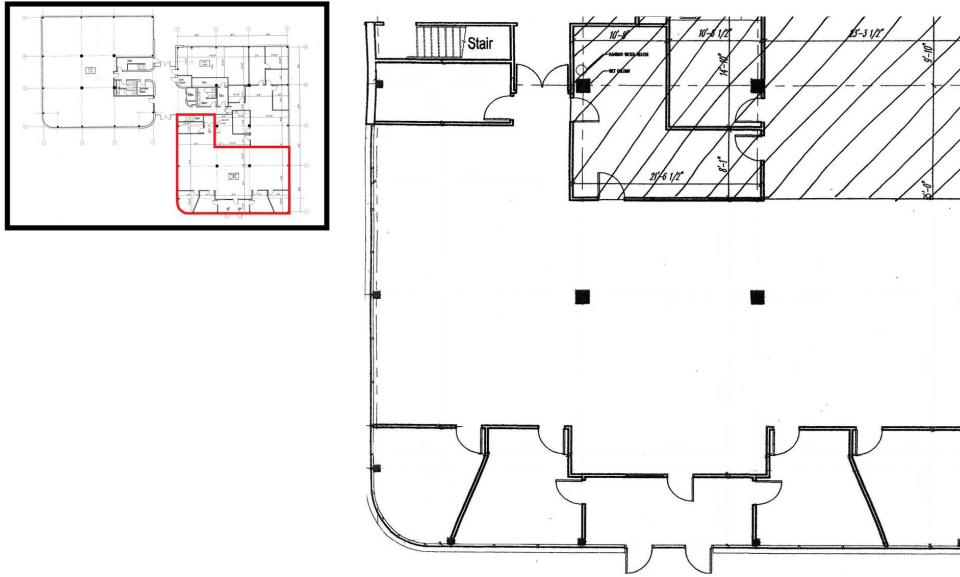
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
Suite 111	4,099 SF	Gross	\$14.50 SF/yr	Located on the first floor. Space features both a lobby and exterior entrance. Tenant signage is allowed on the facade of the building above the front door. Space awaits tenant selected finishes.	View Here
Suite 200	1,476 SF	Gross	\$14.50 SF/yr	Located on the Second Floor. Former Pediatric Doctor's Office. Available 3/1/2024	-
Suite 260	1,168 SF	Gross	\$14.50 SF/yr	Located on the second floor. The suite features a Kitchenette, 3 Private Offices, and an Open Area.	-
Suite 290	3,547 SF	Gross	\$14.50 SF/yr	Located on the second floor. Suite features high-end finishes throughout.	View Here

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SUITE 111- 4,099 RSF



1990 E. Algonquin Rd
Suite 111 | 4,099 RSF

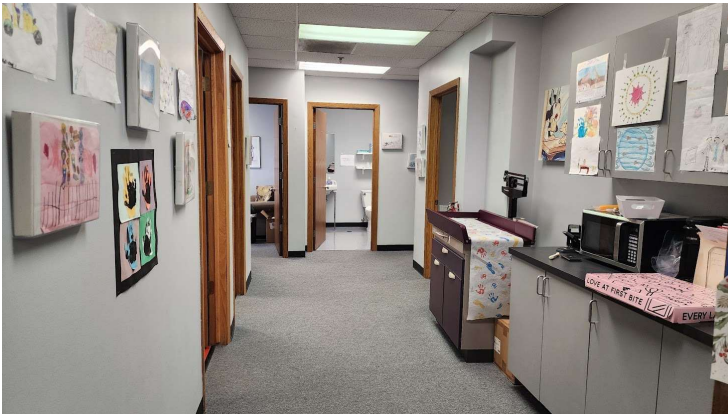
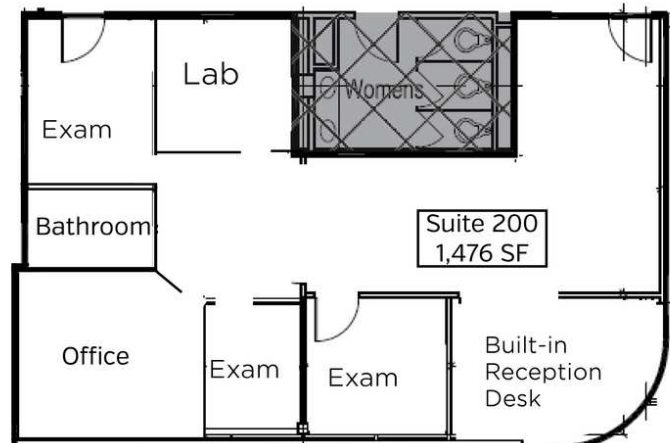
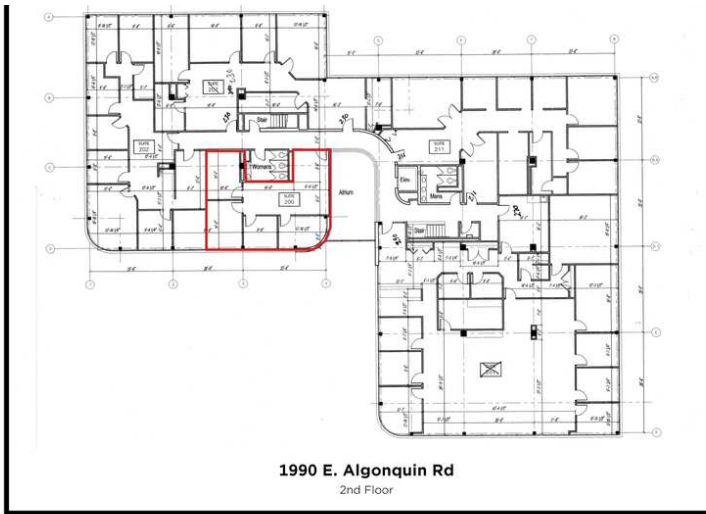


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SUITE 200 - 1,476 RSF

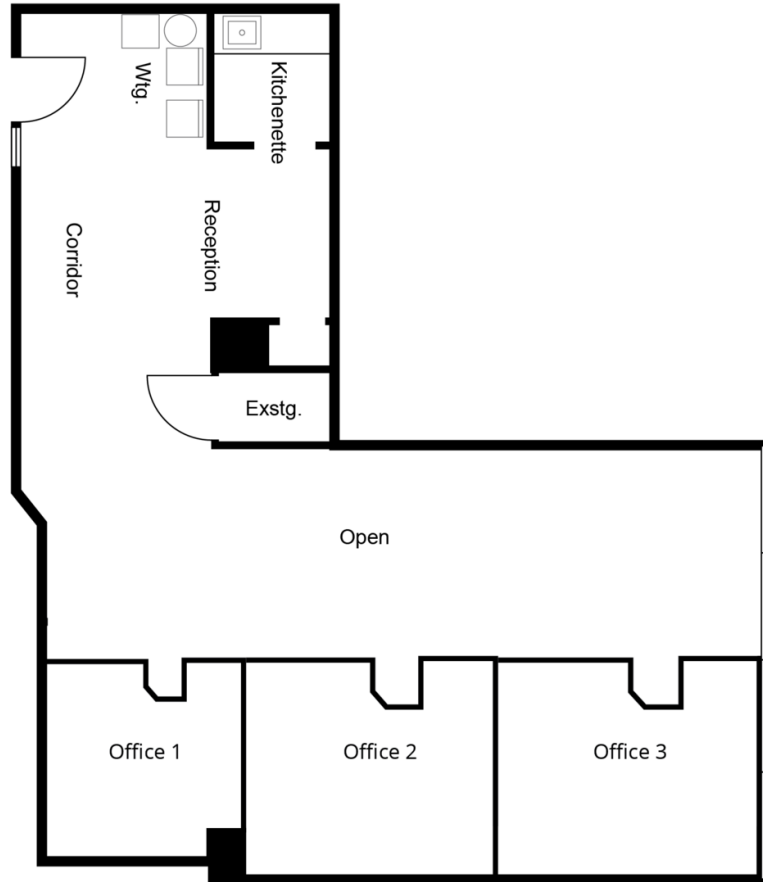


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SUITE 260 - 1,168 RSF



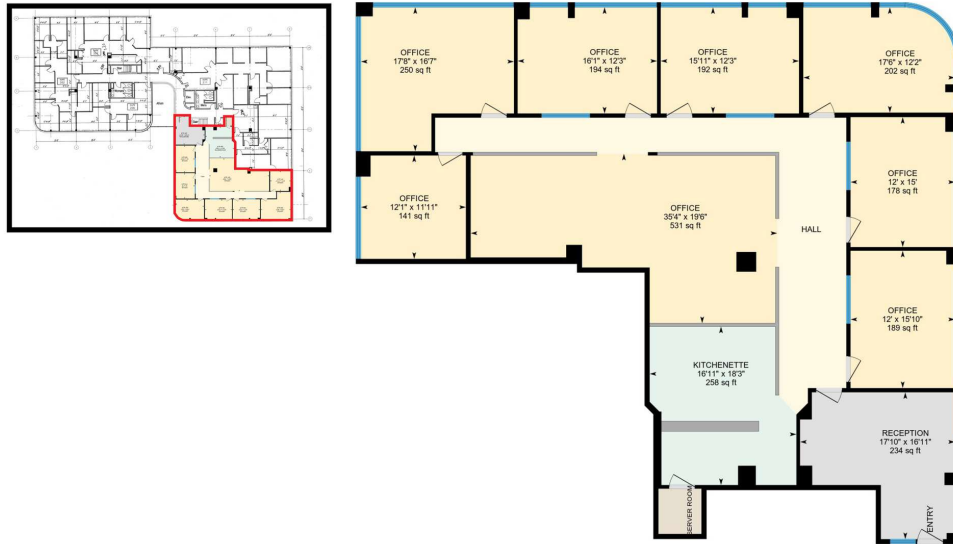
Suite 260 - 1,168 RSF

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SUITE 290- 3,547 RSF



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Suite 290 | 3,547 RSF



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AERIAL MAP

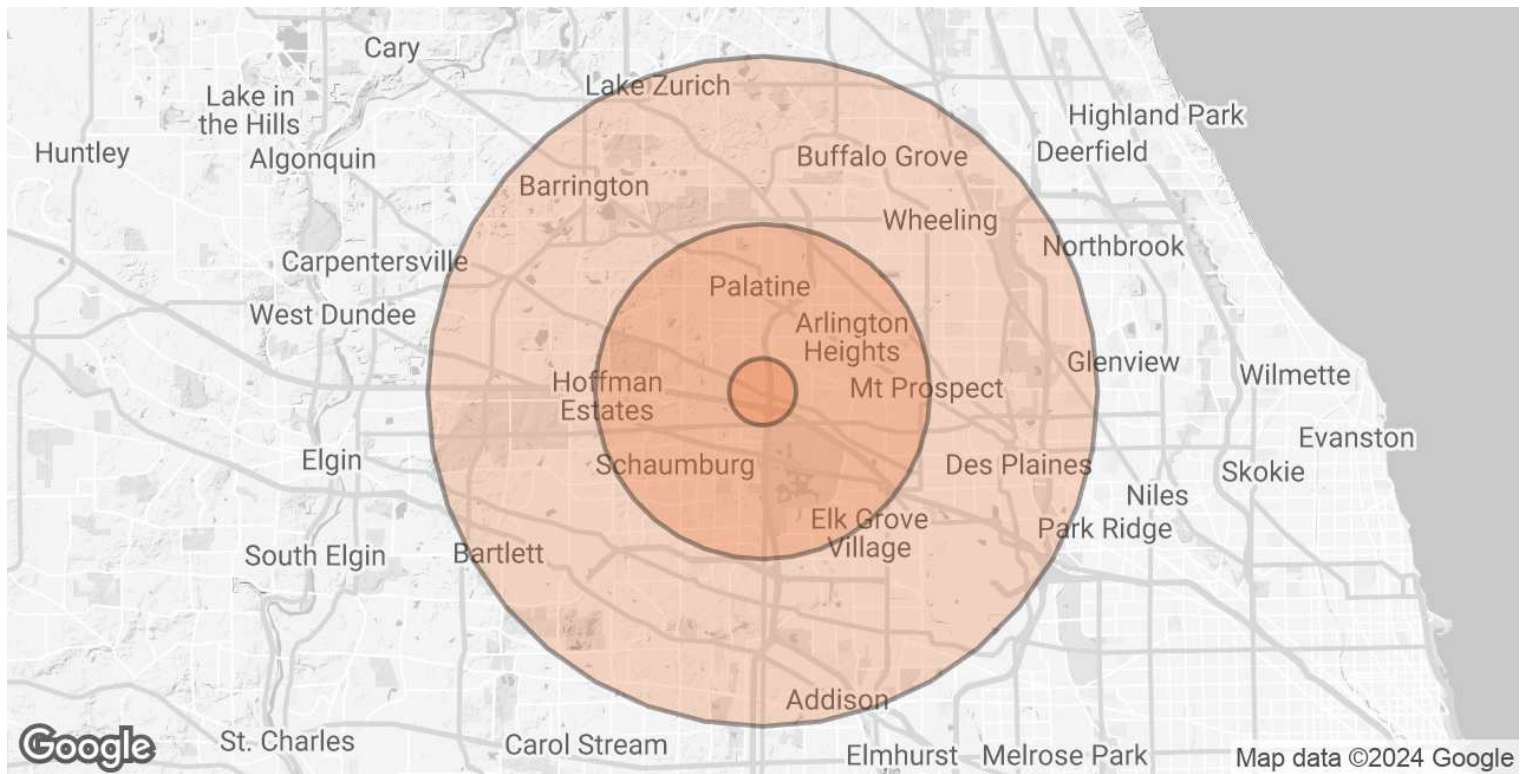


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	9,134	282,395	898,584
AVERAGE AGE	38.0	42.1	41.4
AVERAGE AGE (MALE)	36.4	40.8	40.2
AVERAGE AGE (FEMALE)	38.8	42.8	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,161	118,131	355,076
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$93,535	\$105,892	\$105,565
AVERAGE HOUSE VALUE	\$196,357	\$286,329	\$294,052

2020 American Community Survey (ACS)

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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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