



THE COURTYARD @ 40 RETAIL SPACE FOR LEASE

APARTMENT & RETAIL REDEVELOPMENT 40 DUPAGE CT. ELGIN, IL 60120



**** JUNE 2025 OCCUPANCY ****

BUILDING FEATURES:

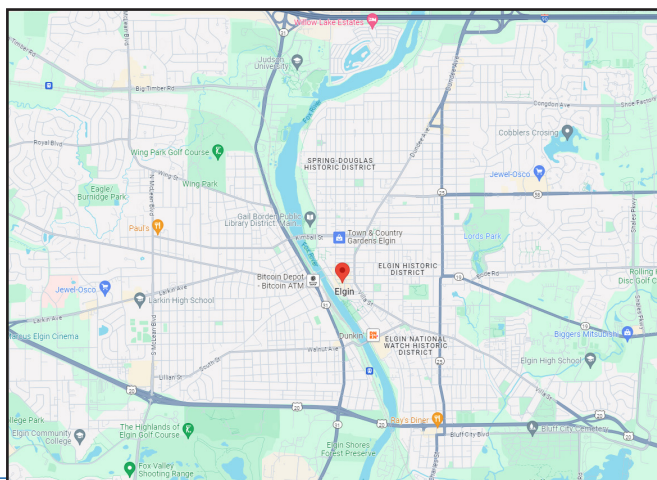
- 4,509 SF Retail Space For Lease Available July 2025
- Ground Floor Retail Space with 40 new apartments above (Mixed Use redevelopment)
- Zoned CC-1
- Ideal for any Retail, Restaurant, Mini-Mart, or service users (New 10,000 Gallon grease trap in place) Extra Storage space is also available!
- Close to Elgin Grand Victoria Casino, Restaurants Entertainment, Elgin Metra Train & Transportation Center
- Stunning brand new renovated outdoor courtyard & outdoor seating area available.

AVAILABLE SPACE:

SUITE	SIZE (SF)	Available
40	4,509 SF	30 Days

**** LANDLORD & CITY OF ELGIN INCENTIVES AVAILABLE ****

- Located in thriving Downtown Elgin Central Business District near Metra Train
- Strong demographics with over 176,000 consumers in a 5 mile radius
- Free Public Parking Surrounds the Property
- 2025 Estimated CAM & RE Taxes: \$4.25 PSF
- **Rental Rate: \$18.00 PSF NET**



FOR MORE INFORMATION:

RANDY OLCZYK
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TOM CALLAHAN
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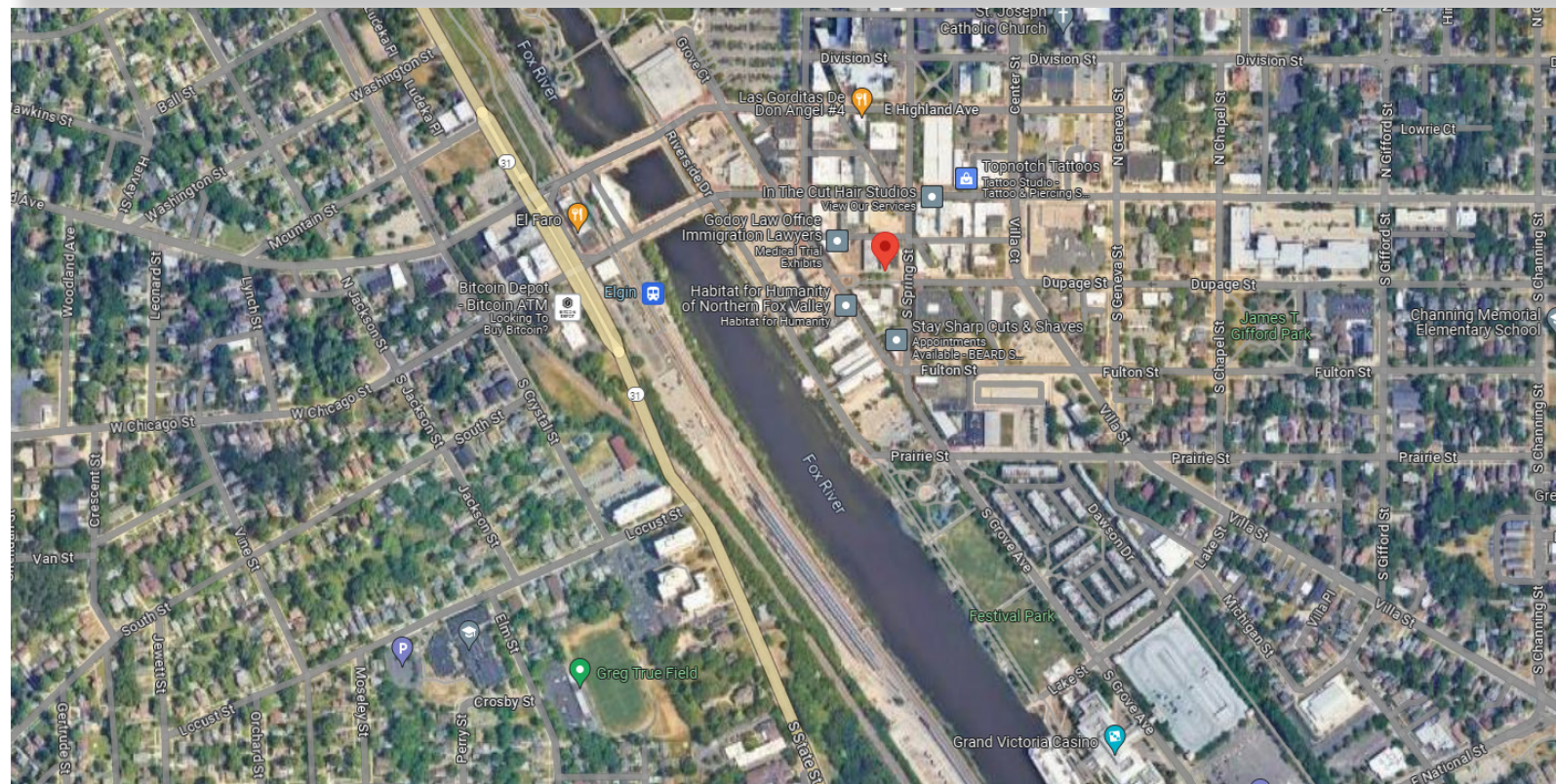
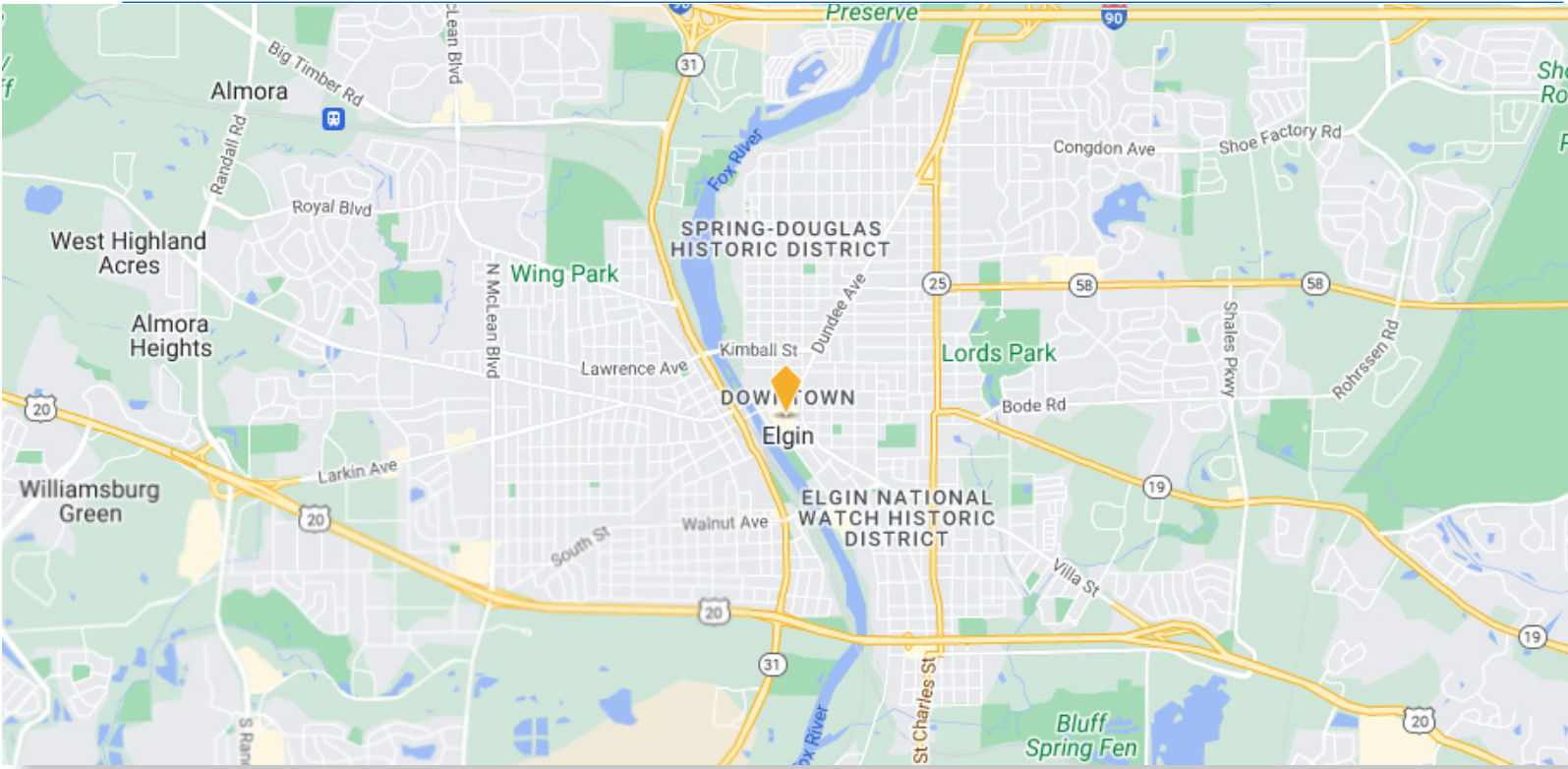
4811 Emerson Ave Suite 112., Palatine, IL 60067



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AREA MAPS



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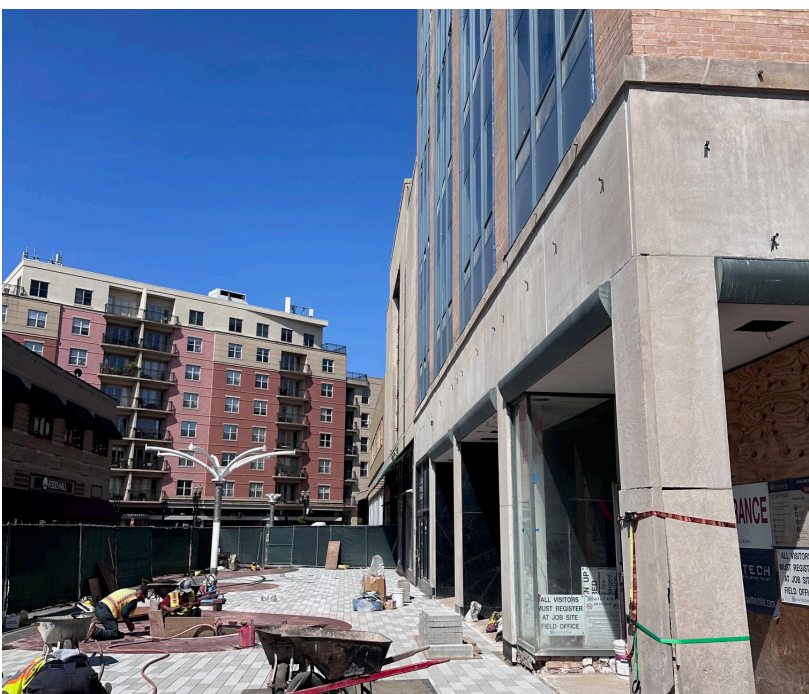
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PROPERTY RENOVATIONS UNDERWAY (PROJECTED OCCUPANCY JULY 2025)



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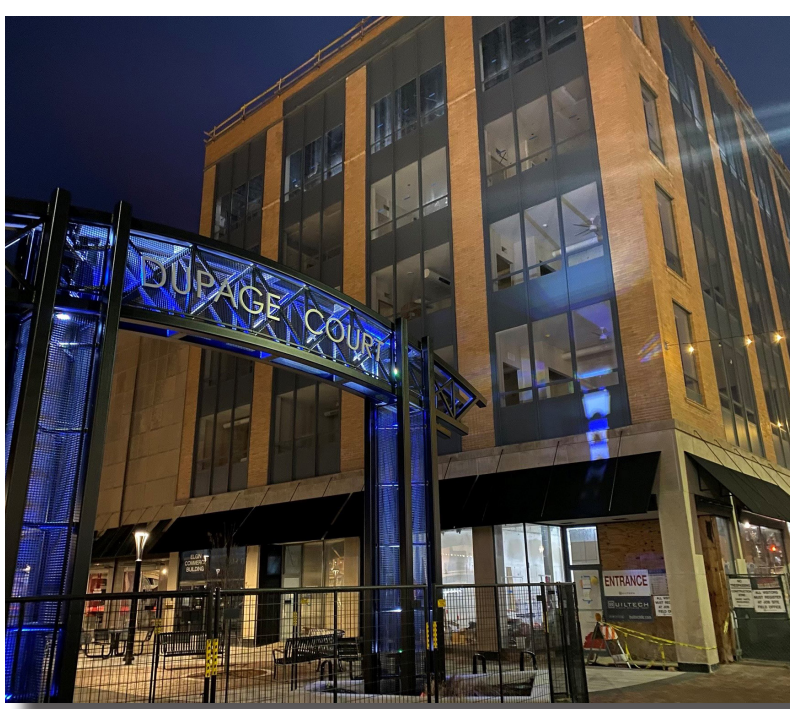
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MIXED USE PROPERTY WITH 40 APARTMENTS (OCCUPANCY JULY 2025)



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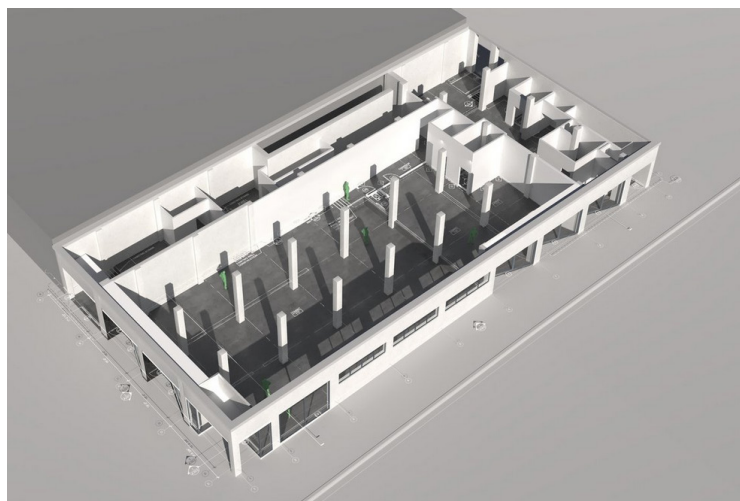
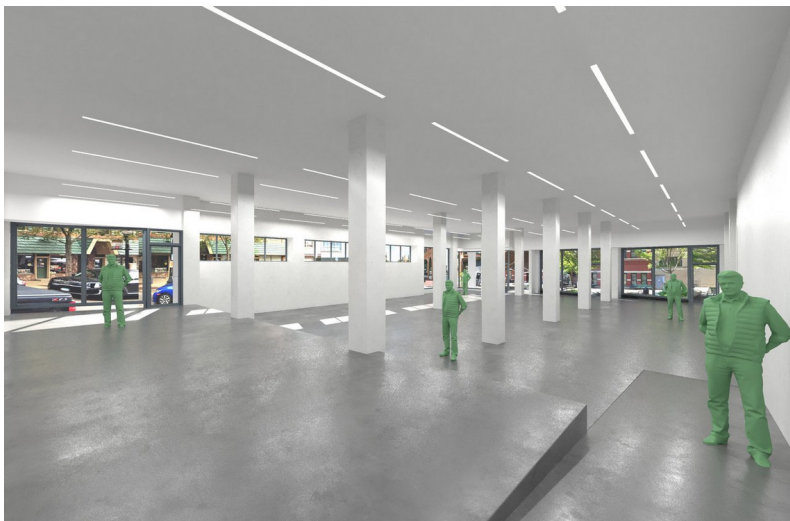
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4,509 SF RETAIL SPACE FOR LEASE (PROJECTED OCCUPANCY JULY 2025)



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THE COURTYARD @ 40 RETAIL SPACE FOR LEASE

PRAIRIE MEADOWS SHOPPING - 2301-2341 N RANDALL RD, CARPENTERSVILLE, IL

COURTYARD RENOVATIONS IN PROGRESS



ARCHWAY ELEVATION - (ORIGINAL)
1/4" = 1'-0"

DUPAGE COURT REVITALIZATION PROJECT

CITY OF ELGIN
12/11/2023
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SPRING STREET PYLON OPTION 4 - VIEW 1

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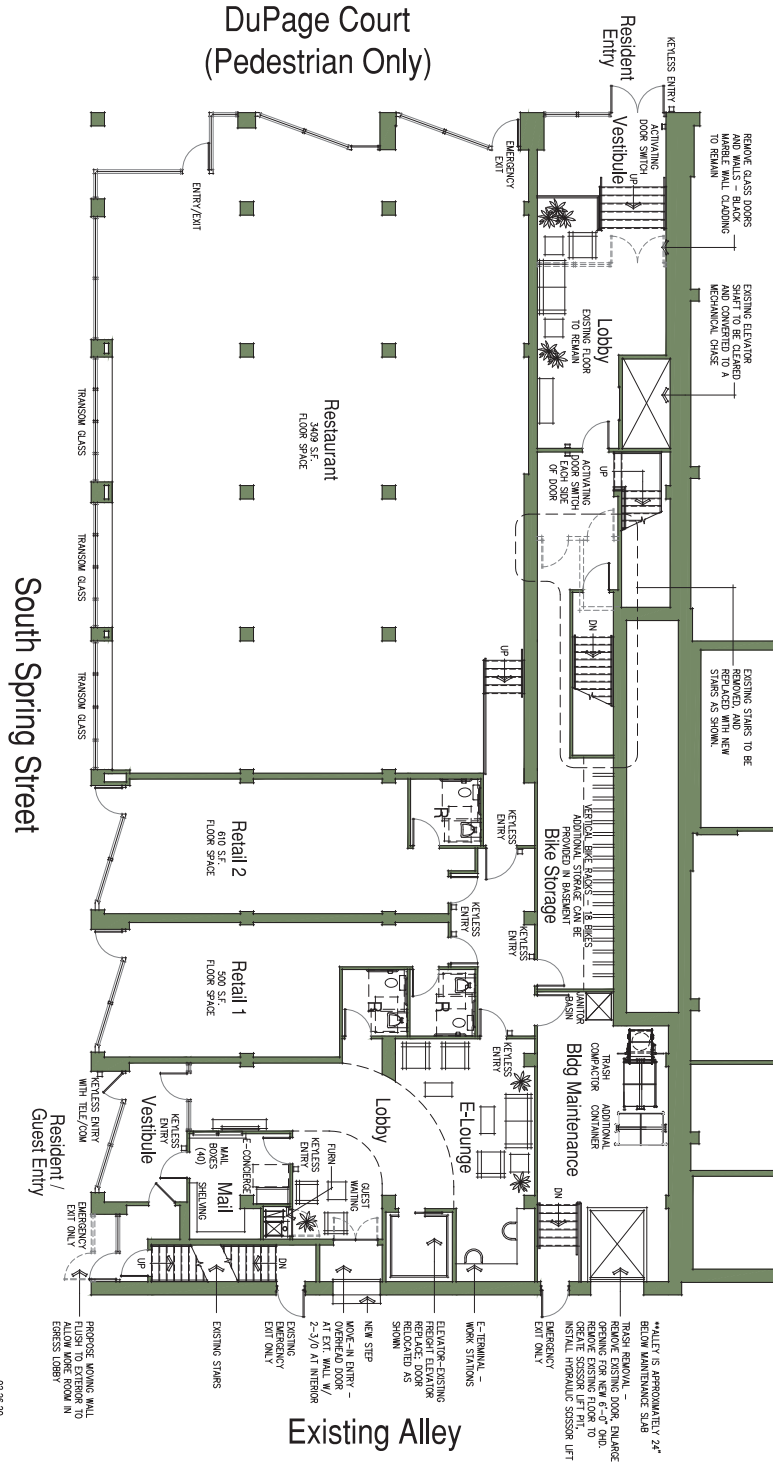
FLOOR PLAN:
(4,509 SF)

Fowler | Architecture
 Gary E. Fowler, Architect
 200 W. DuPage Ave.
 Suite 100
 Elgin, IL 60120
 815.398.1100
 www.fowlerarch.com

Proposed First Floor Plan

North

40 DuPage Court Apartments
 Elgin, IL



ROOM / AREA	ESTIMATED LOAD	PROJECTED OCCUPANCY	EXIT REQ.
RESIDENTIAL APARTS INC. 200 SF PERSON	100 SF PERSON	30 PERSONS/FLOOR	2/FLOOR
OFFICE	15 SF PERSON	82 PERSONS	1
MAINTENANCE	300 SF PERSON	2 PERSONS	1
RETAIL 1	60 SF PERSON	9 SF PERSON	1
RETAIL 2	60 SF PERSON	10 SF PERSON	1
RESTAURANT	100 SF PERSON	18 PERSONS	2

02.28.20
WT GROUP
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 224.293.6333
 www.wtgroup.com

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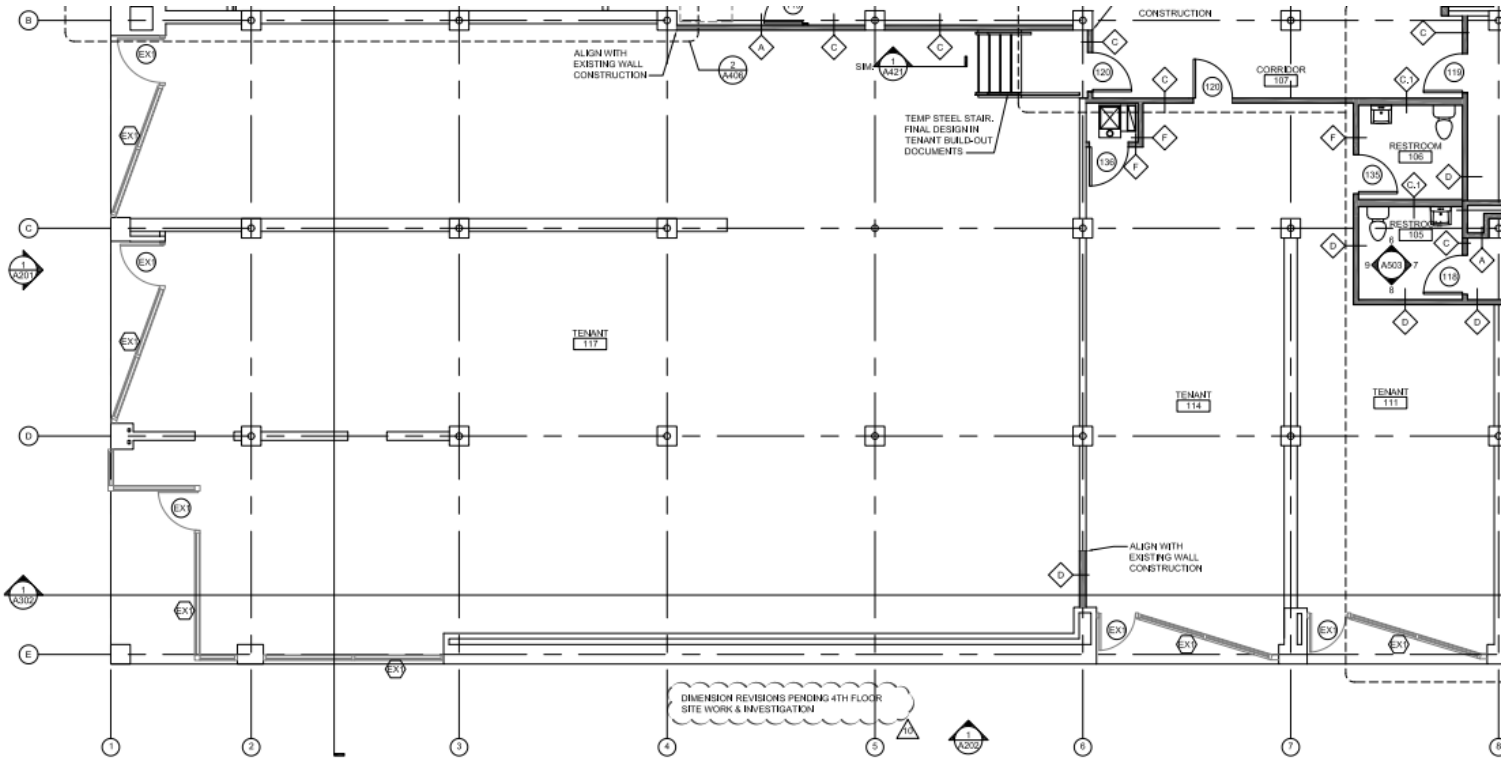


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FLOOR PLAN:

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