

AVAILABLE FOR SUBLEASE

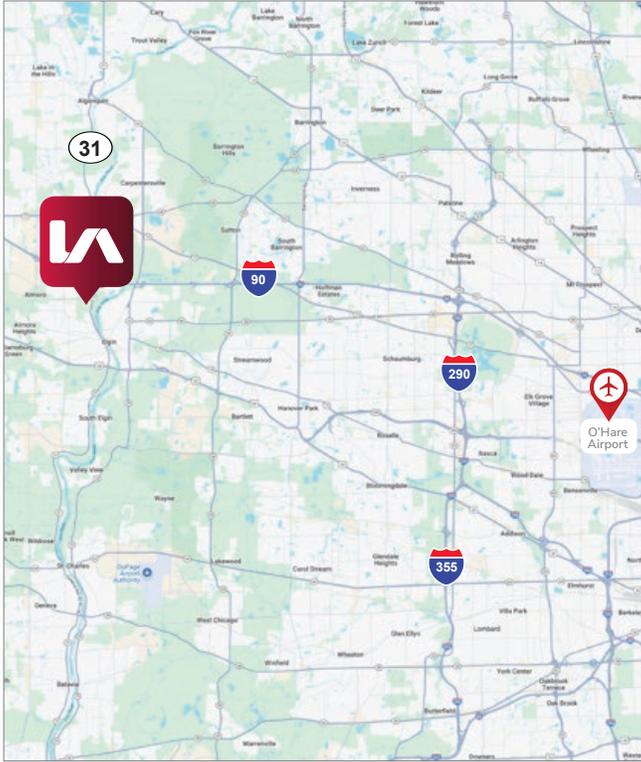
900 N. STATE STREET

ELGIN, IL 60123



BUILDING SPECIFICATIONS:

BUILDING SIZE:	485,976 SF
AVAILABLE:	75,767 SF (divisible)
OFFICE:	Two office pods
BAY SIZE:	39' x 20'
CLEAR HEIGHT:	18'
LOADING:	› 2 exterior docks › 1 drive-in door (10'x14')
SPRINKLER:	Fully
PARKING:	5 spaces
AVAILABLE:	12/15/2025
SUBLEASE RATE:	Subject to offer
COMMENTS:	› Sublease until 2/28/2028 - longer term lease available through landlord › Short term deals will be considered › Easy access to I-90 › Kane County taxes › 28 minutes to O'Hare Airport › Mens/Womens multi-fixture bathrooms with locker area



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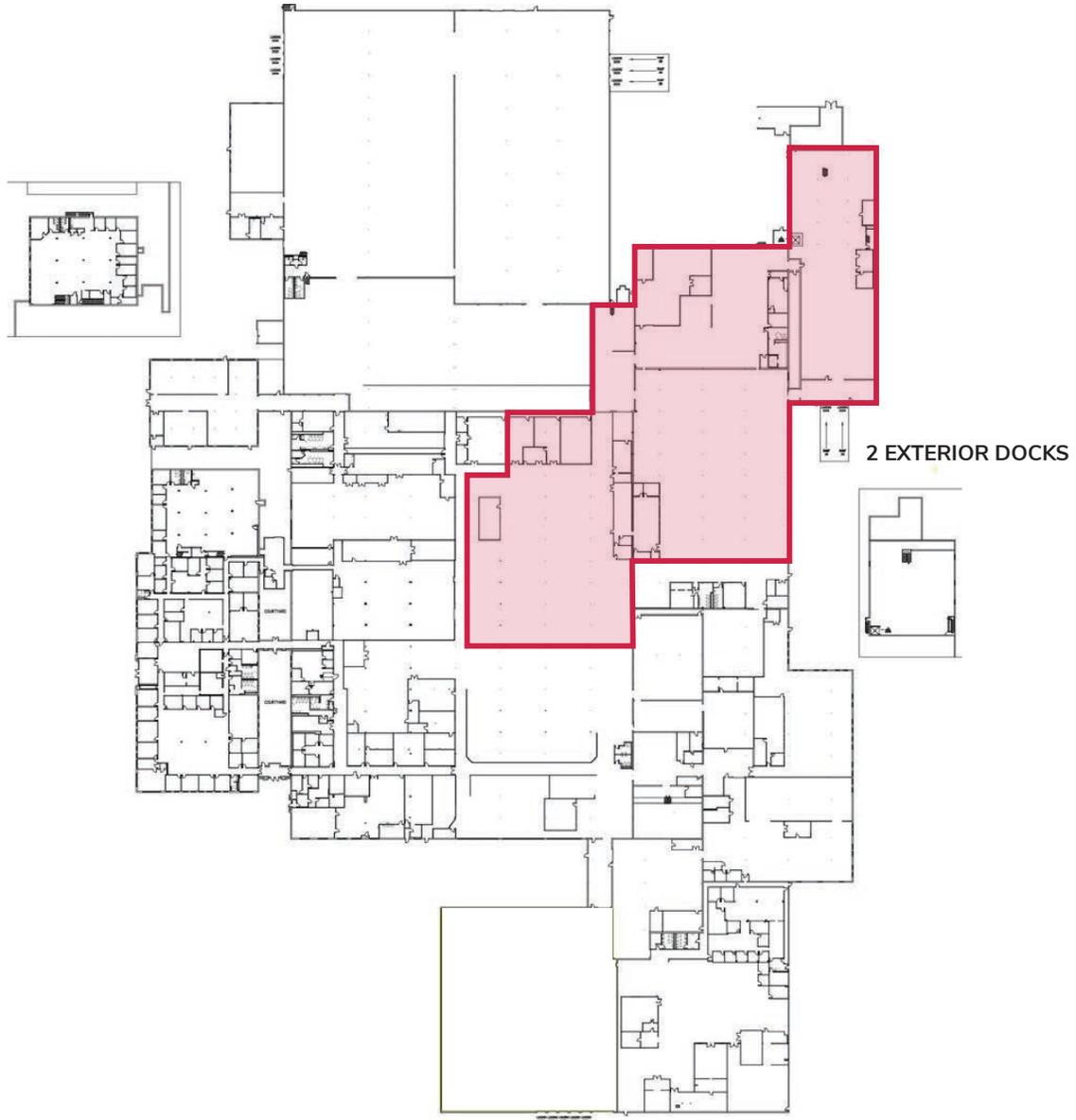
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SITE PLAN



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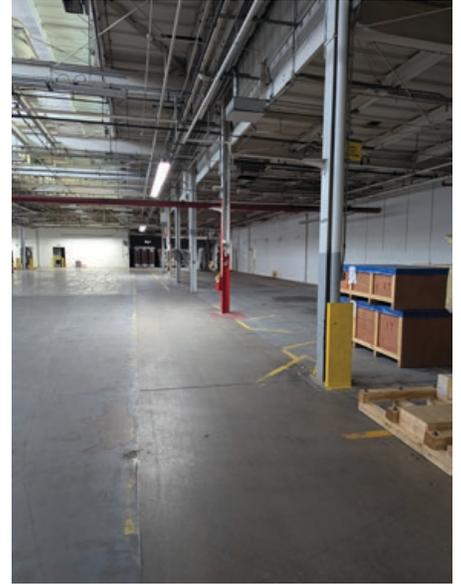
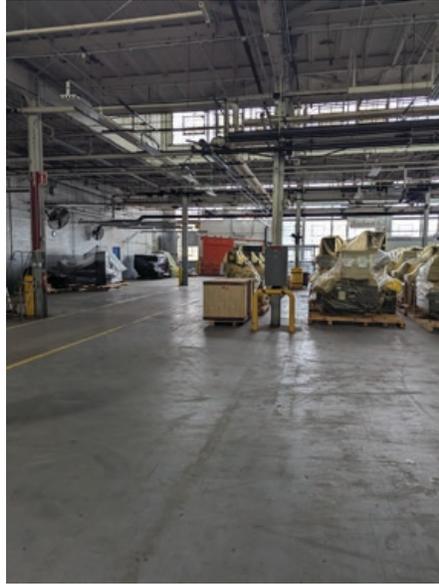
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