



FOR SALE : 36,288 SF OFFICE BUILDING

2401 S PLUM GROVE RD, PALATINE, IL

\$2,695,000 (\$74.27 PSF)



36,288 SF Free Standing 2 Story Office Building with Elevator

****Entire Building can be made available for a user investor***

****Currently one lease in place on 2nd floor (9,777 SF)***

Tenant can vacate if needed

2401 S PLUM GROVE RD | PALATINE, IL 60067

SEE OUR WEBSITE FOR 3-D VIRTUAL TOUR!!

Prepared by:



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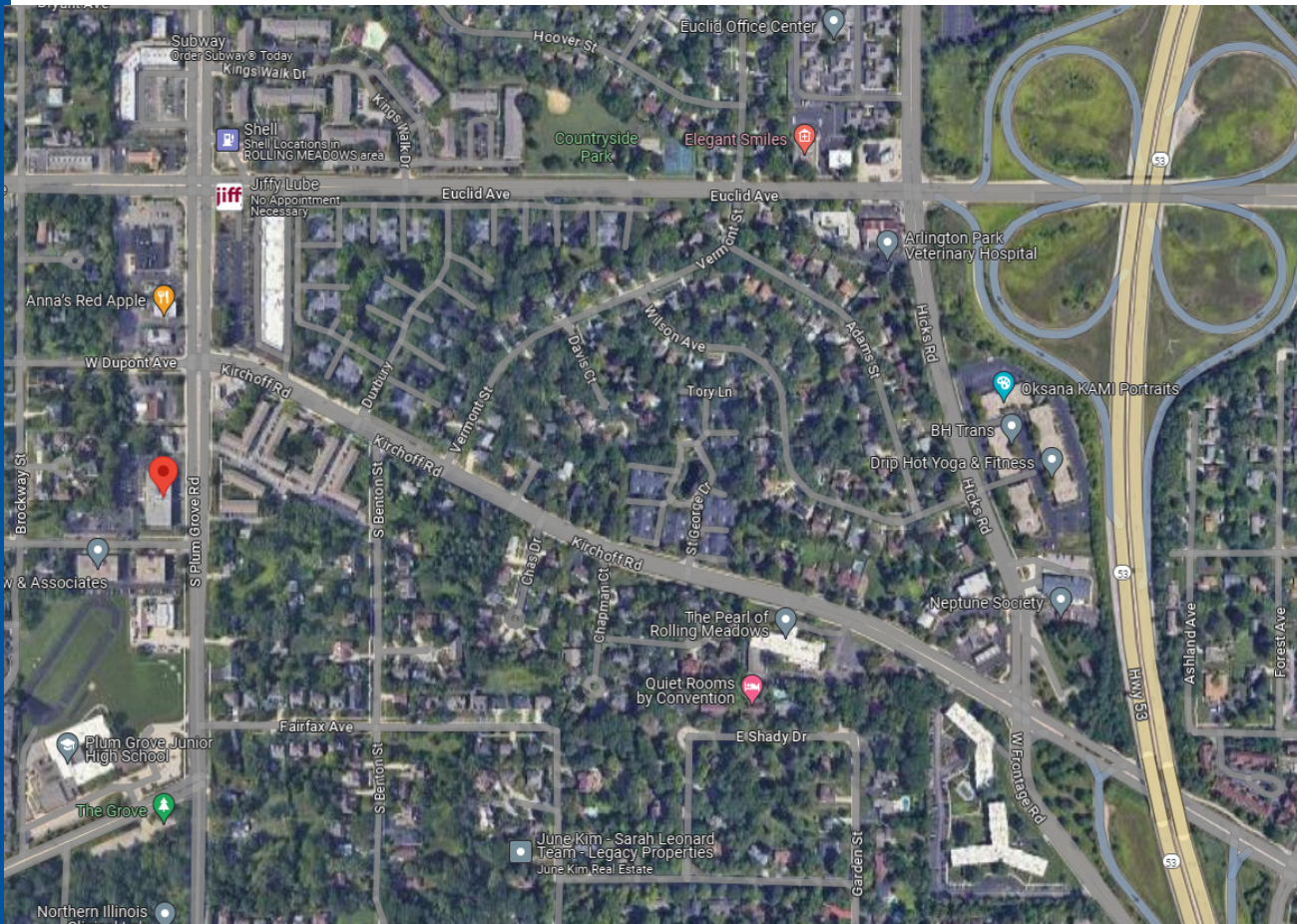
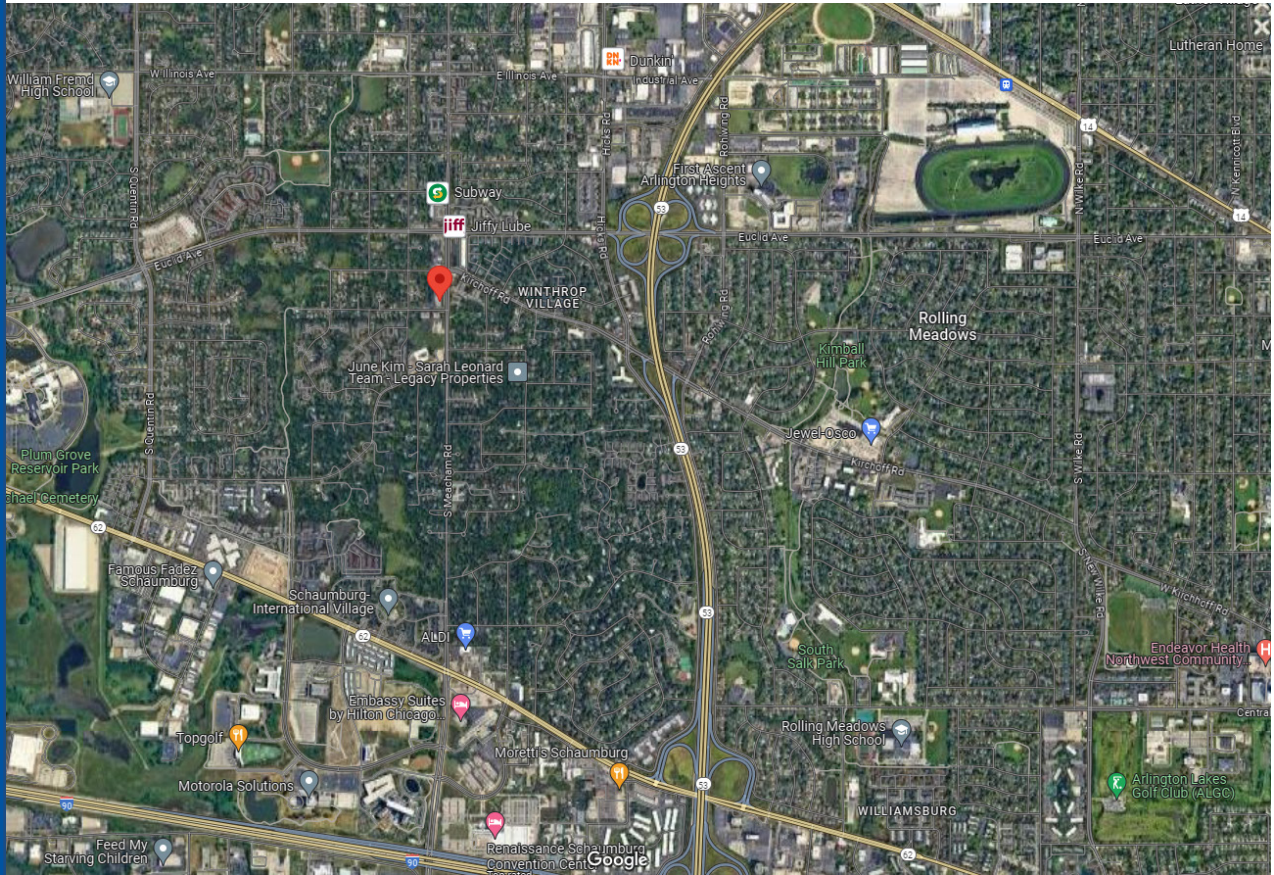
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■ AERIAL PHOTOS

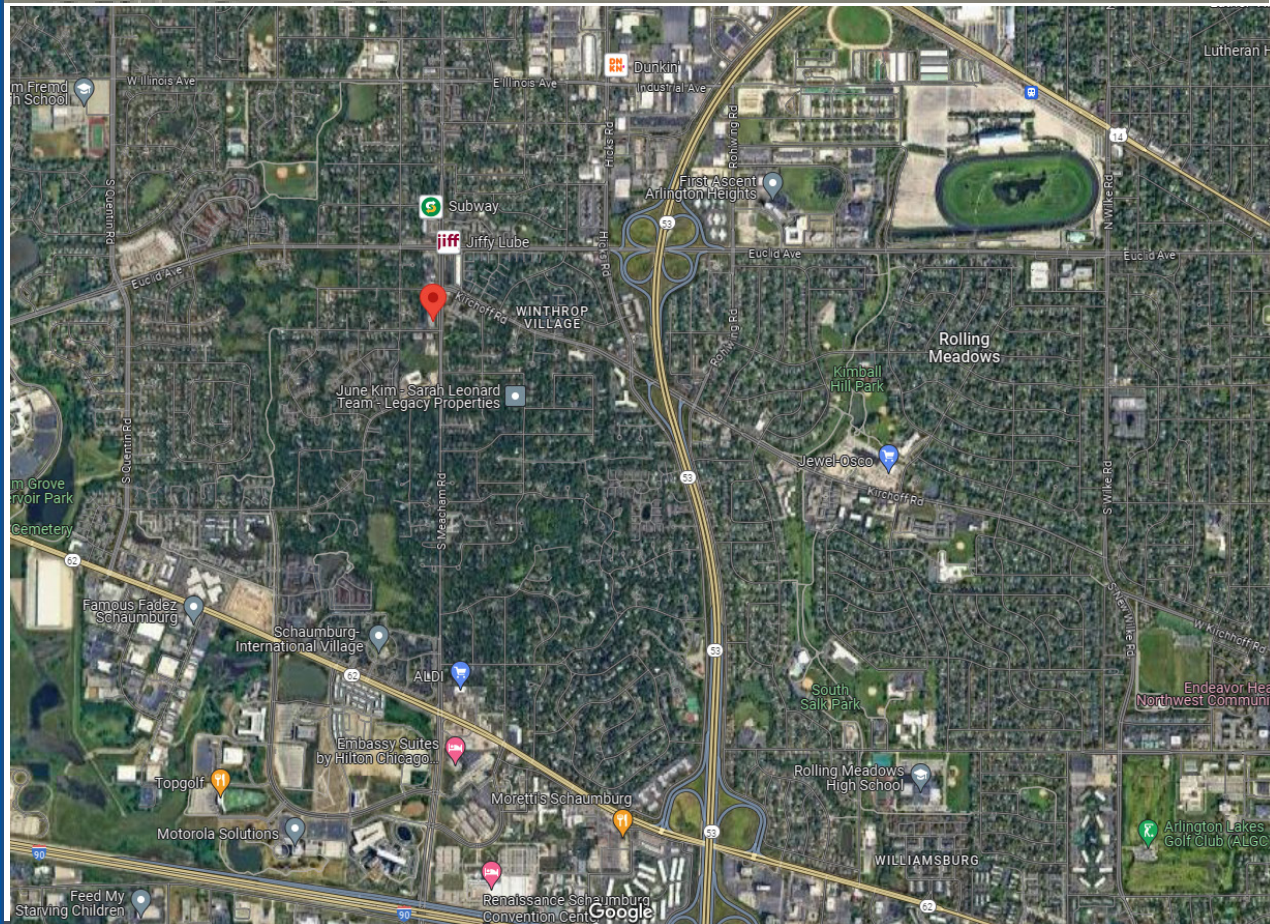
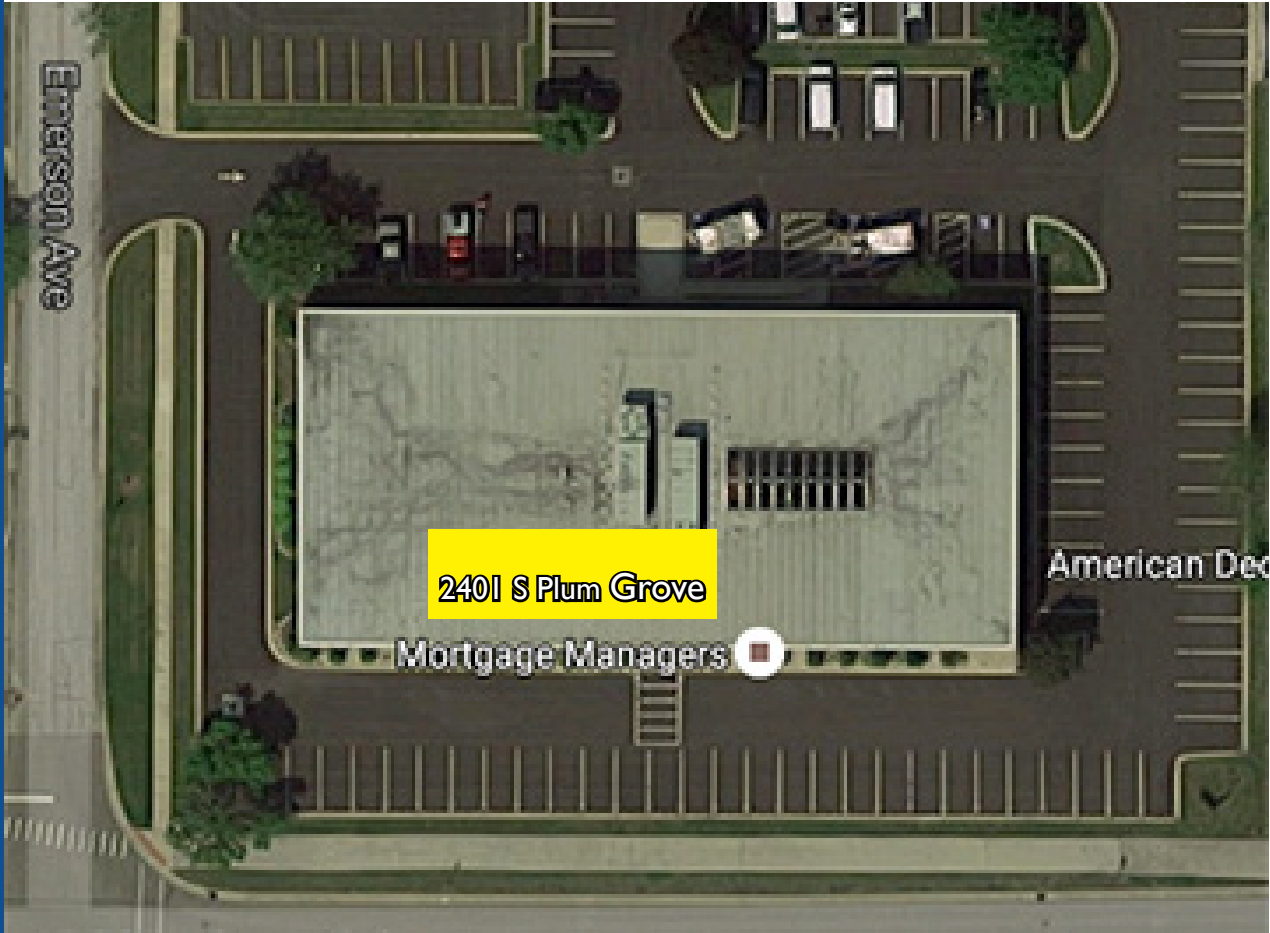
- LEASING
- SALES
- TENANT ADVISORY
- MANAGEMENT



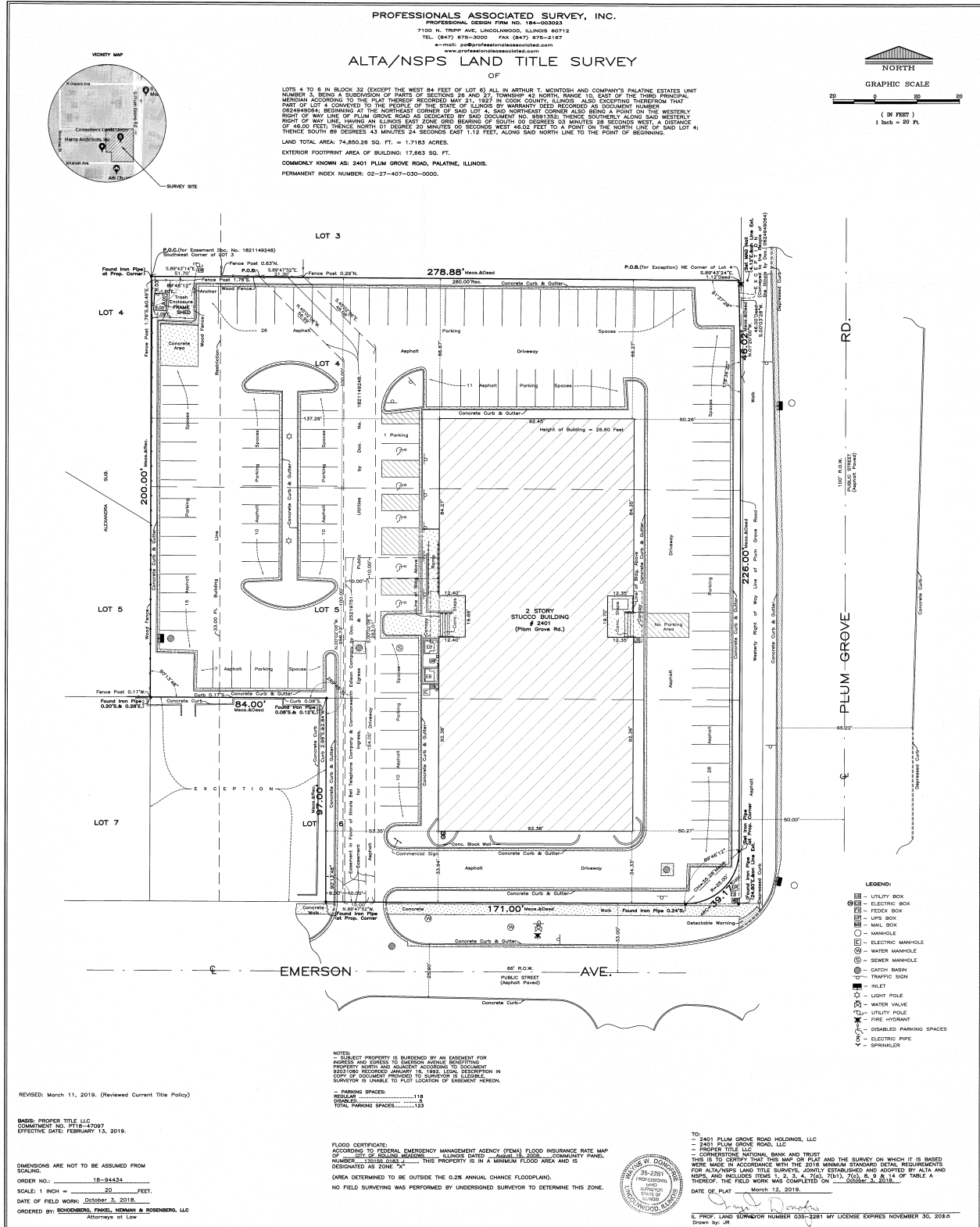


AERIAL PHOTOS

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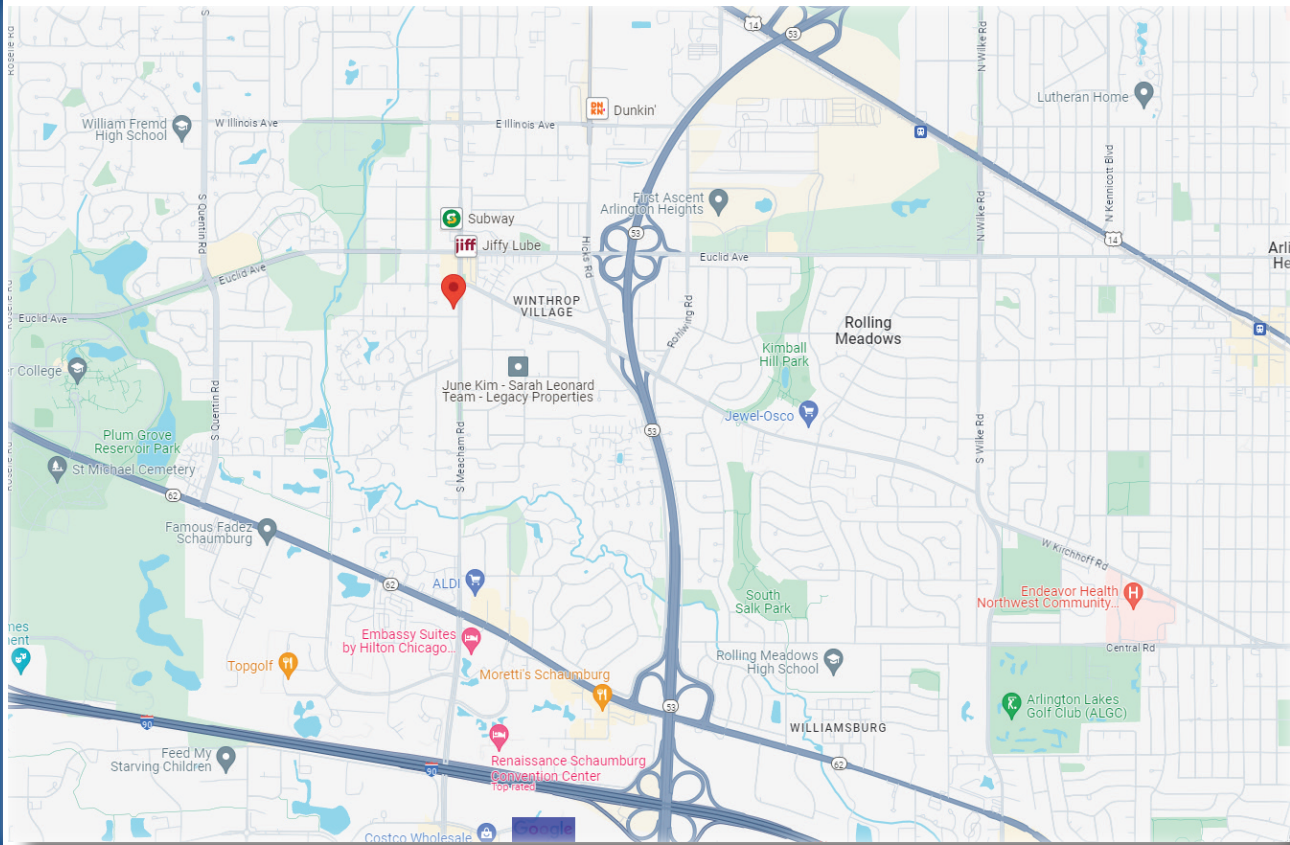
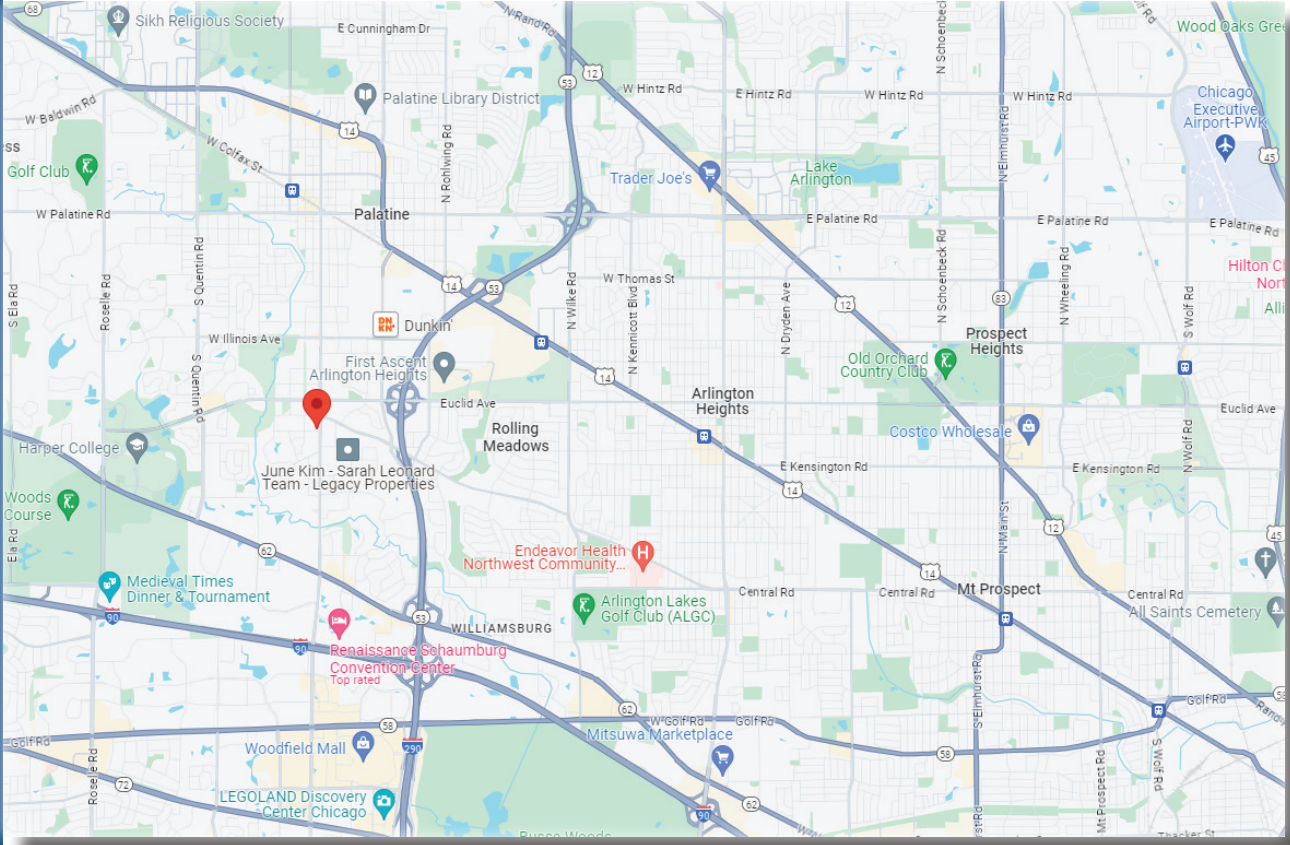
Survey





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- MANAGEMENT

■ LOCATION MAPS





LEASING

SALES

TENANT ADVISORY

MANAGEMENT

■ PROPERTY HIGHLIGHTS

- 36,288 SF Multi Tenant Office Building for Sale
- Recent Renovations Include: New paint, Lighting & LVP Flooring in the Common Areas & extensive refresh of all tenant suites
- 1st floor is vacant (Prior tenant was Consumer Credit Union)
- Spaces are easily divisible from 500- 36,288 SF (Entire Bldg can be made available if buyer needs entire bldg)
- Attractive Atrium Building with Elevator & Rounded Central Skylight
- Located just West of Rt 53 & Euclid interchange & just North of I-90 Interchange at Meacham Rd near Schaumburg Convention Center & Woodfield Mall
- Ample Parking with 123 Spaces & Overflow spaces
- Tenant Controlled HVAC & 24-7 Tenant Access
- Close Proximity to Hotels and Restaurants (Palatine & Schaumburg)
- New Chicago Bears Stadium or other development located less than 1.5 miles away
- Existing 9,777 SF lease in place through 2026 providing \$160,000 in existing income
- Building Signage Available on Busy Plum Grove Rd
- Fiber Optic & Cable connection on site & back-up power generator
- Visit our website for 3-D Virtual Tours of 1st floor space & Common Areas!!!
- Ideal opportunity for a user/investor to occupy up to 5,000-36,288 SF for less than the cost to lease

■ DESCRIPTION

COOK COUNTY PROPERTY:	2401 S Plum Grove Rd Palatine, IL 60067
BUILDING TYPE:	Multi-Tenant Office/Professional
YEAR BUILT:	1984 - Renovated 2021
SIZE:	36,288 SF (2-Story with elevator)
LAND SITE/ZONING:	1.67 Acres/Office
PARKING:	123 Spaces + overflow
2023 REAL ESTATE TAXES:	\$4.09 PSF (\$148,528)
2024 OPERATING EXPENSES:	\$3.80 PSF (\$138,000) Estimate

Sales Price: \$2,695,000 (\$74.27 psf)

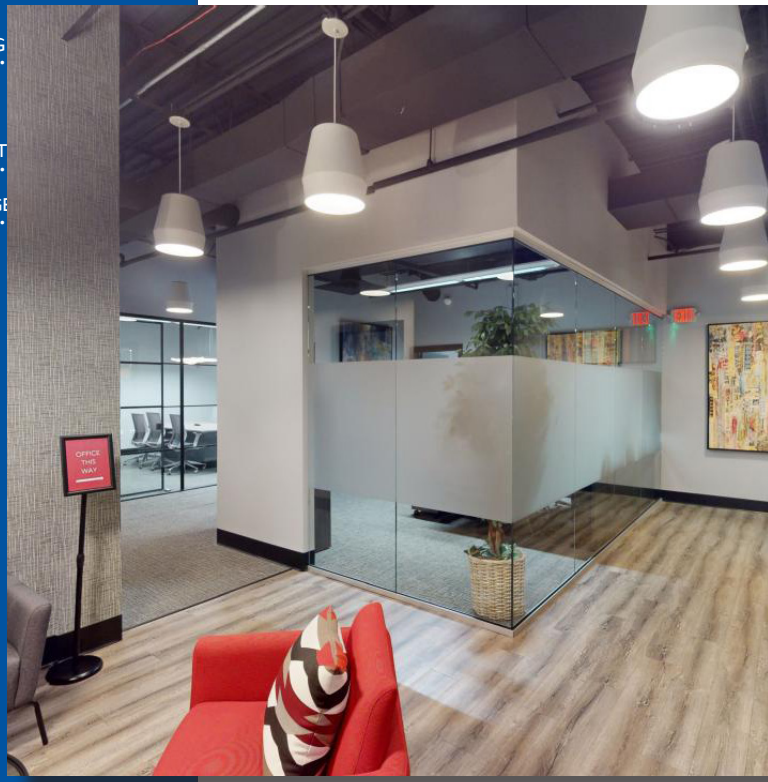
Suite	Rentable SF
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1st Floor*	18,144
200	4,737
201	3,630
202 & 203	9,777
Total 2nd Floor	18,144
Total Building:	36,288



■ Building Photos

LEASING
SALES
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Building Photos

- LEASING
- SALES
- TENANT ADVISOR
- MANAGEMENT





- LEASING
- SALES
- TENANT ADVISORY
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■ USER EFFECTIVE OCCUPANCY COST

Property SF:	36,288
Loan Amortization:	25 year
20 year rate:	6.75%
Purchase Price per SF:	\$74.27
Purchase Price:	\$2,695,000
Loan Amount (90% of Purchase Price):	\$2,425,500
Initial Investment (10% of Purchase Price):	\$269,500

User Cost of Occupancy

	Monthly	Annual	Per Bldg S.F.
Mortgage Payments:	\$16,758.06	\$201,096.71	\$5.54
Real Estate Taxes: (2023 payable 2024)	\$12,377.38	\$148,528.57	\$4.09
Operating Expense:	\$11,500.00	\$138,000.00	\$3.80
Mortgage, Taxes, & Operating Expense:	\$40,635.44	\$487,625.28	\$13.44
Income from 9,777 SF leased space:	\$13,851.00	\$166,212.00	
User cost to occupy 26,511 SF vacant space with existing income:	\$26,784.44	\$321,413.28	\$12.23
Income from leased space:	\$13,851.00	\$166,212.00	
Pro-forma income from 26,511 SF vacant space @ \$16.00/SF:	\$35,348.00	\$424,176.00	
Pro-forma income:	\$49,199.00	\$590,388.00	
Real Estate Taxes:	\$12,377.38	\$148,528.57	
Operating Expenses:	\$11,500.00	\$138,000.00	
Pro-forma net operating income:	\$25,321.62	\$303,859.43	
Value at 9.0% cap rate:		\$3,376,215.89	
Value at 9.5% cap rate:		\$3,171,810.33	

Brokers of Chicagoland Commercial, Inc. have a minority ownership interest in the property. Information contained herein has been obtained from the owners of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it