

# LEASE

## BEACON HILL OFFICE COMPLEX

2050 Larkin Ave Ste 200 & 201 Elgin, IL 60123



### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	15,000 SF
Available SF:	1,515 - 4,230 SF
Lot Size:	2.58 Acres
Taxes:	\$1.60 PSF
CAM:	\$4.61 PSF
Renovated:	2010
Market:	Chicago
Submarket:	Far Northwest

### PROPERTY OVERVIEW

This offering includes two connected office suites totaling more than 3,030 SF, plus an additional 1,200 SF of finished space on the lower level. Each suite is approximately 1,515 SF and can be divided if needed, allowing for flexible leasing options.

The main level features eight spacious, windowed private offices, three large interior work areas, a large open area, and a kitchenette. The layout is adaptable to suit a wide range of business operations.

Located on the second floor of an elevator-served building, the property also offers ample parking for staff and visitors. The finished lower level includes a full kitchen along with additional functional space ideal for meetings, collaborative work, or use as a private employee lounge

### PROPERTY HIGHLIGHTS

- Large Office space
- 3,030 SF + 1,200 Lower level space
- 8 window offices - 3 Interior offices
- ADA building with elevator

**Lisa Perry-Gagliano**  
(773) 818-1888



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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### LOCATION DESCRIPTION

Located on Larkin Ave in Elgin. Just East of Randall Rd

### SITE DESCRIPTION

Situated on the high-traffic Larkin Avenue in Elgin, this property offers excellent visibility with over 14,400 vehicles passing by daily. The building features ample parking both in the front and rear, ensuring convenience for visitors and staff. It is fully ADA compliant, equipped with both a ramp and an elevator for easy accessibility.

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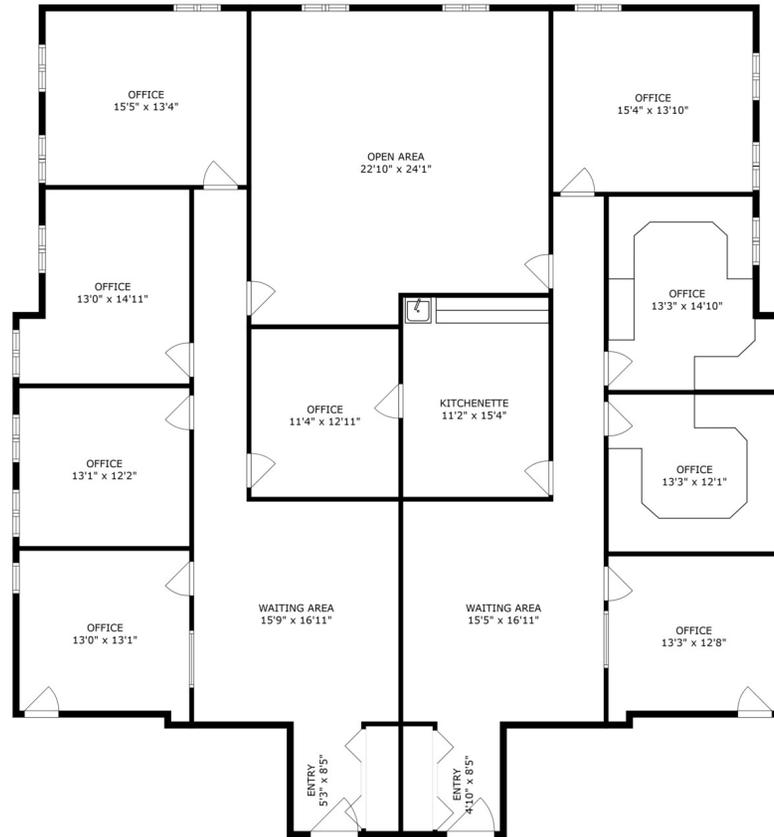
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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