

402 FOX GLEN COURT  
BARRINGTON, IL 60010

JAMESON.

FOR SALE

\$278,000

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# FOR SALE | OFFICE

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### OFFERING SUMMARY

Condition:	New Construction Vanilla Box
Demised Area:	3,048 SF, Attic NIC
Floors:	1st 1,973 SF, B 1,301SF, Attic 441 SF
Natural Light:	Windows on Both Levels
Entrance:	Foyer with Elevator
Dedicated HVAC:	Gas Fired Heat & Electric Cooling
Zoning:	B1
Permitted Uses:	General & Medical Offices
Prorata Share:	38%
Price:	\$278,000

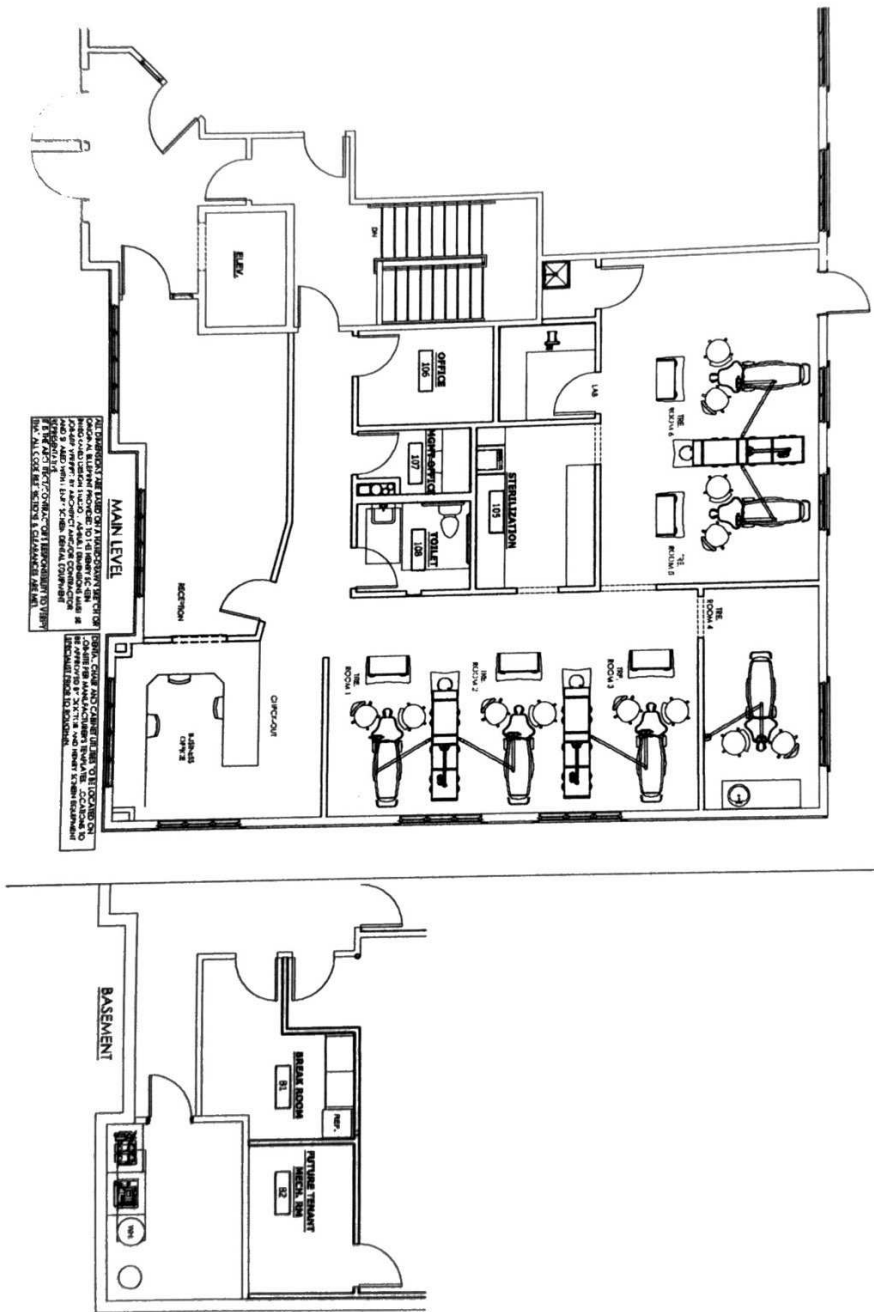
### PROPERTY OVERVIEW

Presenting a rare opportunity to own a 2025 totally reconstructed Office Condominium, including brand new, energy efficient windows, roof, exterior and more in an established professional office center. Offering an 1,973 SF Main Level and 1,301 SF Garden Level, providing total 3,048 SF space ready for customized build-out. (Please note SF areas are approximate). A true blank canvas designed to accommodate a wide range of professional uses. Ideal opportunity for an owner-occupant seeking to design their space to specific operational needs. Well-suited for medical or dental practices (plans available for a dental office), professional services, wellness providers, therapy practices, financial services, legal offices, or other service-oriented businesses looking to establish a strong presence. Ample on-site parking, near Advocate Good Shepherd Hospital, with convenient access to Route 22 and Route 14, the Fox River Grove Metra Station.

### PROPERTY HIGHLIGHTS

- Constructed in 2025 with contemporary design
- Zoned B-1 for versatile business use
- Prime location in Barrington area
- Ample Parking

# PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN  
PART 1

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	<b>PROJECT:</b> <b>SMILE BRANDS INC.</b>	 INTEGRATED DESIGN STUDIO 10720 W LINCOLN AVE, WEST ALLIS, WI 53227 henry.schein@integrateddesign.com
	<b>LOCATION:</b> MAGNOLIA	
SCALE: SHEET: 28 x 36 1/8" = 1'-0" PLAN	<b>IMPORTANT NOTE:</b> THIS DOCUMENT HAS BEEN PREPARED AS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS NOT AN ARCHITECTURAL PLAN. THE IDEAS/DESIGN INCLUDED THEREIN ARE THE SOLE PROPERTY OF HENRY SCHEIN, INC. AND ARE PROTECTED UNDER COPYRIGHT. THESE PLANS MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF HENRY SCHEIN, INC. AND FULL PAYMENT OF ANY ASSOCIATED DESIGN FEES. ALL DIMENSIONS ARE SUBJECT TO JOB-SITE VERIFICATION.	PROJECT NUMBER: START DATE: SMALL START DATE: DRAWN BY: ACHD CHECKED BY: JAK REVISIONS:

\*For reference, this is a speculative plan for a first floor dental office with support facilities in a small portion of the basement. The plan is not to scale.

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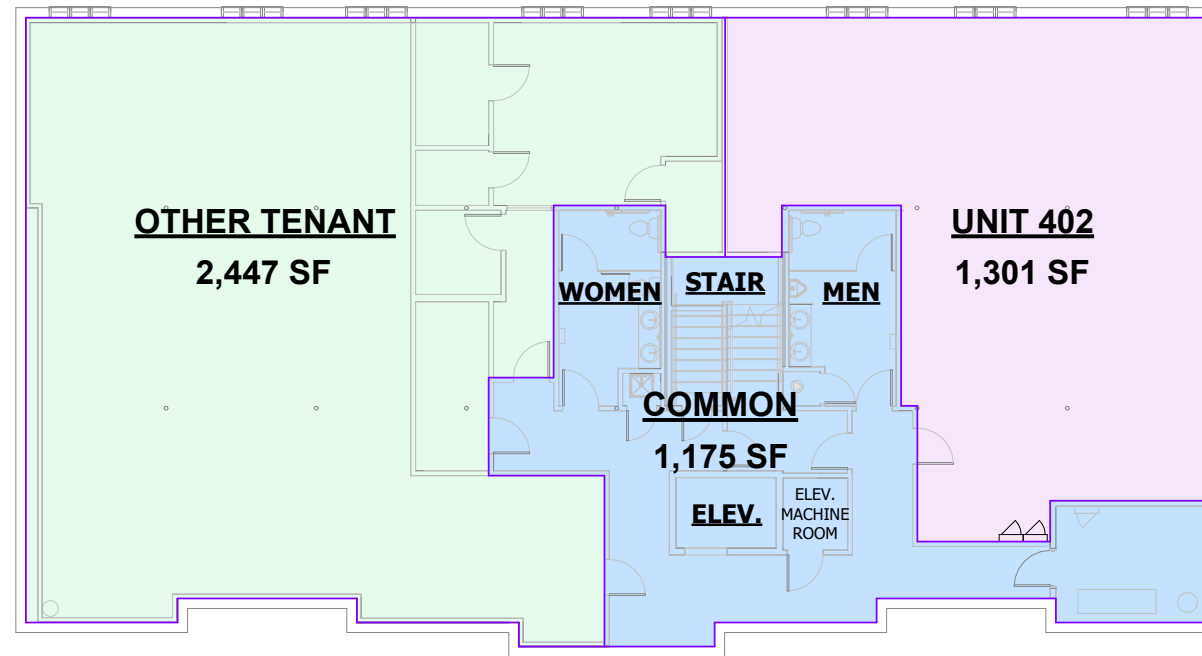
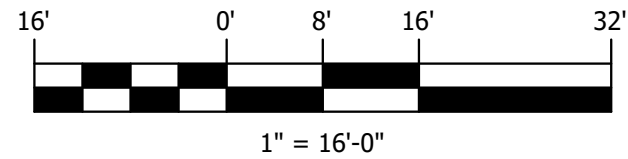
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# AREA LEGEND

- COMMON
- OTHER TENANT
- UNIT 402



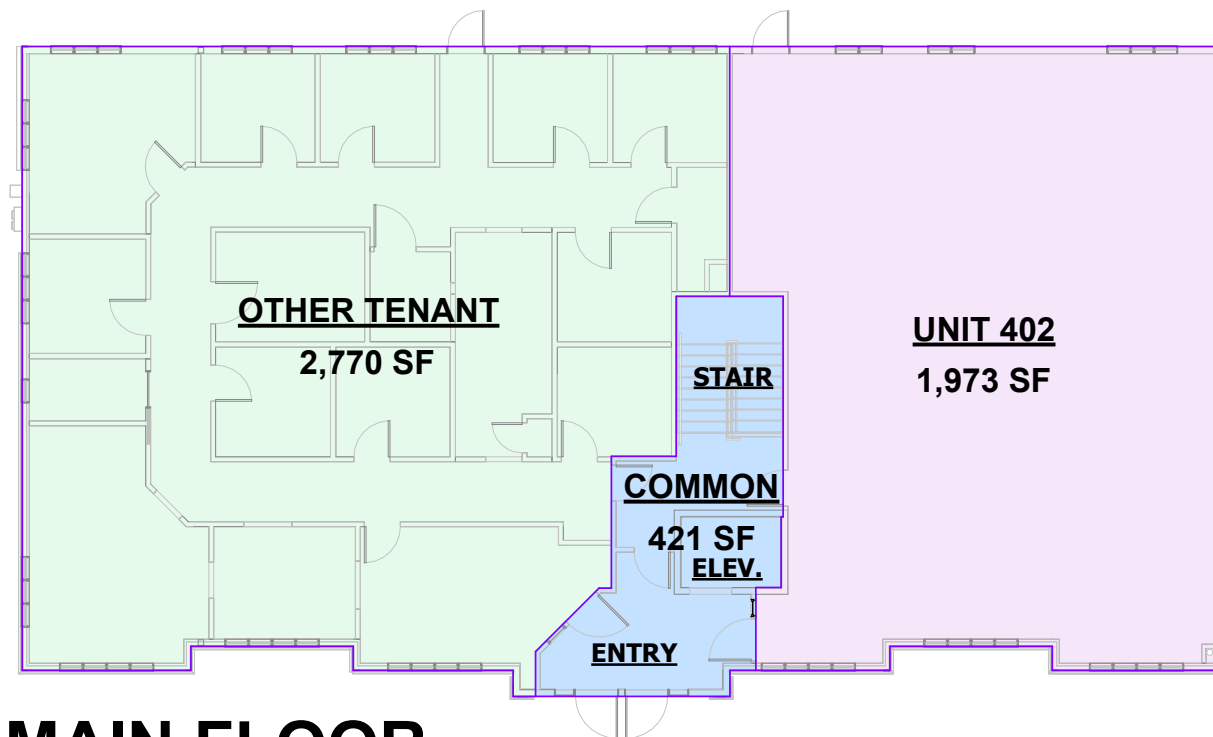
## BASEMENT

# AREA BY LEVEL

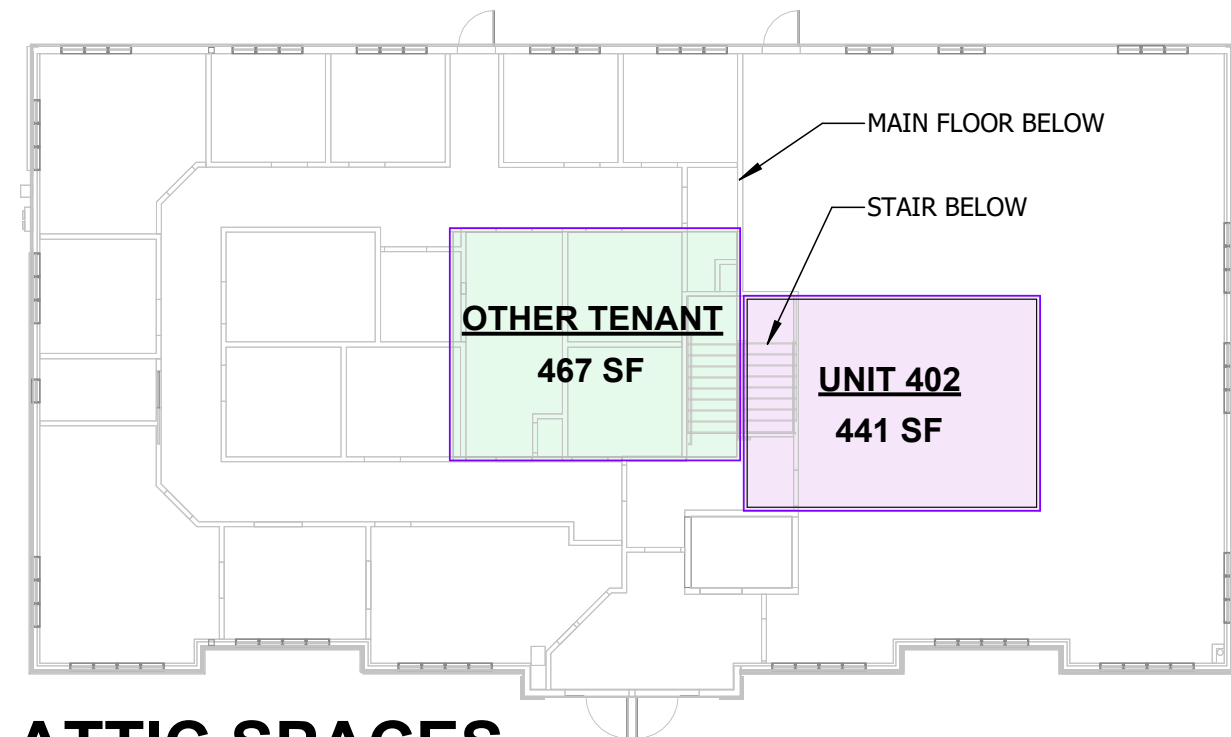
Name	Area
<b>BASEMENT</b>	
COMMON	1,175 SF
OTHER TENANT	2,447 SF
UNIT 402	1,301 SF
<b>MAIN FLOOR</b>	
COMMON	421 SF
OTHER TENANT	2,770 SF
UNIT 402	1,973 SF
<b>ATTIC SPACES</b>	
OTHER TENANT	467 SF
UNIT 402	441 SF

# AREAS TOTAL

Name	Area
COMMON	1,595 SF
OTHER TENANT	5,684 SF
UNIT 402	3,716 SF
<b>Grand total</b>	<b>10,995 SF</b>



## MAIN FLOOR



## ATTIC SPACES

BUILDING 4  
400 FOX GLEN CT.  
BARRINGTON, IL 60010

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Google

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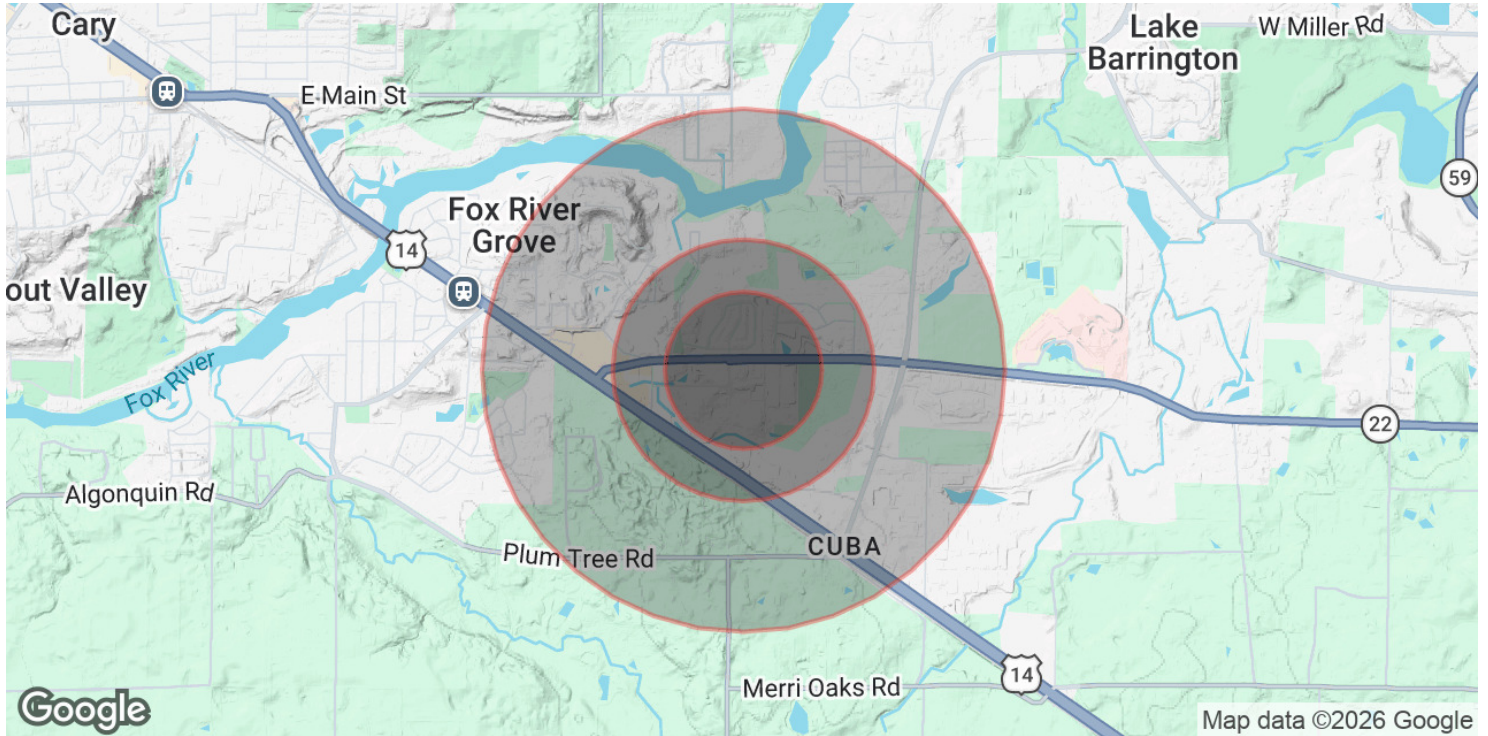
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	538	1,207	3,775
Average Age	42	42	43
Average Age (Male)	41	41	41
Average Age (Female)	43	43	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	187	422	1,375
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$201,704	\$198,460	\$179,010
Average House Value	\$569,360	\$580,095	\$525,964

Demographics data derived from AlphaMap