



1 DOUGLAS AVENUE, ELGIN, IL

| For Lease

| Office/Creative/Event/Flex



LORENZO MARRONE

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	23,981 SF
3rd Floor SF Available:	9,200 SF
Main Level SF:	6,695 SF
Mezzanine SF:	2,505 SF
1st Floor SF Available:	4,700 SF

PROPERTY OVERVIEW

Spectacular loft spaces available for lease in the heart of Downtown Elgin. The third floor space has a 6,695 SF main level on the 3rd floor and an additional 2,505 square foot mezzanine level on the 4th floor, all accessible by elevator. Great flexibility for multiple possible uses. Exposed brick, hardwood floors throughout, four private offices, a glass-wall conference room, spiral staircase, balcony, floor to ceiling black-out curtains and large kitchenette highlight a long list of amenities. Excellent condition and fully built-out. The first floor space has 4,700 square feet, with finishes and fixtures perfect for a professional office. Exposed brick, hardwood+carpet, lower level with kitchenette. Magnificent, classic masonry building with wooden beam ceilings. Huge windows bathe these spaces in natural light.



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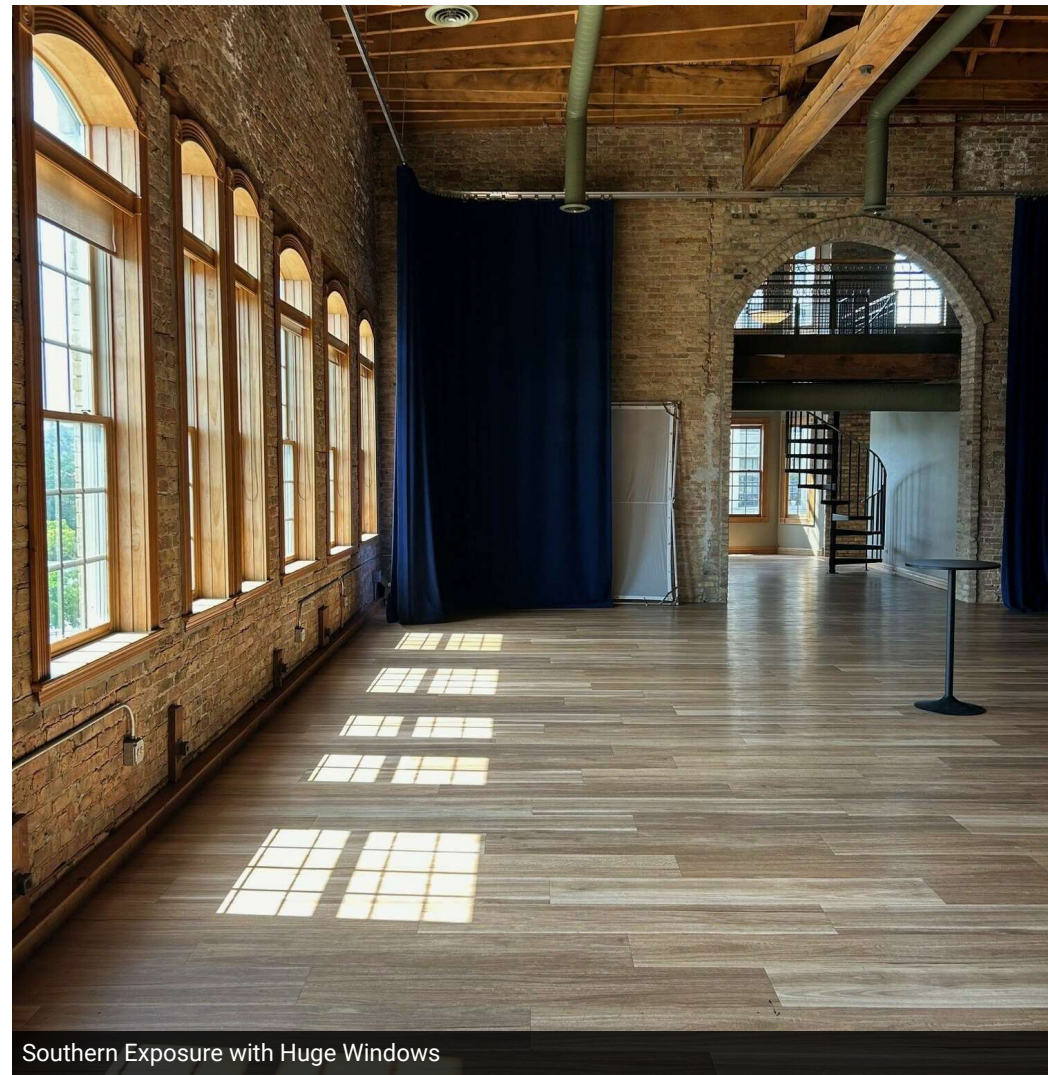
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Magnificent Event Space on Third Floor



Southern Exposure with Huge Windows



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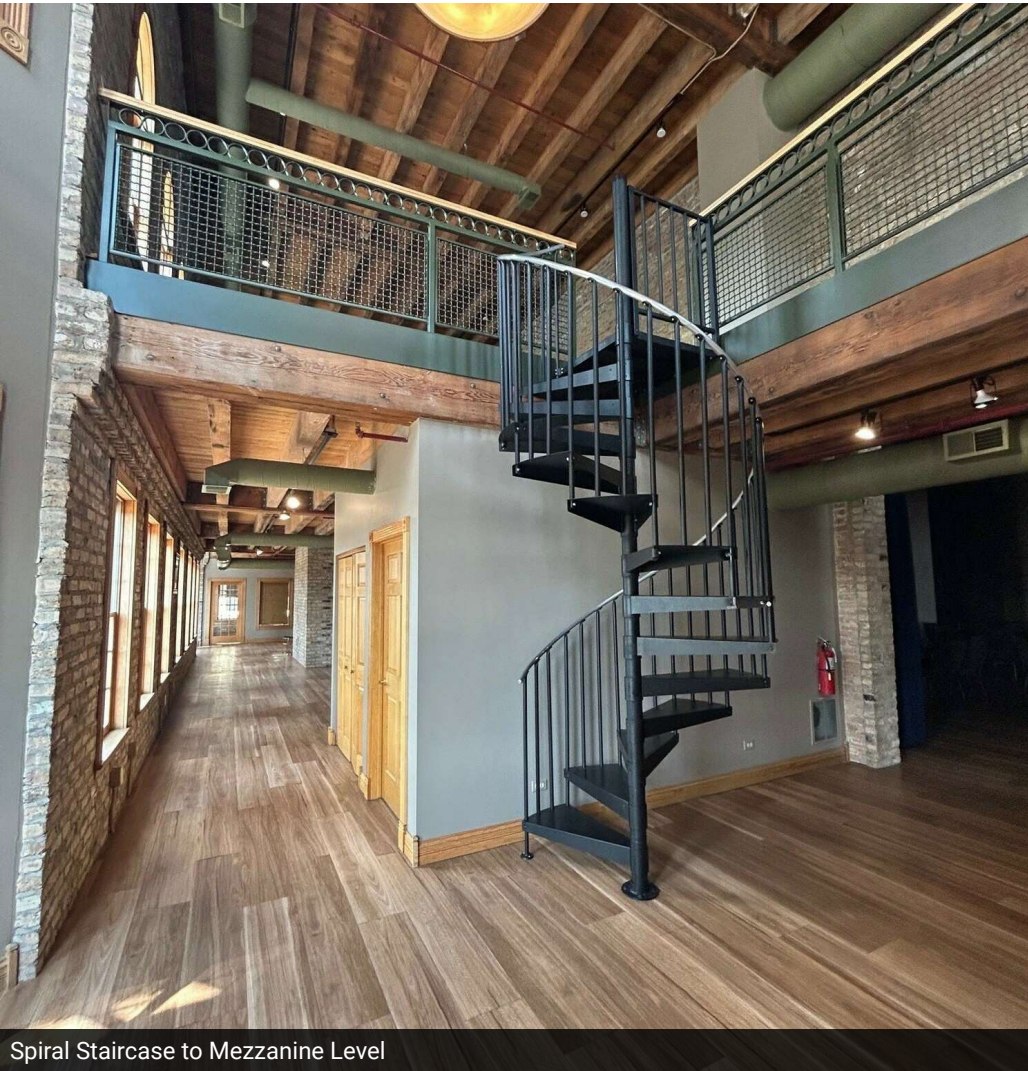
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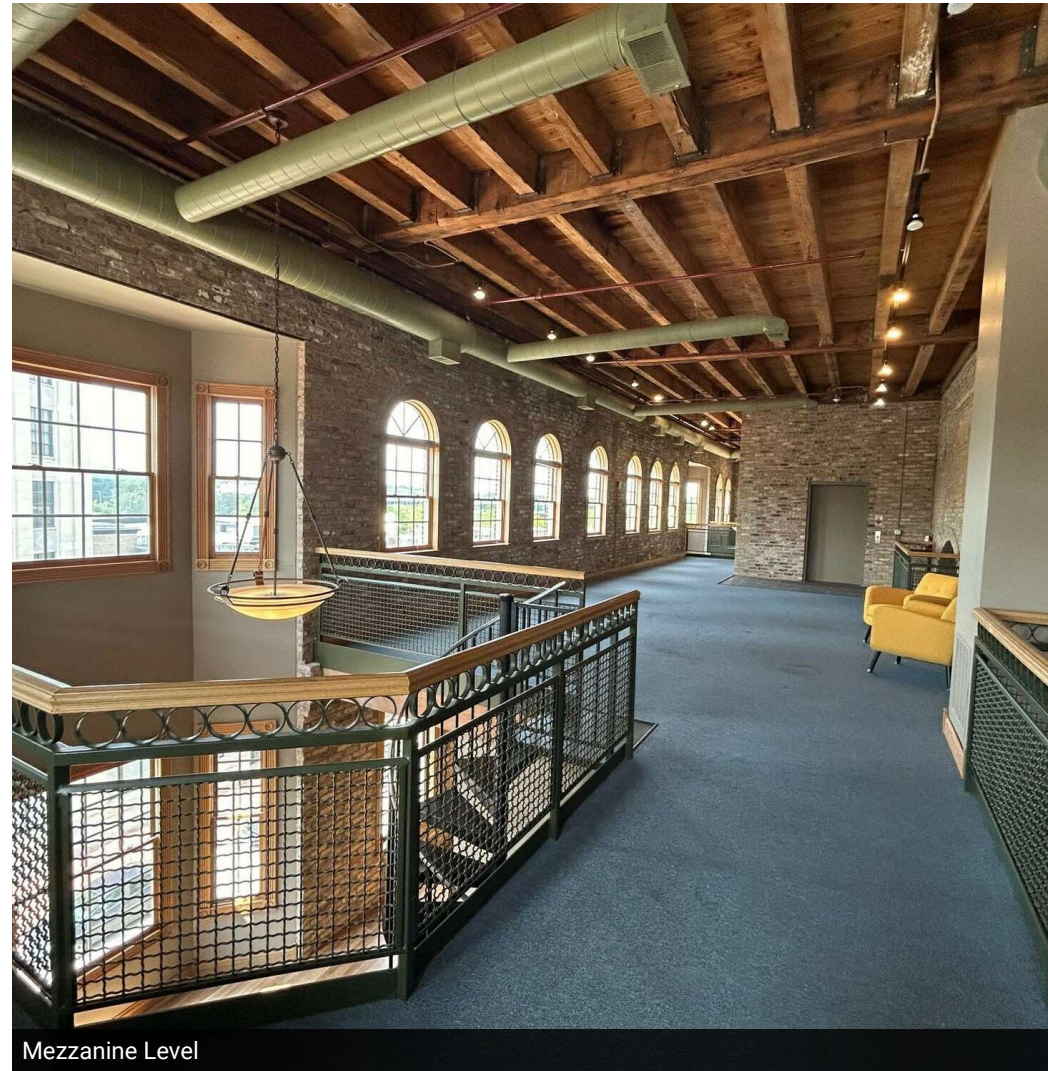
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Spiral Staircase to Mezzanine Level



Mezzanine Level



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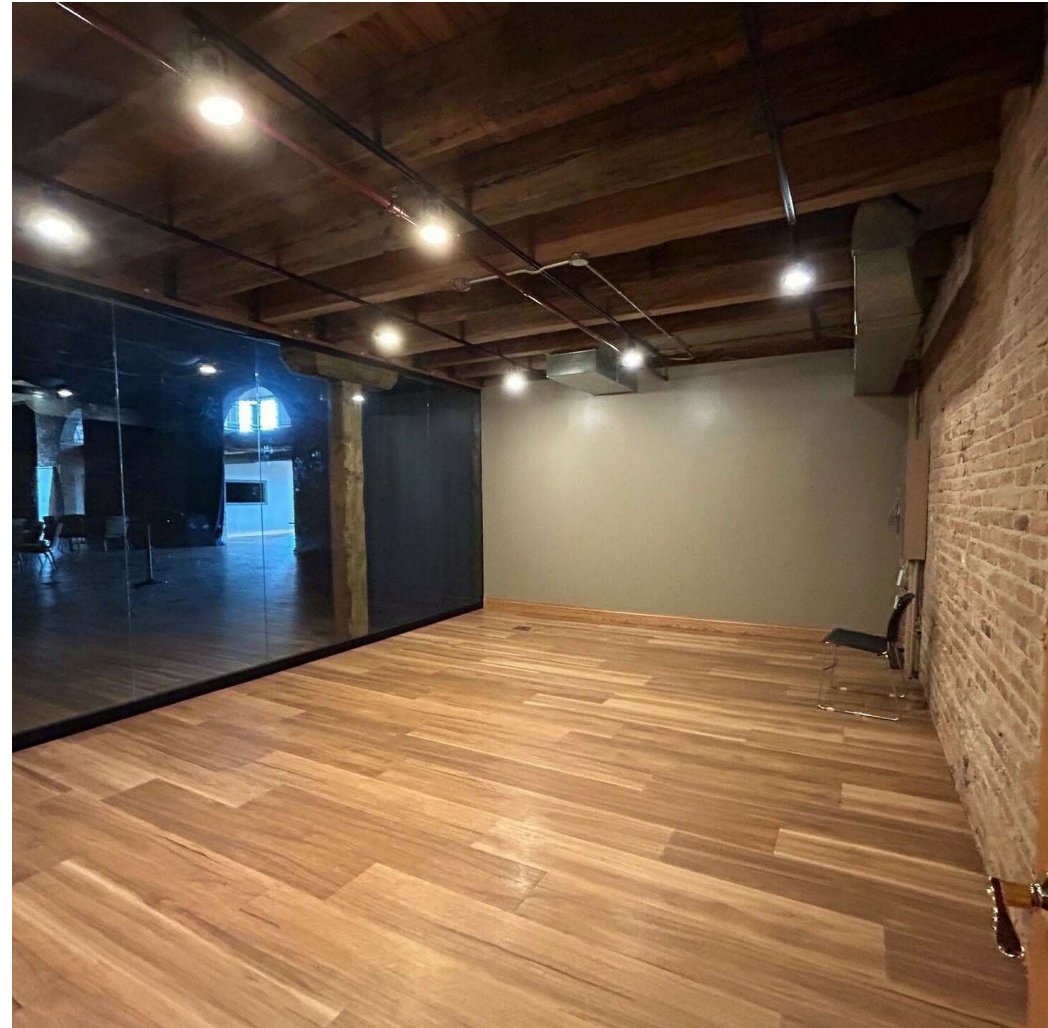
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Warm Loft Interior Throughout



Glass-Wall Conference Room



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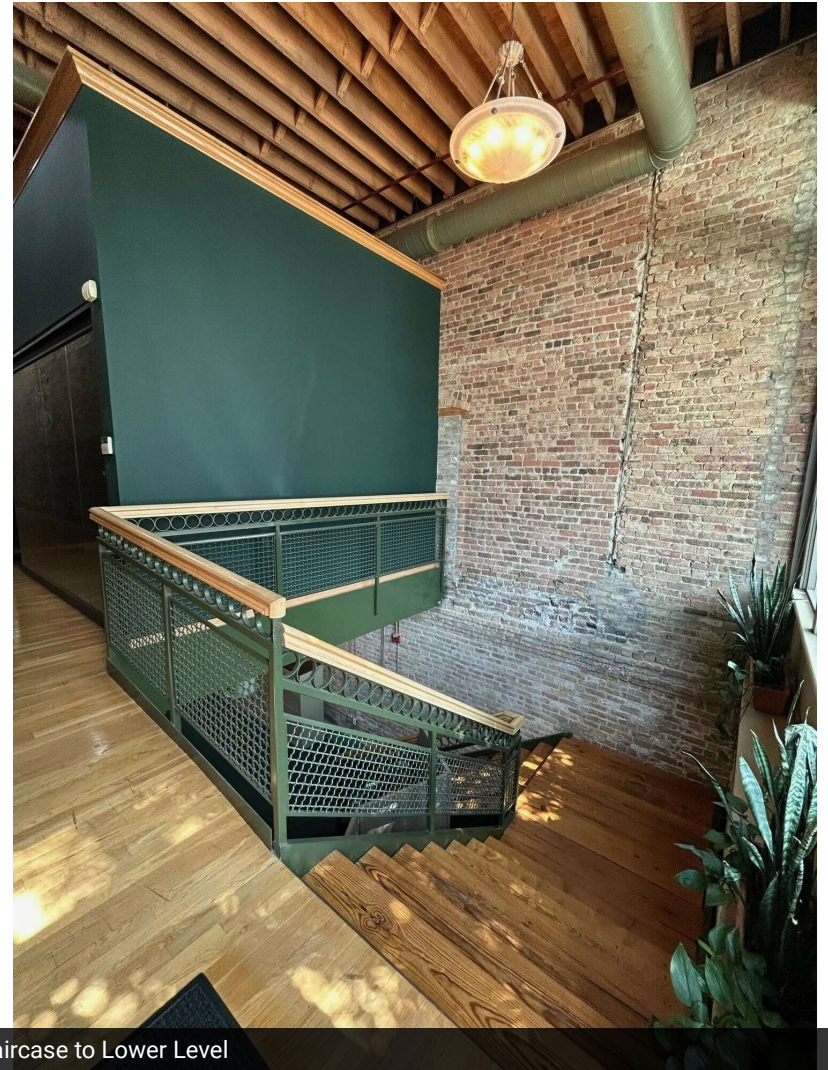
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First Floor Reception



Open Staircase to Lower Level



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First Floor Premiere Corner Office



First Floor Glass-Wall Conference Room



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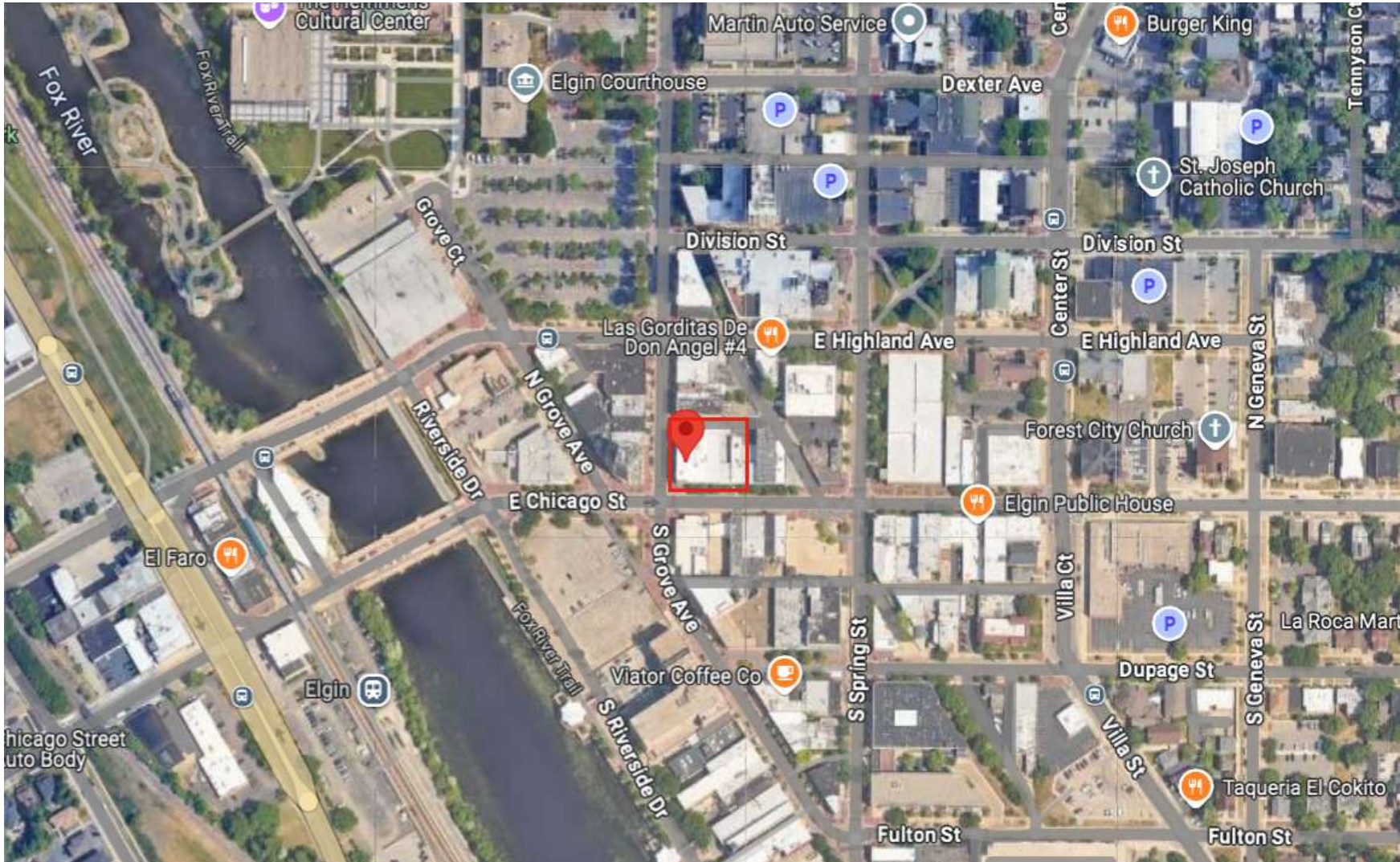
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