

SALE / INVESTMENT

1585 BARRINGTON, HOFFMAN ESTATES, ILLINOIS



For more information, please contact:

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ADVOCATE

1585 BARRINGTON | BUILDING FACTS

YEAR BUILT:	1992
BUILDING SIZE:	90,000 SF
AVERAGE FLOOR SIZE:	12,983 SF
STORIES:	6

BUILDING HIGHLIGHTS: Fully built out medical spaces

Located on the St. Alexius Hospital Campus

Less than 1/2 miles from the I-90 Interstate Interchange and directly on Barrington Rd.

Abundant parking and Plenty of referral opportunities

Close to hotels and restaurants

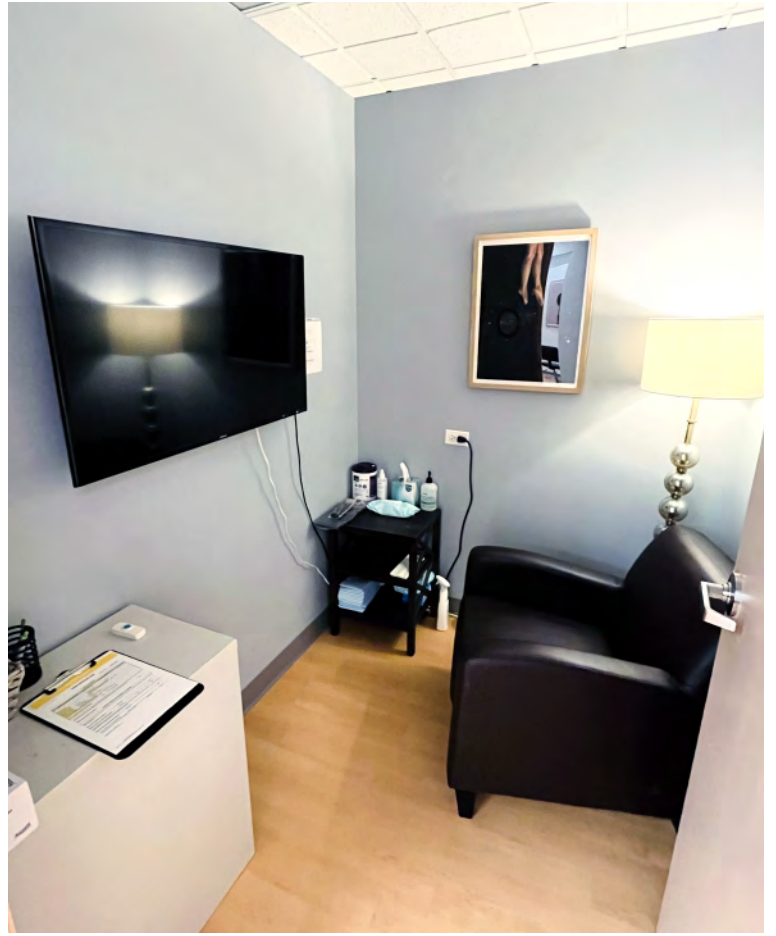
Ideal location for doctors, dentists, or medical offices

1585 BARRINGTON | PHOTOS



ADVOCATE

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1585 BARRINGTON | SPACE NOTES

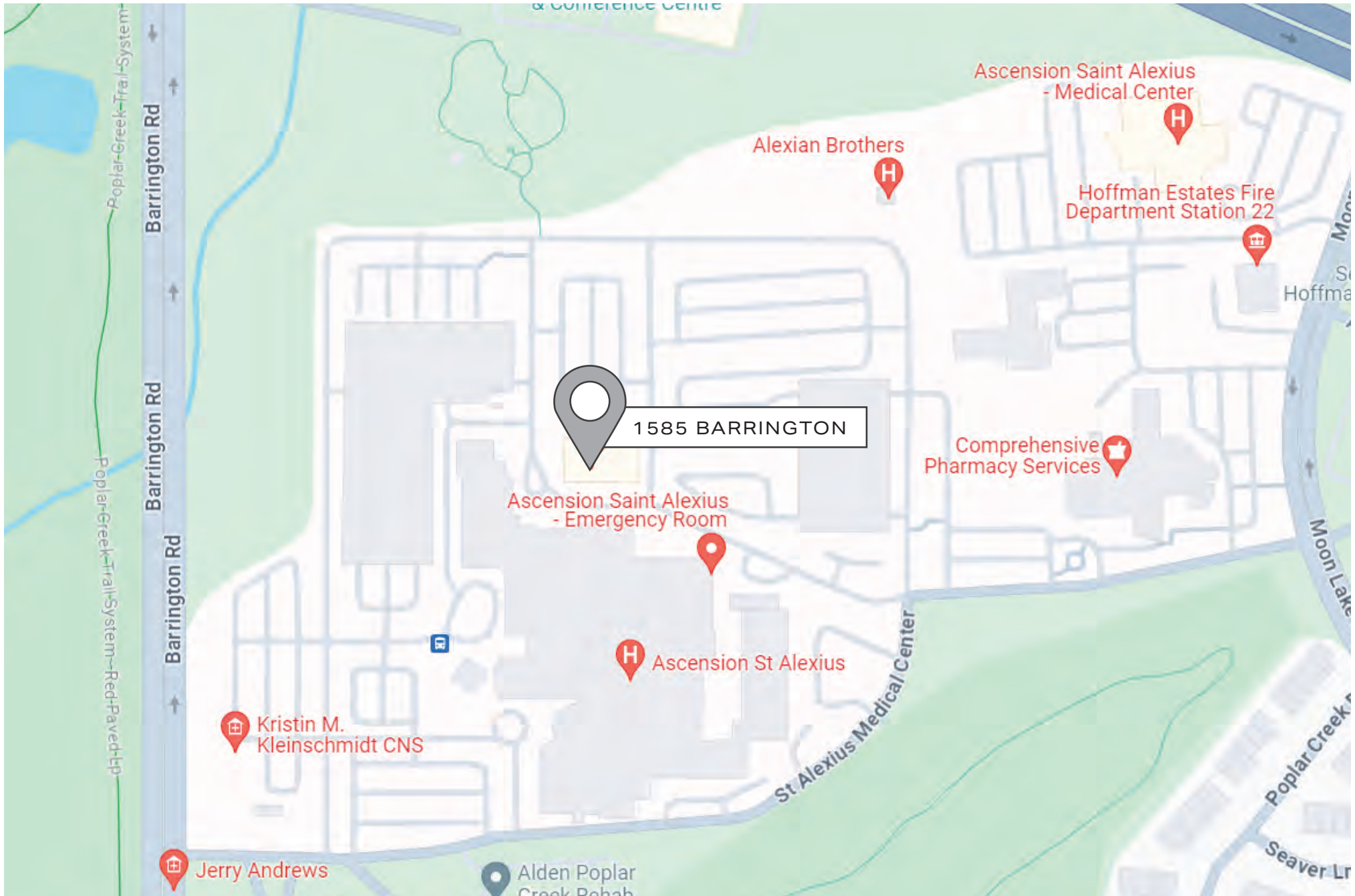


FLOOR:	4
RSF:	3,200 SF
ASKING PRICE:	\$1,200,000
ENTRY CAP RATE:	8.37%
AVERAGE CAP RATE:	9.35%

INVESTMENT OVERVIEW:

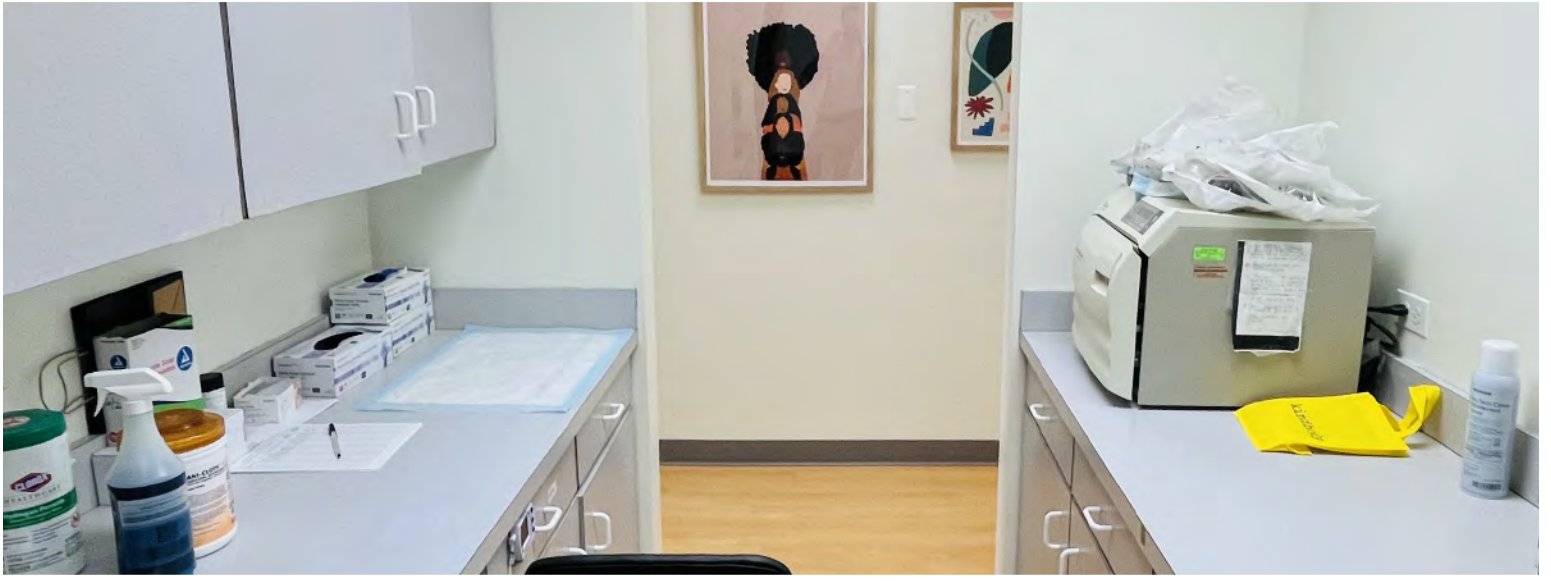
*Occupied by Great Credit Tenant (\$1.8 B Valuation)
Long Term, Non-Cancelable Lease
Modified Gross Lease Structure
Tenant Responsible for CAM over a Base Year, RE Taxes
Tenant Responsible for Insurance & Non-structural Maintenance/Repairs
Landlord Solely Responsible for Structural Maintenance/Repairs*

1585 BARRINGTON | AREA INFO



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