



WYNSTONE OFFICE BUILDING

108 S. Wynstone Park Dr., North Barrington, IL 60010

Scott Whisler

Vice President
847.640.1500
swhisler@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



**BRIAN
PROPERTIES, INC.**

**OFFERING SUMMARY**

Building Size:	12,615 SF
Available SF:	306 - 505 SF
Rental Rate:	\$22.00 SF/yr (MG)
Traffic Count:	29,000
Parking Ratio:	4 per 1,000
Zoning:	G (PUD) - Premier Golf Course District

PROPERTY DESCRIPTION

The subject property is an established office destination in the North Barrington, IL community. The office spaces available for lease are suitable for a variety of businesses, and the property provides tenants with a high-quality environment in which to operate. The property is well-maintained and offers ample parking for customers. In addition, the location is highly visible and easily accessible, making it ideal for businesses looking to attract new customers.

LOCATION DESCRIPTION

The subject property is an outstanding office opportunity located in the high-traffic central northwest suburb of North Barrington. The property is situated along Rand Rd. providing excellent visibility and access. This village is a highly desirable northwest suburb, with a population of approximately 3,171.

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**



WST-FLOOR PLAN

LEGEND

Available

AVAILABLE SPACES

SUITE #	SIZE	LEASE RATE	MONTHLY GROSS	LEASE TYPE	VIRTUAL TOUR
105	306 SF	\$22.00 SF/yr	\$561	Modified Gross	-
115	505 SF	\$22.00 SF/yr	\$925	Modified Gross	-

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**

Additional Photos

Wynstone Office Building | 108 S. Wynstone Park Dr. | North Barrington, IL | 60010

For Lease



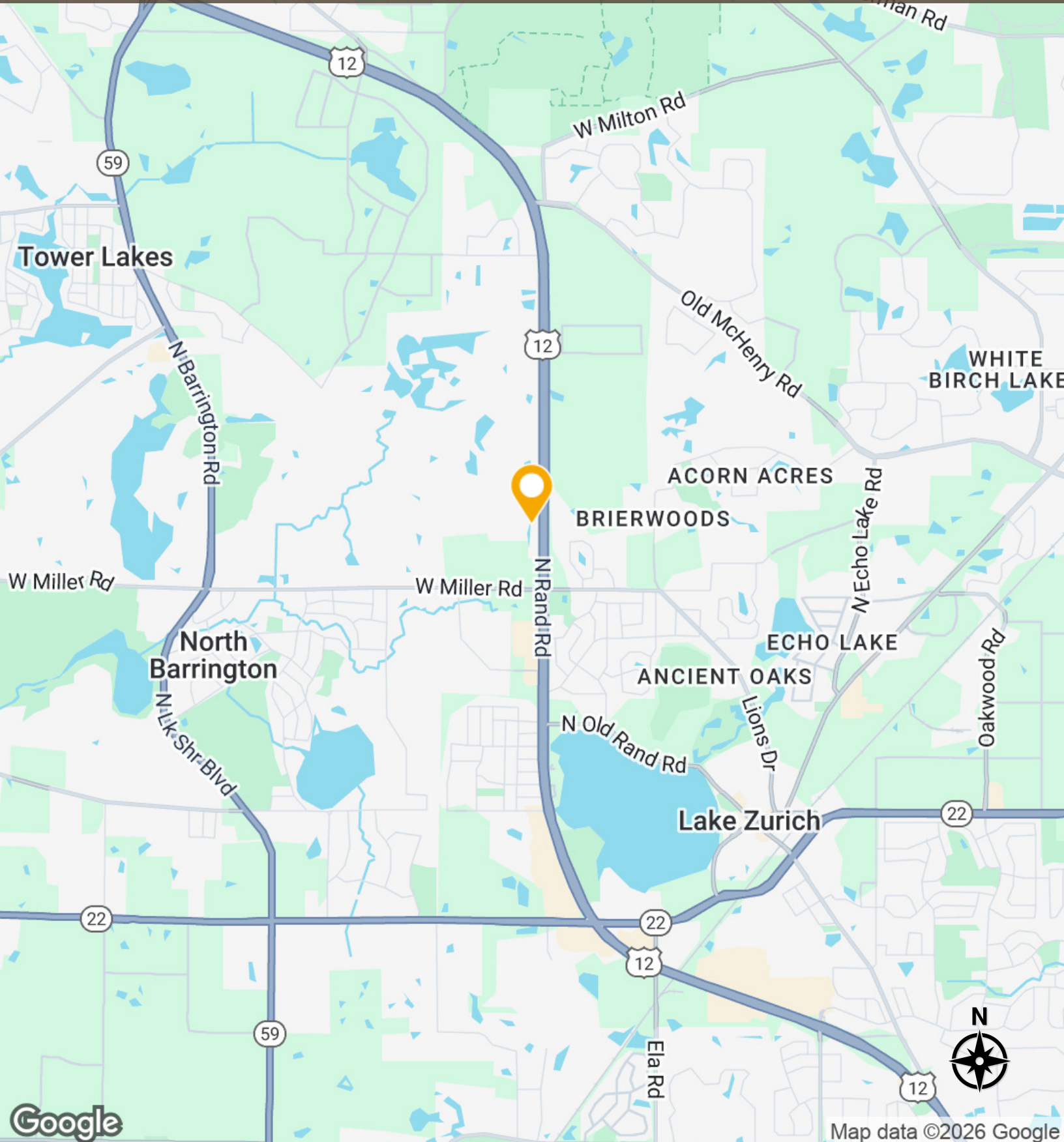
Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskuskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**



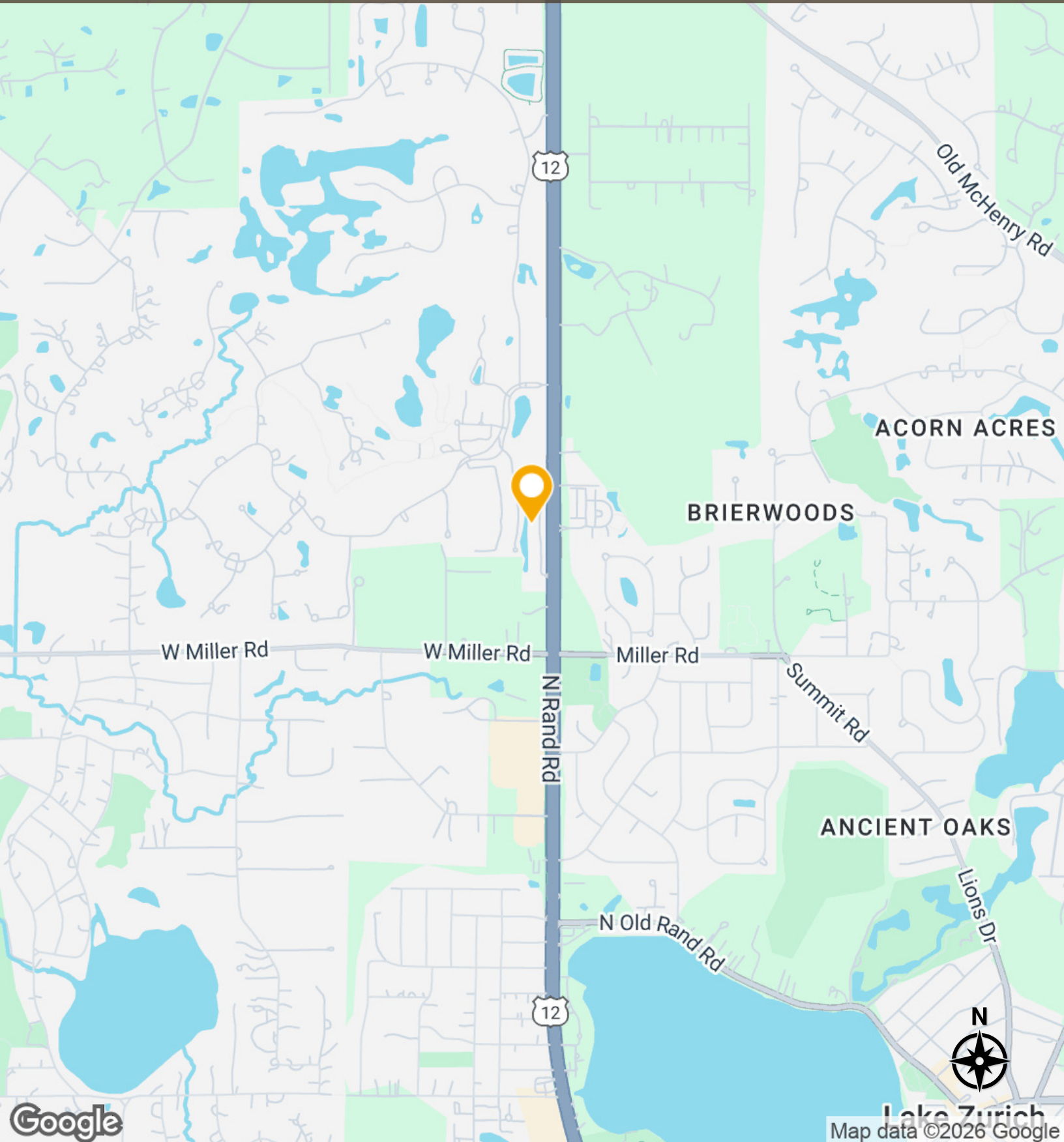
Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskaskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**



Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskauskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com

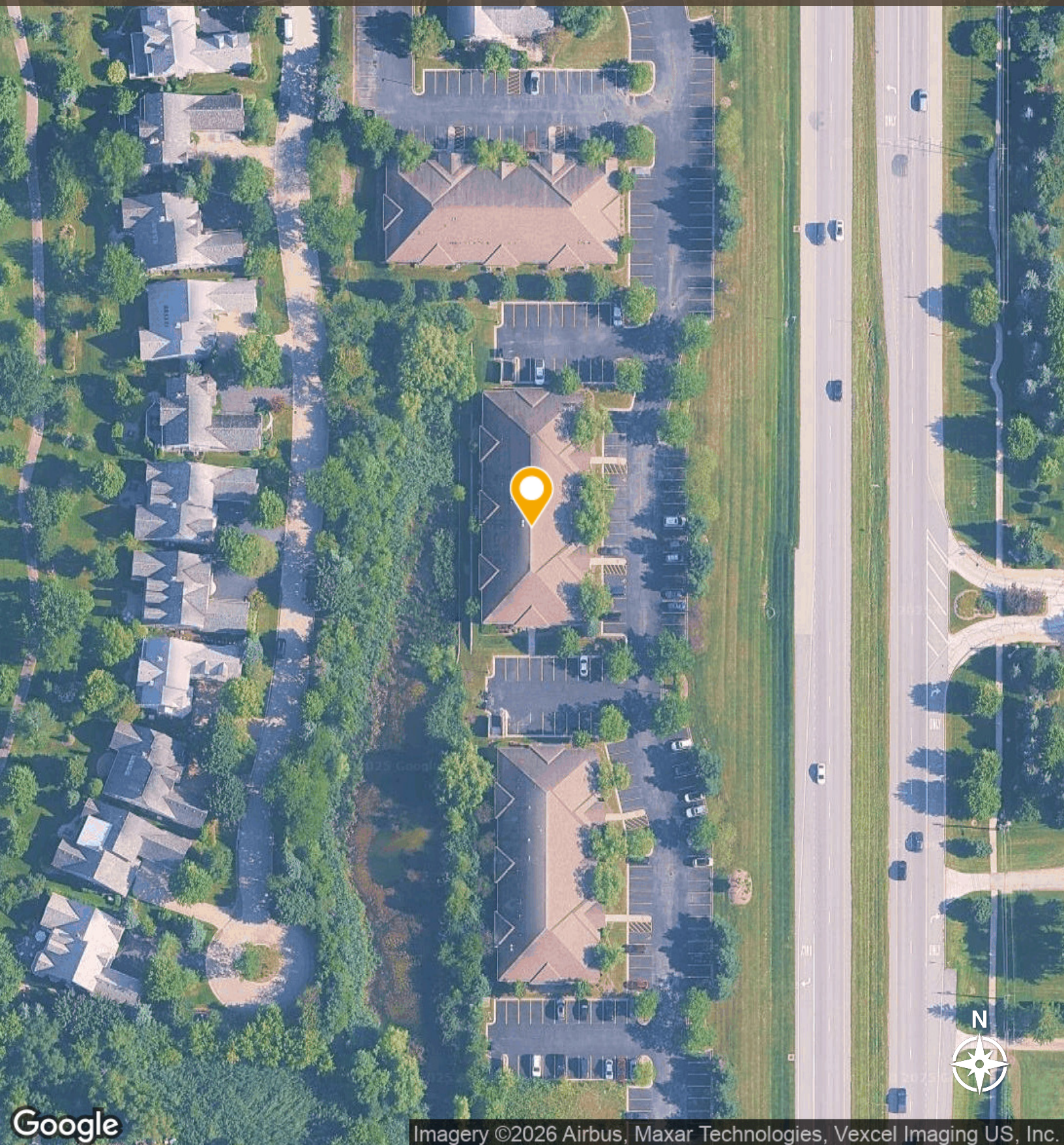


**BRIAN
PROPERTIES, INC.**

Aerial Map

For Lease

Wynstone Office Building | 108 S. Wynstone Park Dr. | North Barrington, IL | 60010



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

Scott Whisler | Vice President | 847.640.1500 | swhisler@brianproperties.com

Mark Meskuskas | President | 847.640.1500 | mark@brianproperties.com

638-640 E. Golf Rd, Arlington Heights, IL 60005 | 847.640.1500 | brianproperties.com



**BRIAN
PROPERTIES, INC.**



WYNSTONE OFFICE BUILDING

108 S. Wynstone Park Dr., North Barrington, IL 60010

Scott Whisler

Vice President
847.640.1500
swhisler@brianproperties.com

Mark Meskauskas

President
847.640.1500
mark@brianproperties.com



**BRIAN
PROPERTIES, INC.**

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Brian Properties, Inc. Price is subject to change listing may be withdrawn without notice.