



1275 DAVIS ROAD ELGIN

PINTAIL PROPERTIES LLC

Christine Simek
Pintail Properties LLC
1275 Davis Rd, Suite 200, Elgin, IL 60123
1275davis@gmail.com
(847) 894-7021



Pintail Properties, LLC

\$9.95 - \$16.45 /SF/YR

NEW OWNERSHIP / NEW MANAGEMENT
A TOUCH OF CLASS! Fully Secured Building. Marble Entrance Way.
 Many NEW upgrades including NEW Air Conditioning, New Security System !! Motivated Owner willing to work with tenants! Access to Glass Conference Room when meeting with Clients, On-Site Storage Available

2 minutes from Route 31 and Interstate 90. Easy on / off access to highway. Just minutes from Schaumburg or Randall Road. 1.5 Miles from Train Station. Minutes from Sherman Hospital. Walking distance to hotels and restaurants....

- Marble Lobby
- Glass Suite Doors
- Tenant Amenity Conference room coming soon



Rental Rate: \$9.95 - \$16.45 /SF/YR

Total Space Available: 29,819 SF

Max. Contiguous: 11,986.00 SF

Property Type: Office

Building Class: B

Rentable Building Area: 44,726 SF

Year Built: 1975

Walk Score ©: 25 (Car-Dependent)

Transit Score ©: 23 (Minimal Transit)

Rental Rate Mo: \$1.20 /SF/MO

1st Floor Ste 118

Space Available	1,658 SF
Rental Rate	\$14.45 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 30 Years

4 Offices; Glass Door Marble Entry, Reception Area with Storage Closet; 2-3 Private Offices / Large Conference Room with Window exposure; 1 Interior Office or Storage Room; Wide open bullpen for workstations;

1

1st Floor Ste 131

Space Available	1,875 SF
Rental Rate	\$14.95 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Law Firm
Space Type	Relet
Space Use	Office
Lease Term	3 - 30 Years

Awesome Office Space; Prime Location Immediately off the Marble Lobby with Double Glass Door Entrance; 3 Large Private Offices and a Large Conference Room along the window line; Larger Reception Area with space for at least 2 work stations; Separate Lobby area / Waiting Room for clients; Large Private Kitchen included within the suite. This is a Must See!!

2

2nd Floor Ste 200

Space Available	4,398 SF
Rental Rate	\$16.45 /SF/YR
Contiguous Area	11,986 SF
Date Available	30 Days
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

This is a MUST SEE! Fully Customized Floor Plan, Exposed Ceiling, Custom Lighting throughout, Built in Workstations; Custom Kitchen with Bar; 3 Private Offices, (a 4th can be added) Large Glass Conference Room; If your concerned about your Image, this is the office that must be looked at!

3

2nd Floor Ste 240

Space Available	4,180 SF
Rental Rate	\$14.50 /SF/YR
Contiguous Area	11,986 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	4 - 30 Years

Great Space! Glass Entrance Way; Glass Conference Room; 1 additional large Conference Room; 11 Private Offices; Large open area for Support Staff; Kitchen; Storage Room; etc.

4

2nd Floor Ste 250

Space Available	3,408 SF
Rental Rate	\$14.95 /SF/YR
Contiguous Area	11,986 SF
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	3 - 30 Years

Wide Open Floor Plan; Partially built-out, Can be Customize to your needs and desires, Includes 1 Private Office, Glass Conference Room, Custom Kitchen, Glass Entrance Way,

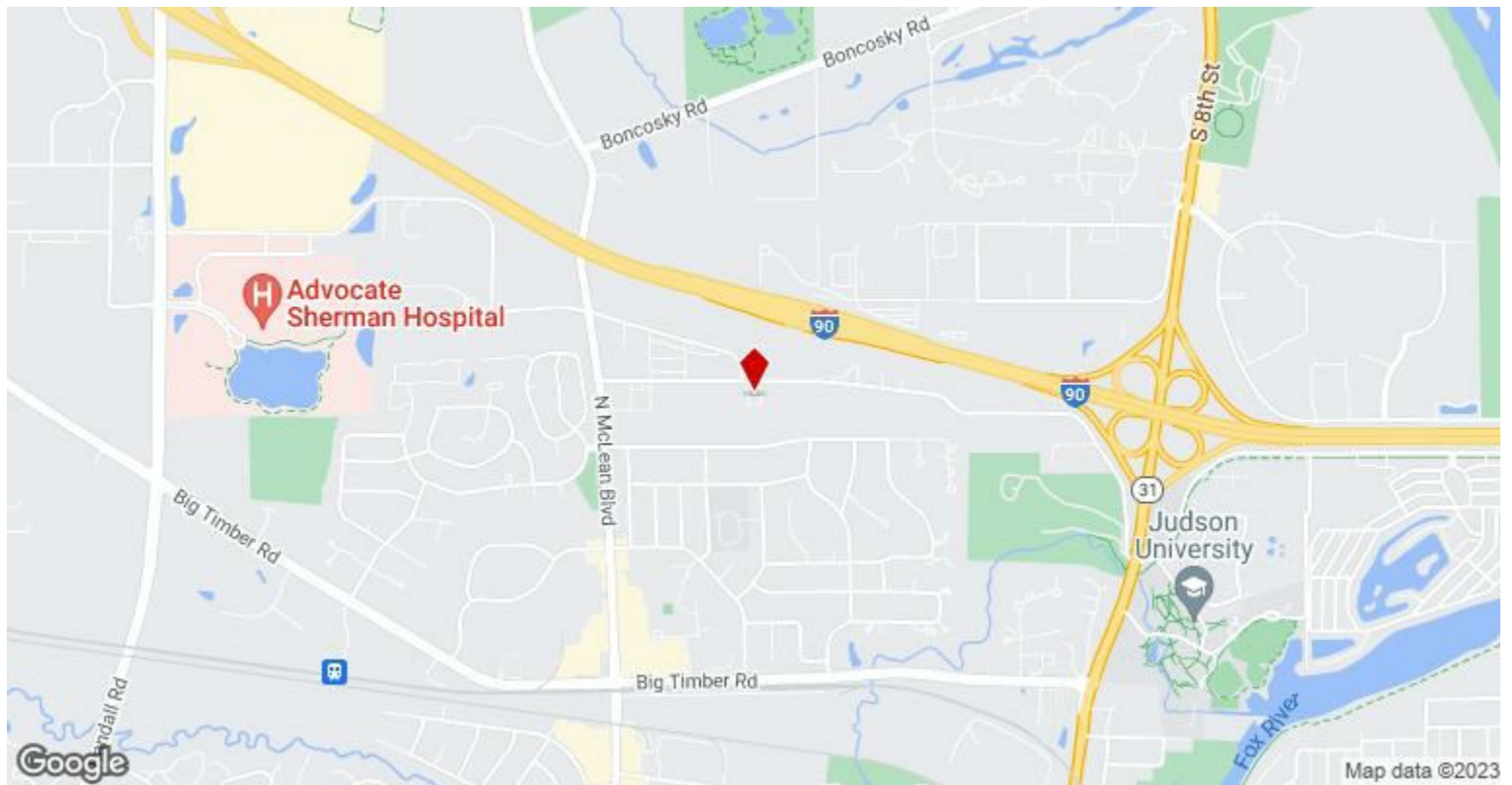
5

3rd Floor Ste 3rd Floor

Space Available	14,300 SF
Rental Rate	\$9.95 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 30 Years

1st YR FREE RENT! You do the Build-out, Entire Floor Available. Many possibilities, Show Room?; 12 Priv Offices. Lg Glass Conf Room; 2 Built in Cubicles; Storage; 3500 sq foot Kitchen Owner is willing to customize and build-out. INQUIRE!!

6



1275 Davis Rd, Elgin, IL 60123

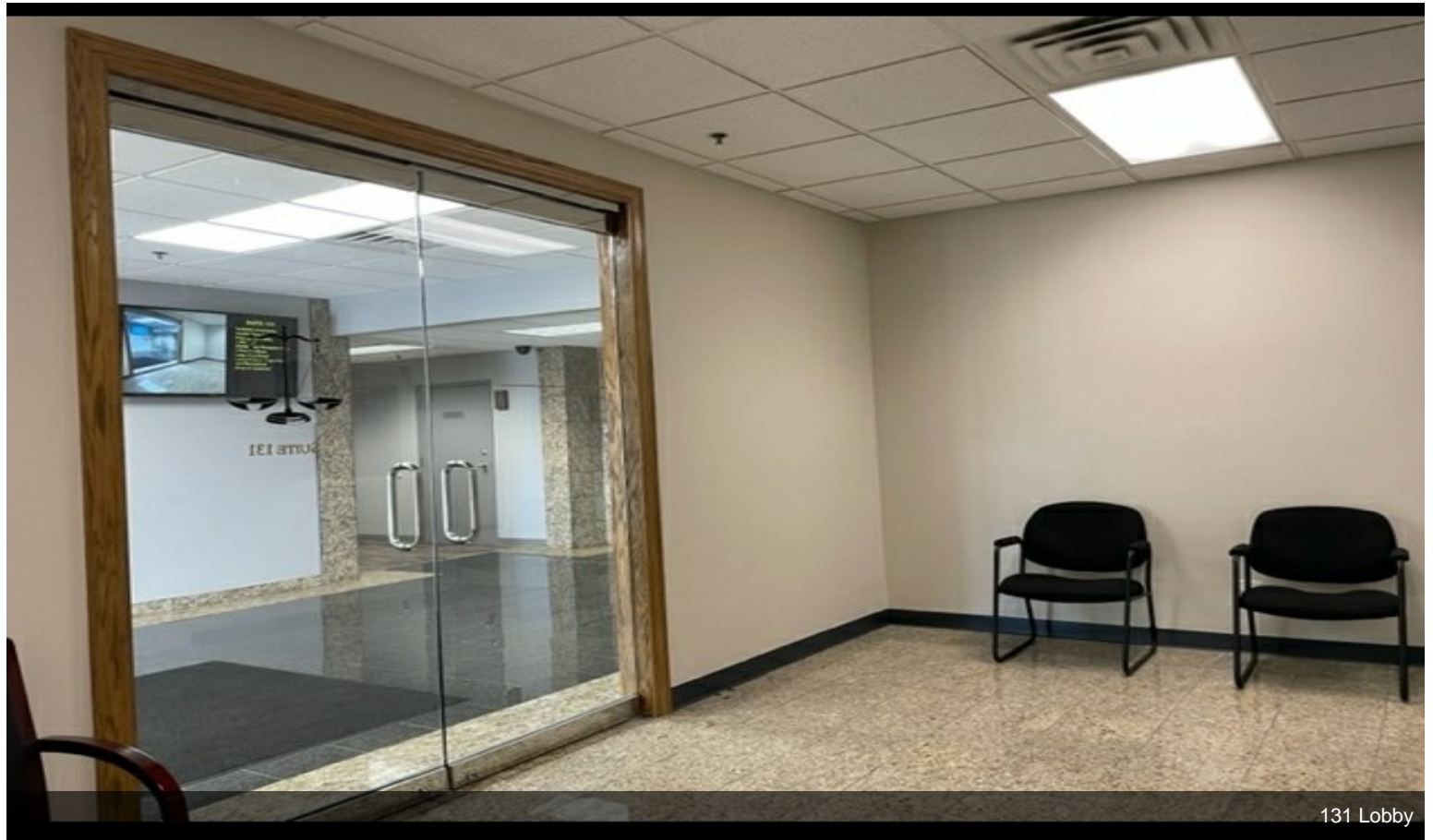
NEW OWNERSHIP / NEW MANAGEMENT

A TOUCH OF CLASS! Fully Secured Building. Marble Entrance Way.

Many NEW upgrades including NEW Air Conditioning, New Security System !! Motivated Owner willing to work with tenants! Access to Glass Conference Room when meeting with Clients, On-Site Storage Available

2 minutes from Route 31 and Interstate 90. Easy on / off access to highway. Just minutes from Schaumburg or Randall Road. 1.5 Miles from Train Station. Minutes from Sherman Hospital. Walking distance to hotels and restaurants.

Property Photos



131 Lobby

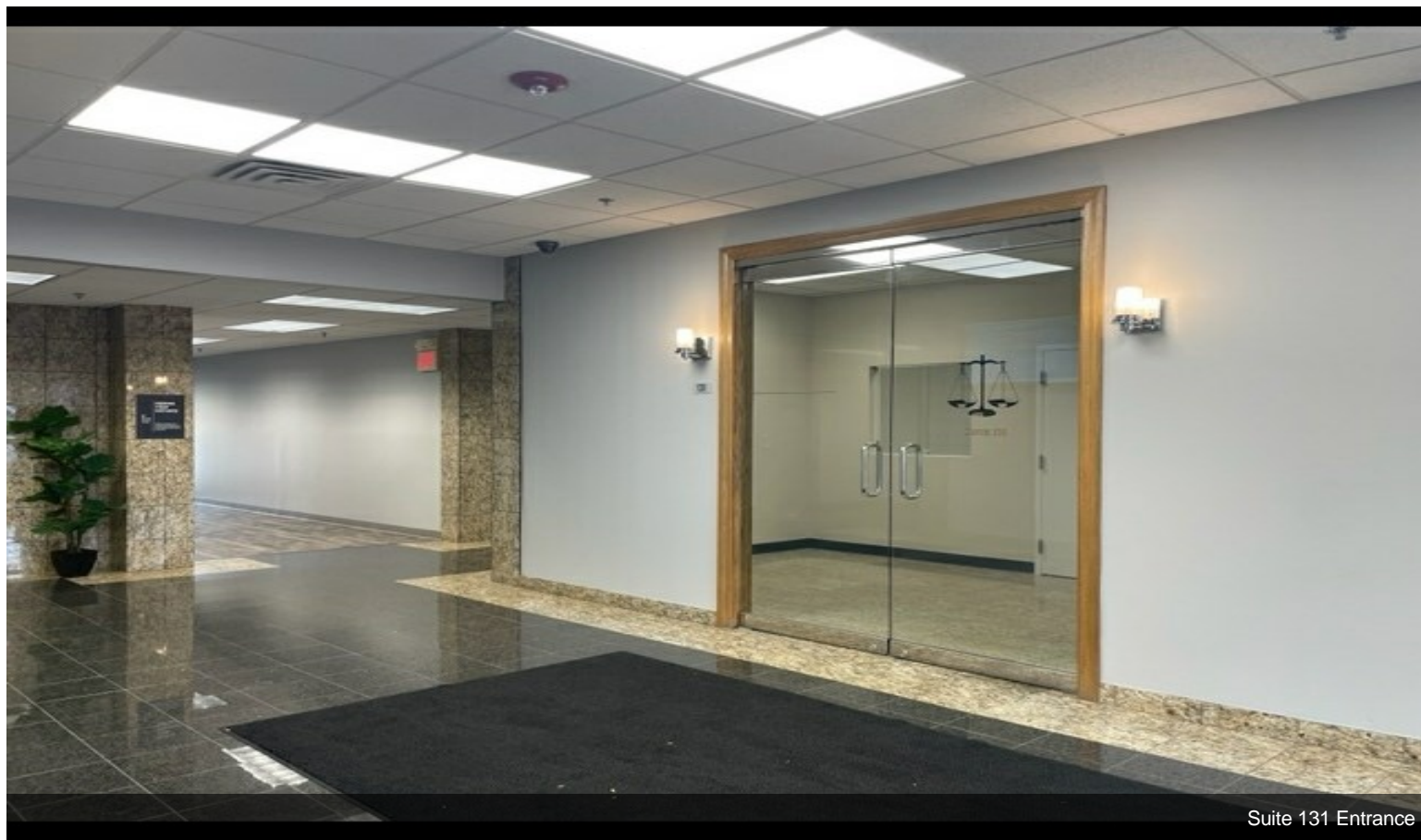


Main Entrance

Property Photos



115_Front Entrance

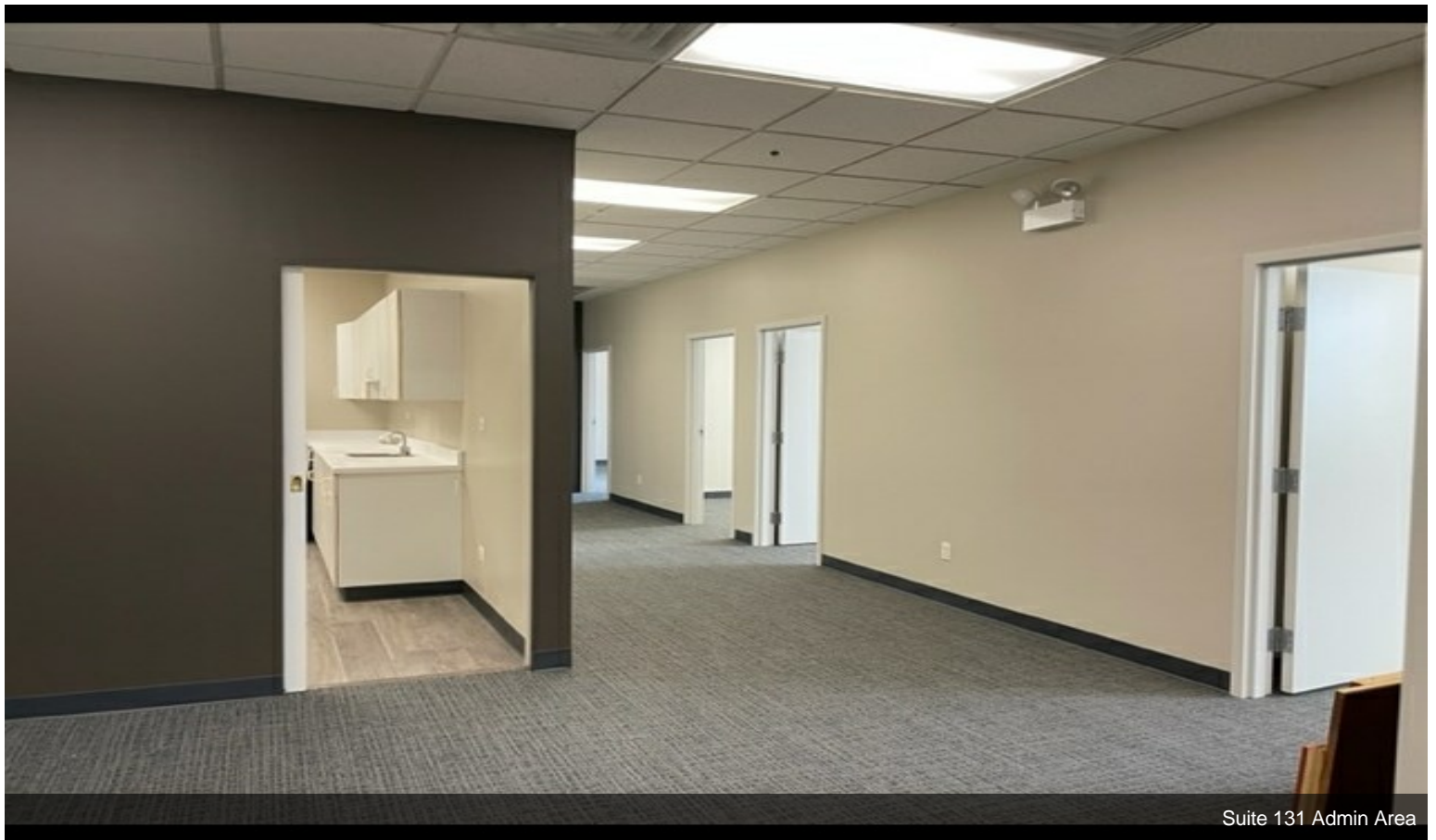


Suite 131 Entrance

Property Photos

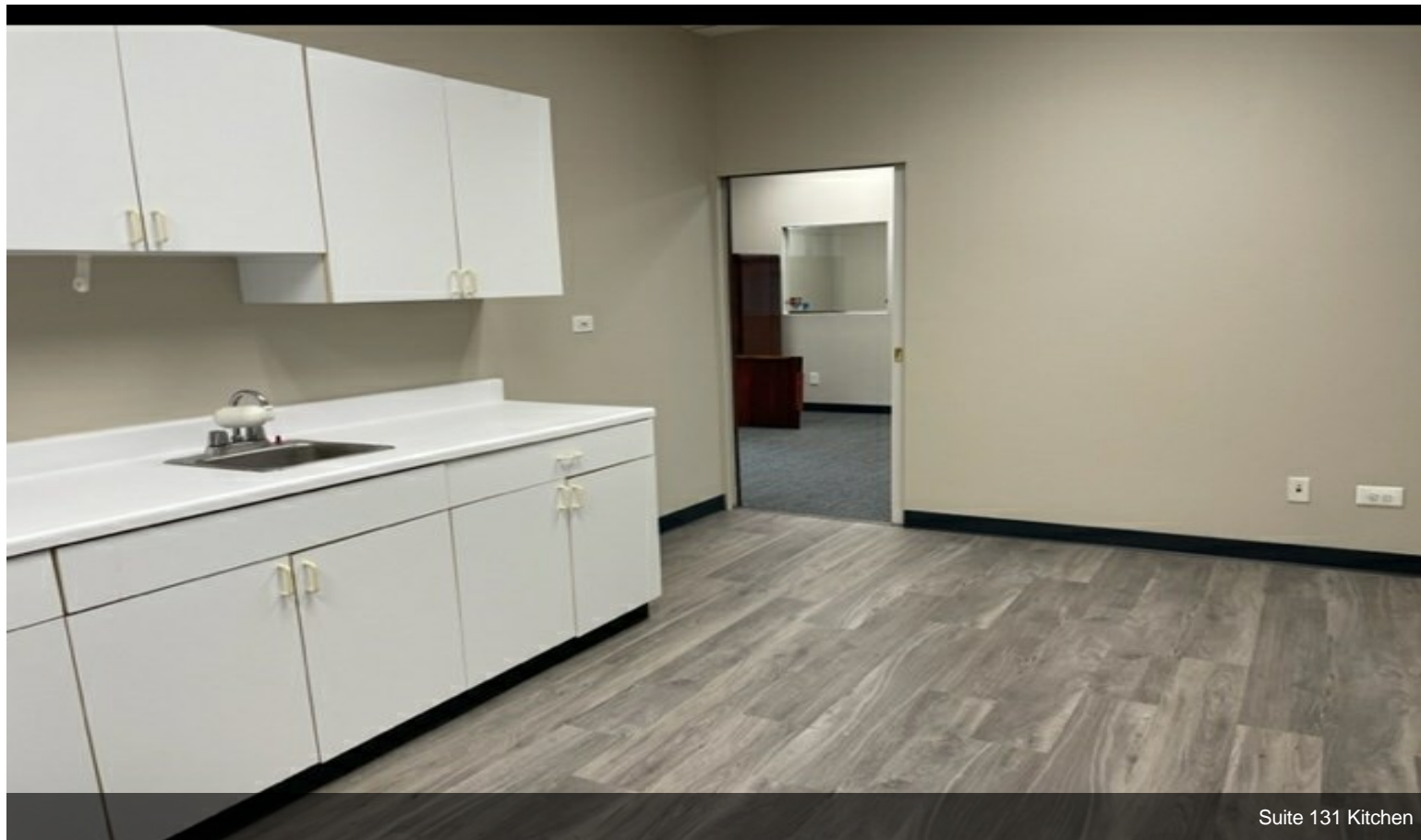


3rd Floor Island

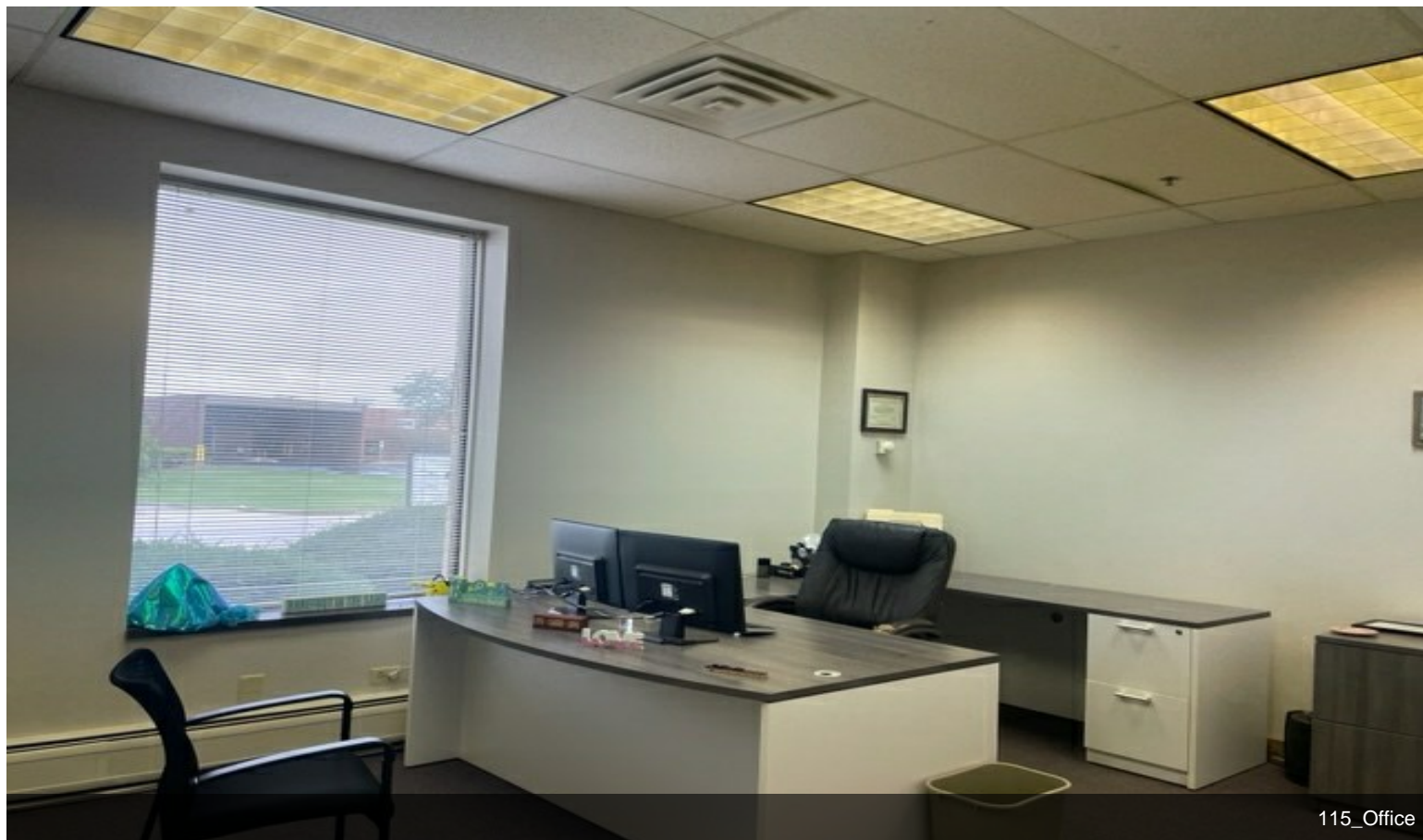


Suite 131 Admin Area

Property Photos



Suite 131 Kitchen



115_Office