

Office Building for Sale in Schaumburg

Up to 28,696 SF Available for User/Owner to Occupy

Own and Occupy at a Lower Cost Than Leasing

105 - 195 W CENTRAL RD | SCHAUMBURG



EXECUTIVE SUMMARY

Versa Real Estate Services, as exclusive listing agent, is offering for sale an opportunity to acquire the fee simple interest at 105 - 195 W Central Road in Schaumburg, IL. The property is located directly northwest of I-90 and Roselle Rd. 105-195 W Central is a multi-tenant 57,501 SF office building built in 1983 and is situated on 3.4 acres of land. This is an excellent opportunity for an owner/occupant to utilize up to 28,696 SF in the building while collecting cash flow from the other tenants. The entire 10,566 SF is available on the second floor of the property.

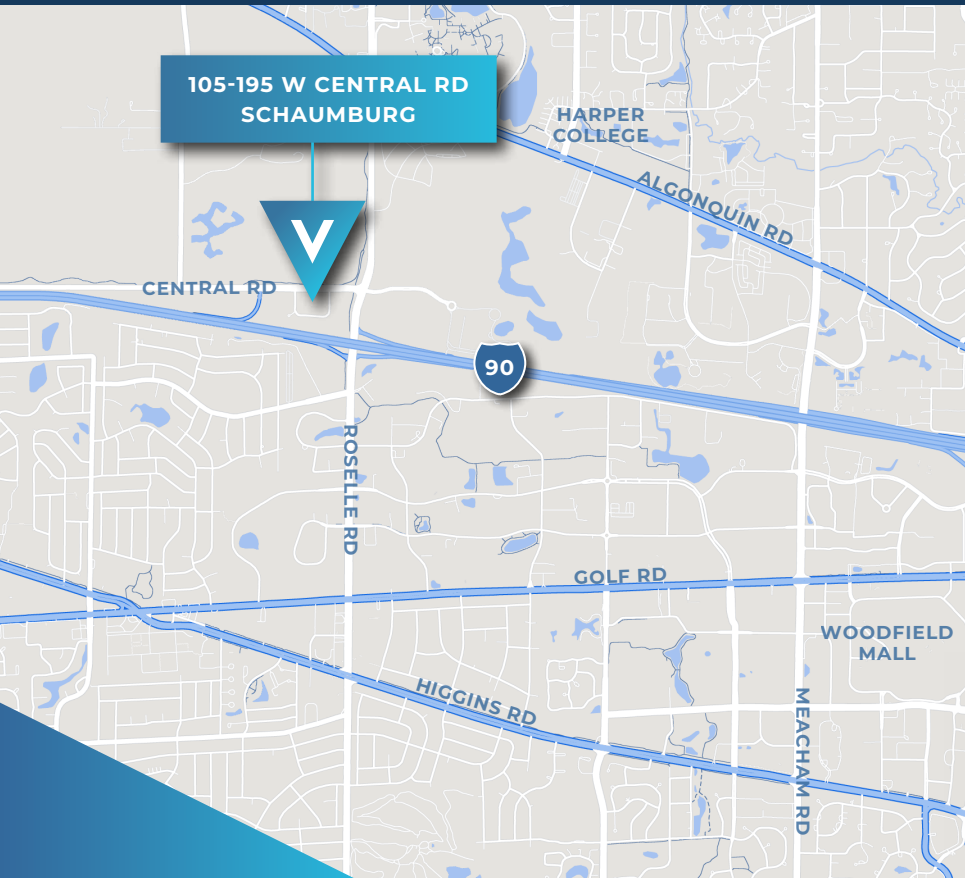
Alternatively, an investor could acquire the building and increase rents and occupancy with leasing improvements to the common areas and office suites.

PROPERTY SUMMARY

Asking Price	\$2,600,000 (+/- \$45 PSF)
In-Place NOI	\$12,454
Proforma NOI	\$491,983
Year Built	1983
Building SF	57,501 SF
Zoning	B-3
PIN	07-03-101-020

AREA AMENITIES

- Easy Access I-90
- Numerous Restaurants Nearby
- Near Woodfield Mall



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