

EXECUTIVE STYLE OFFICE CONDOMINIUM FOR SALE

106 S WYNSTONE PARK DR, STE 104, N BARRINGTON, IL

106 SOUTH WYNSTONE PARK DRIVE, NORTH BARRINGTON, IL 60010



FOR SALE

KW COMMERCIAL | SUCCESS REALTY

600 Hart Rd, Suite 105
Barrington, IL 60010



Each Office Independently Owned and Operated

PRESENTED BY:

JOSEPH HEFFERNAN

Senior Director

O: (847) 302-5550

C: (847) 302-5550

joeh@kwcommercial.com

475.128287, Illinois

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE STYLE OFFICE CONDO FOR SALE

106 SOUTH WYNSTONE PARK DRIVE, STE 104, N BARRINGTON, IL 60010



OFFERING SUMMARY

| | |
|----------------|-------------------------|
| PRICE: | \$367,237; \$169/sf |
| SUITE 104 SF: | 2,173 sf |
| CAM/ASSOC FEE: | \$2.75/sf (\$498/mo) |
| TAXES: | \$5.33/sf (\$11,578/yr) |
| YEAR BUILT: | 2007 |
| PARKING: | 25+ Open |
| SPRINKLERS: | Wet |
| PIN | 14-07-302-035 |

PROPERTY OVERVIEW

New to the market, this professional office condo now available for sale is located within the prestigious Wynstone Office Park. This executive office space offers complete buildout, including a front reception with waiting room, conference room, three private offices, an open bullpen area that could be converted into additional private offices, copy/supply room, a kitchenette, storage, private security system, and in-unit restrooms. Heating and air conditioning are tenant-controlled.

The Wynstone Condo Association manages all exterior maintenance, including landscaping, snow removal, the building's exterior, the roof, common areas, and scavenger service. Call the Listing Broker today with any questions and to schedule your site visit!

PROPERTY HIGHLIGHTS

- Fully built out executive office condominium
- "Bosch Prox Card/Door Entry & Alarm System"
- In Unit HVAC tenant controlled
- Easy access directly to RT12/Rand Rd
- Minutes to Lake Zurich, 2.1 miles
- Minutes to Barrington, 6.3 miles
- Minutes to Lake Cook & Rt53, 7 miles
- Minutes to I-90/Schaumburg, 15.4 miles

| Demographics | 1 Mile | 3 Miles |
|------------------|-----------|-----------|
| Total Population | 4,867 | 33,137 |
| Total Units | 1,623 | 12,368 |
| Median Income | \$133,154 | \$114,813 |

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OFFICES SHARED/PRIVATE, FRONT RECEPTION AREA

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OPEN BULLPEN, KITCHENETTE, CONF ROOM

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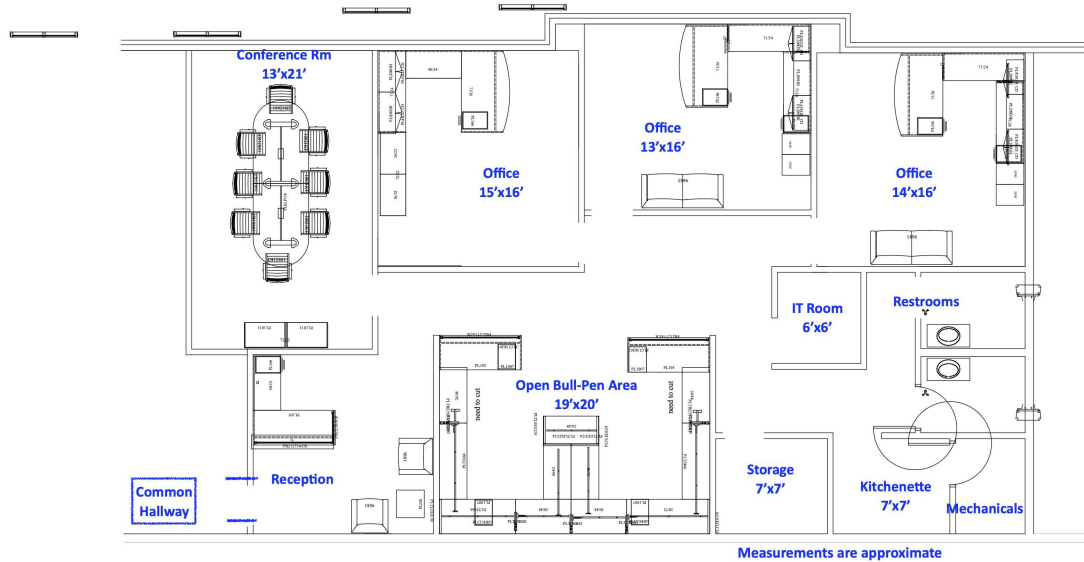


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FLOOR PLAN

106 SOUTH WYNSTONE PARK DRIVE, STE 104



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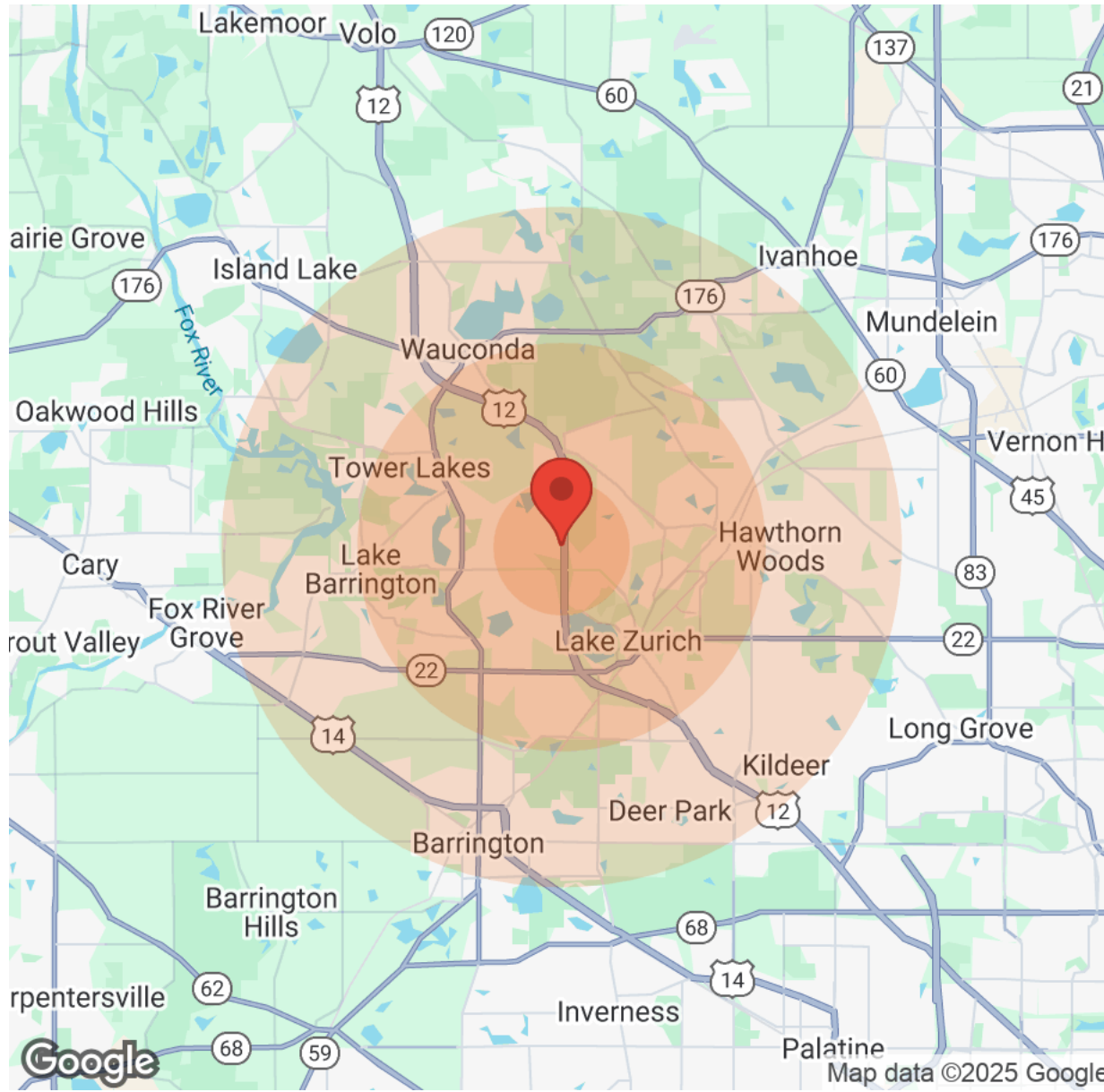


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DEMOGRAPHICS

106 SOUTH WYNSTONE PARK DRIVE



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 2,389 | 16,577 | 38,230 |
| Female | 2,478 | 16,560 | 38,763 |
| Total Population | 4,867 | 33,137 | 76,993 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 867 | 5,979 | 14,406 |
| Ages 15-24 | 735 | 5,015 | 11,875 |
| Ages 25-54 | 1,742 | 11,438 | 26,494 |
| Ages 55-64 | 736 | 4,805 | 11,157 |
| Ages 65+ | 787 | 5,900 | 13,061 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 4,393 | 30,436 | 70,546 |
| Black | N/A | 110 | 219 |
| Am In/AK Nat | N/A | 4 | 18 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 476 | 2,389 | 5,124 |
| Multi-Racial | 738 | 2,772 | 5,912 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Median | \$133,154 | \$114,813 | \$113,048 |
| < \$15,000 | 47 | 381 | 984 |
| \$15,000-\$24,999 | 78 | 502 | 1,292 |
| \$25,000-\$34,999 | 81 | 515 | 1,276 |
| \$35,000-\$49,999 | 109 | 1,059 | 2,029 |
| \$50,000-\$74,999 | 132 | 1,739 | 3,697 |
| \$75,000-\$99,999 | 105 | 1,304 | 3,487 |
| \$100,000-\$149,999 | 460 | 2,528 | 5,605 |
| \$150,000-\$199,999 | 284 | 1,890 | 3,938 |
| > \$200,000 | 339 | 1,960 | 4,842 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 1,623 | 12,368 | 28,422 |
| Occupied | 1,541 | 11,658 | 26,817 |
| Owner Occupied | 1,398 | 10,185 | 23,485 |
| Renter Occupied | 143 | 1,473 | 3,332 |
| Vacant | 82 | 710 | 1,605 |

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DISCLAIMER

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