

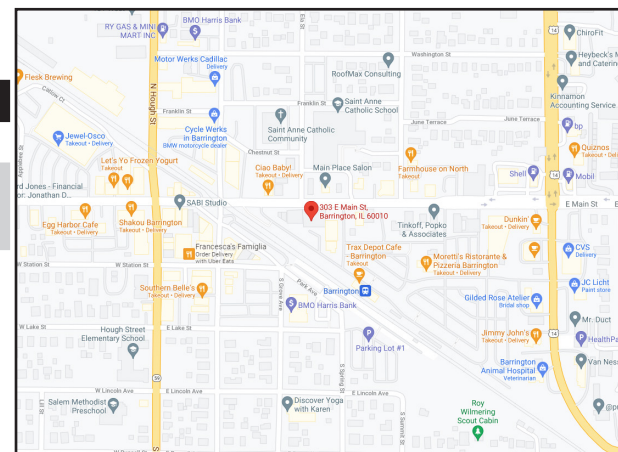


BUILDING FEATURES:

- Class A Office/Retail Space in Downtown Barrington
- 3,159 SF Available - See below
- Built in 2001 & offers Comcast, T-1 & Fiber
- Great Window-Lines and Efficient Layouts
- Adjacent to Barrington Metra Station
- Upgraded HVAC system (2020) with Respicaire OXY4 Air Sterilize multi-process air treatment that helps kill 99% viruses and purifies indoor air
- Heated Indoor and Ample Outdoor Parking
- Near Restaurants, Shopping and Hotels
- On-site Property Management
- Exterior Signage Possible for 1st Floor
- Join Tenants: UBS, Corning, Piper Sandler, Sonders Portugal & Jameson Sotheby's
- \$13.00 PSF for 2023 RETaxes & CAM Estimates

AVAILABLE SPACE:

SUITE	SIZE (SF)	PRICING	AVAILABLE
205	3,159 SF	\$20.00-\$23.50 Net	ASAP



FOR MORE INFORMATION:

RANDY OLCZYK
 Direct: 847.246.9611
 randy@chicagolandcommercial.com



4811 Emerson Ave Suite 112, Palatine, IL 60067



CLASS A OFFICE SPACE FOR LEASE

UBS BUILDING

303 E MAIN ST, BARRINGTON, IL



FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com



4811 Emerson Ave Suite 112, Palatine, IL 60067

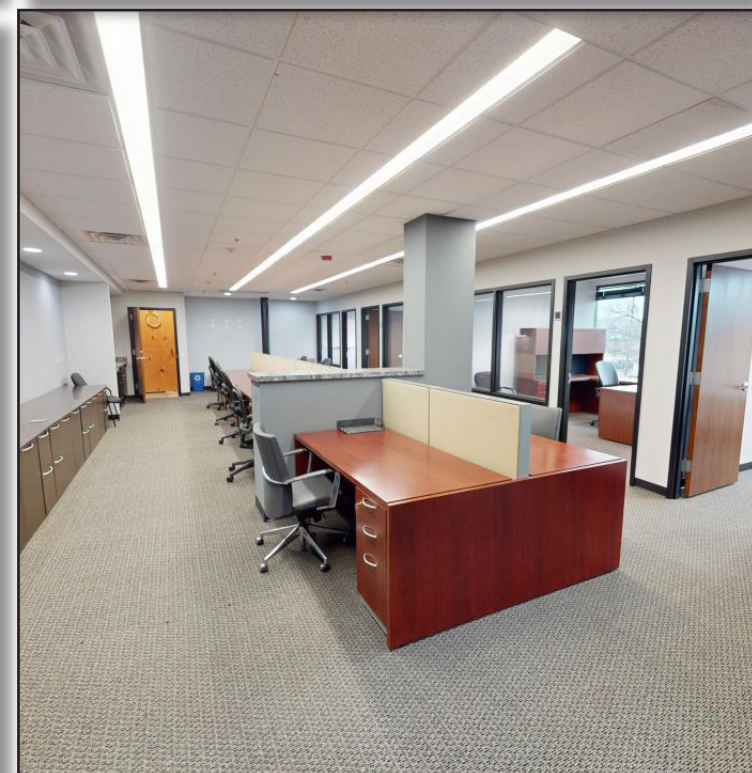


CLASS A OFFICE SPACE FOR LEASE

UBS BUILDING

303 E MAIN ST, BARRINGTON, IL

SUITE 205 PHOTOS (3,159 SF)



FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com



**Chicagoland
Commercial
REAL ESTATE**

4811 Emerson Ave Suite 112, Palatine, IL 60067

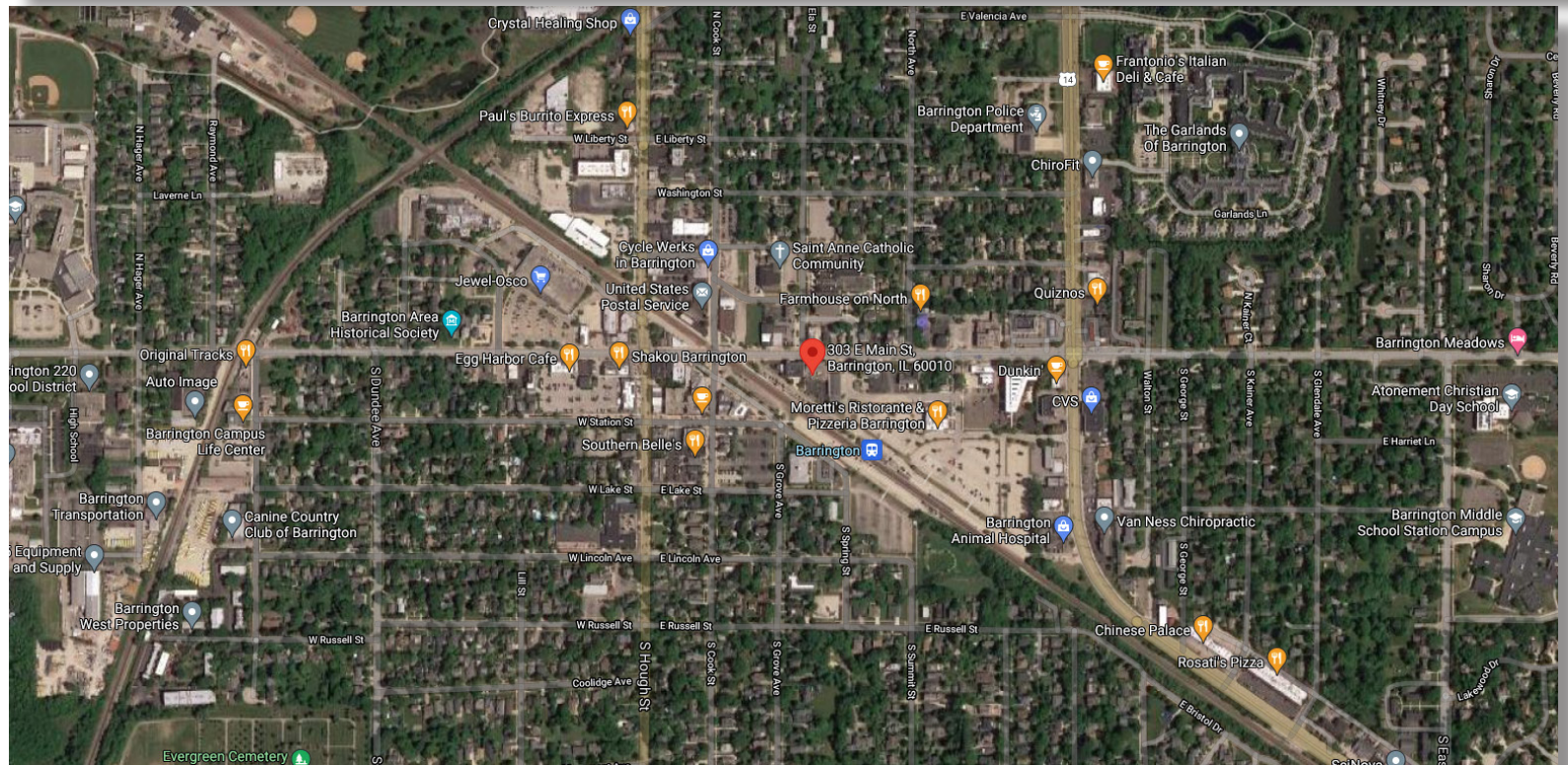
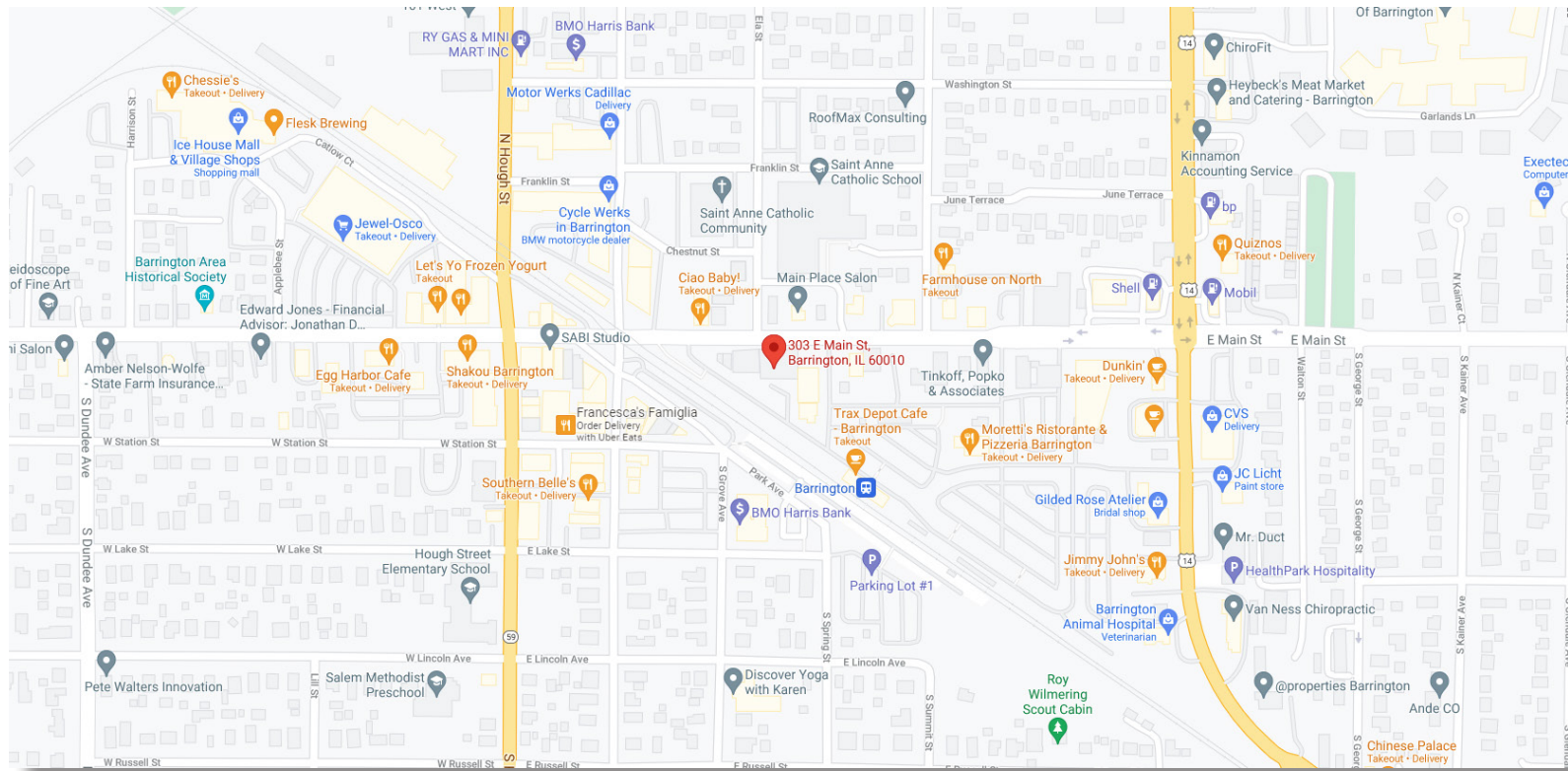


CLASS A OFFICE SPACE FOR LEASE

UBS BUILDING

303 E MAIN ST, BARRINGTON, IL

AREA MAPS



FOR MORE INFORMATION:

RANDY OLCZYK
 Direct: 847.246.9611
randy@chicagolandcommercial.com



4811 Emerson Ave Suite 112, Palatine, IL 60067



The Premier Class A office building in Barrington. Quality construction throughout, steel structure and pre-cast concrete with an attractive brick exterior. 3-story 27,863 rsf building with large windows and inviting outdoor decks. Spacious office suites with low density occupancy. Zoned for office, professional services, medical & retail. Frontage on Main St. (Lake-Cook) and adjacency to Metra commuter station offer a high profile, prestige and a convenient location.

LOCATION: Prestige address in the center of The Village of Barrington, on Lake Cook Rd (Main St.) within a few steps of the **Metra commuter train station** to Chicago. With the convenience of the train station and all the nearby coffee shops, restaurants, pubs, the location has a high **“Walk Score of 91”**, considered **“a Walkers Paradise”**. The highly visible location has over 19,000 vehicles pass by the building daily on Lake-Cook Rd.

DEMOGRAPHICS: Barrington is one of the **most affluent suburbs** in metro Chicago. Its zip code (60010) is ranked as the 7th wealthiest in the USA, amongst those with populations over 20,000 people. Population is 46,000 and within a 15 minute drive is estimated at 236,000. Median household income in 2017 was \$137,000 and median house/condo value was \$594,000.

PARKING: In addition to the on-site parking of 59 spaces (including 33 spaces within an **underground heated garage**), **“303”** is adjacent to Village Employer/Employee parking of 79 spaces as well as near the Metra public parking of 716 spaces, and there is 3 hour free parking on Lake-Cook (Main St.) and adjacent Spring St..

AVAILABLE SPACE:

2nd Floor > Ste 205---3,159 rsf (plus outdoor deck)

ANCHOR TENANT: **UBS** Financial Services, Inc. (occupies 11,334 rsf)

SIGNAGE: Exterior signage on Main St. possible

Available for Ste 101 tenant at 3,137 rsf

MANAGER: Barrington Services Group, Inc.

FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com



4811 Emerson Ave Suite 112, Palatine, IL 60067

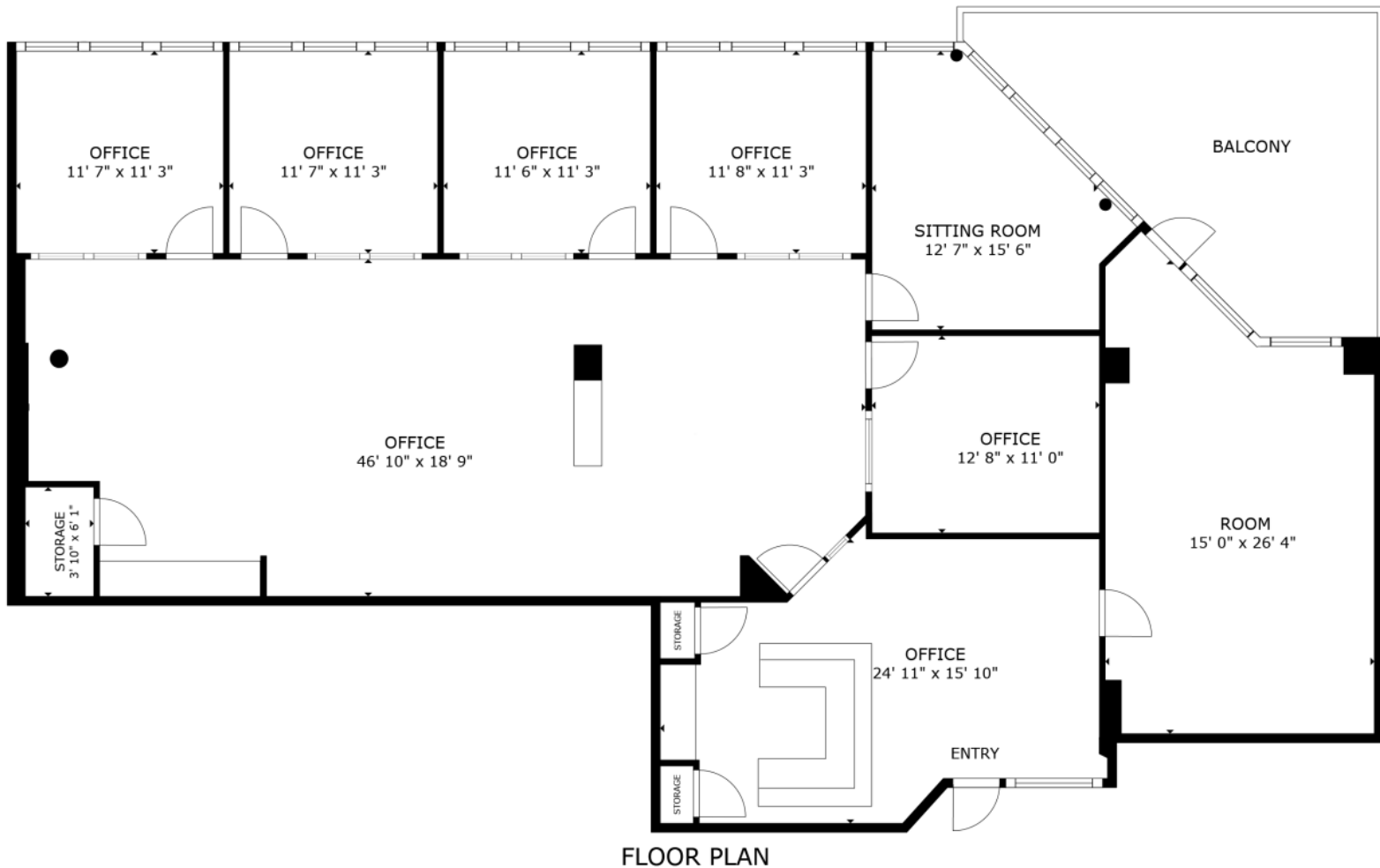


CLASS A OFFICE SPACE FOR LEASE

UBS BUILDING

303 E MAIN ST, BARRINGTON, IL

SUITE 205 3,159 SF



FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com



**Chicagoland
Commercial**
REAL ESTATE

4811 Emerson Ave Suite 112, Palatine, IL 60067