



Class A Office For Lease

1001 S. RANDALL ROAD, 2ND FL., ELGIN, IL 60123

LEASE BROCHURE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

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OFFICE SPACE FOR LEASE



LEASE RATE

\$23 SF/YR

OFFERING SUMMARY

Available SF: 1,665 SF

Lease Type: Gross

Zoning: Commercial

Traffic Count: 37,400

PROPERTY OVERVIEW

Class A Office Available on 2nd Floor of Elgin State Bank Building

24/7 Access ... Elevator Access

Common Area Kitchen / Breakroom with Rooftop Deck

LOCATION OVERVIEW

Elgin State Bank at the corner of Randall & Bowes Roads

Signalized Hard Corner of Randall & Bowes Roads

AVAILABLE SPACES

| SPACE | LEASE RATE | SIZE (SF) |
|------------------|---------------|-----------|
| 2nd Floor Office | \$23.00 SF/yr | 1,665 SF |



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2ND FLOOR SUITE FOOTPRINT



Existing Footprint: 3 Privates | Reception Area | Multiple Workstations | Work Room



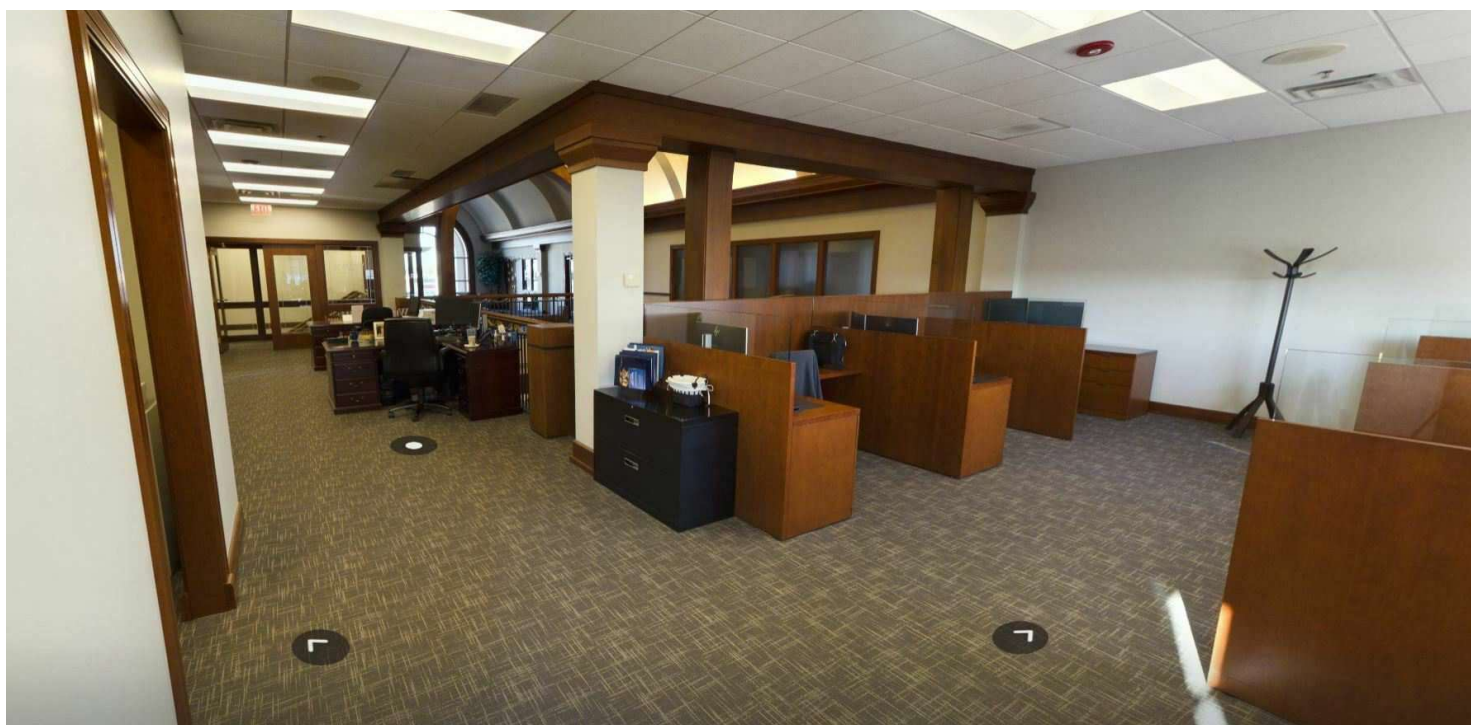
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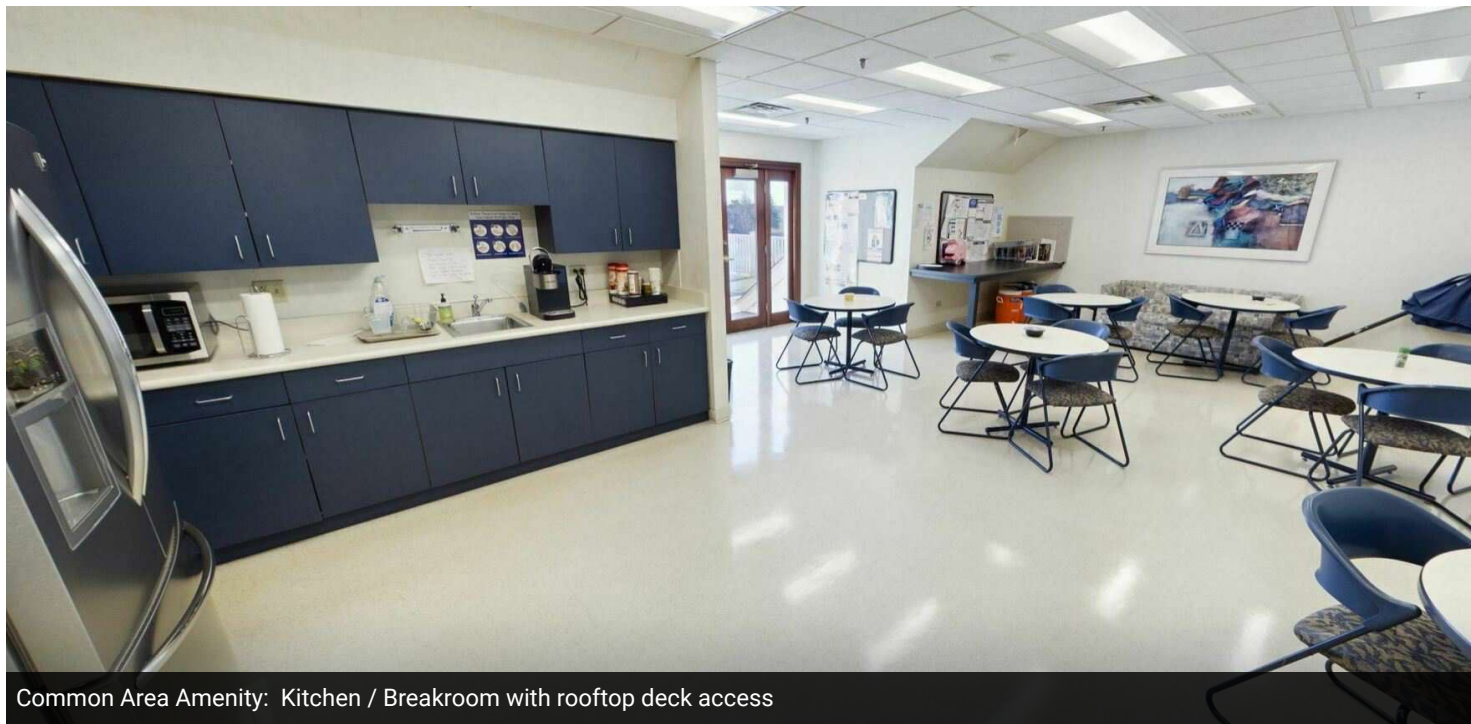
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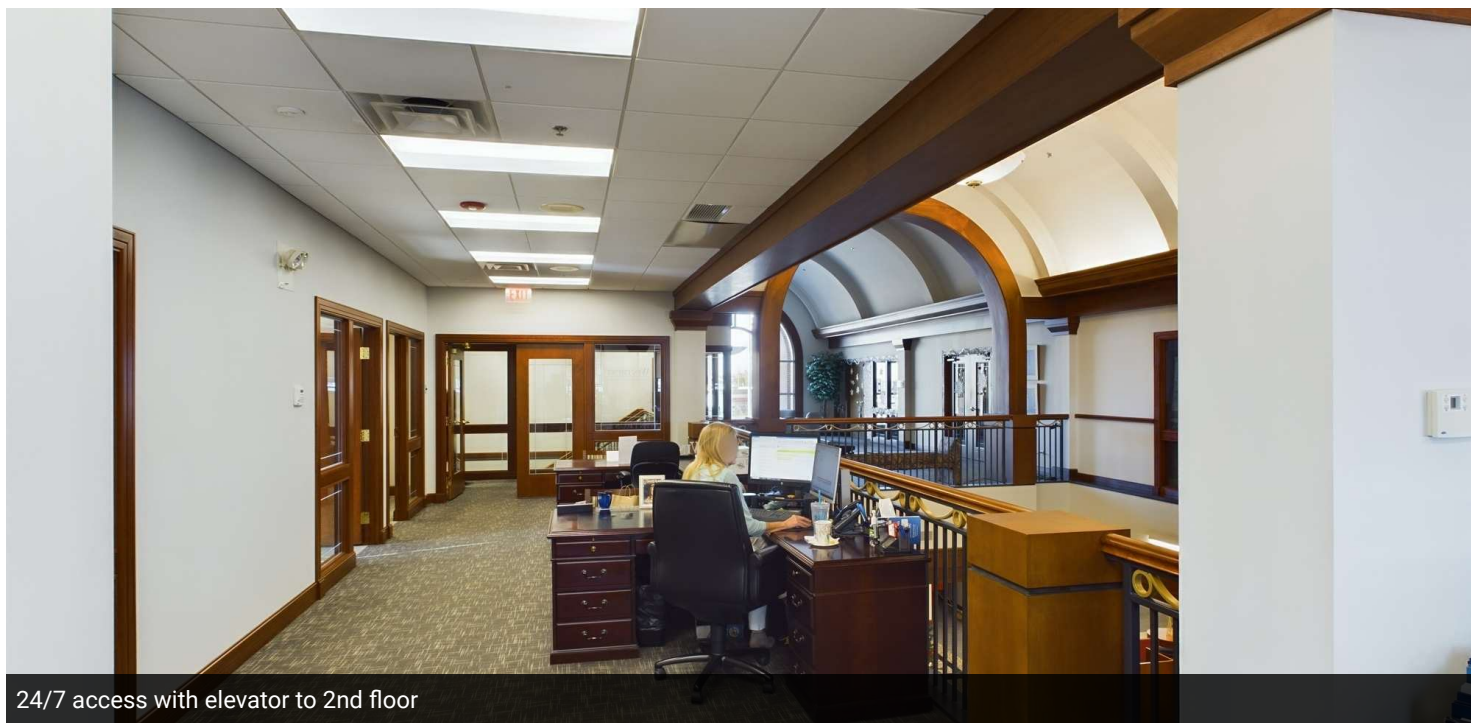
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OFFICE BUILDING FOR LEASE



Common Area Amenity: Kitchen / Breakroom with rooftop deck access



24/7 access with elevator to 2nd floor



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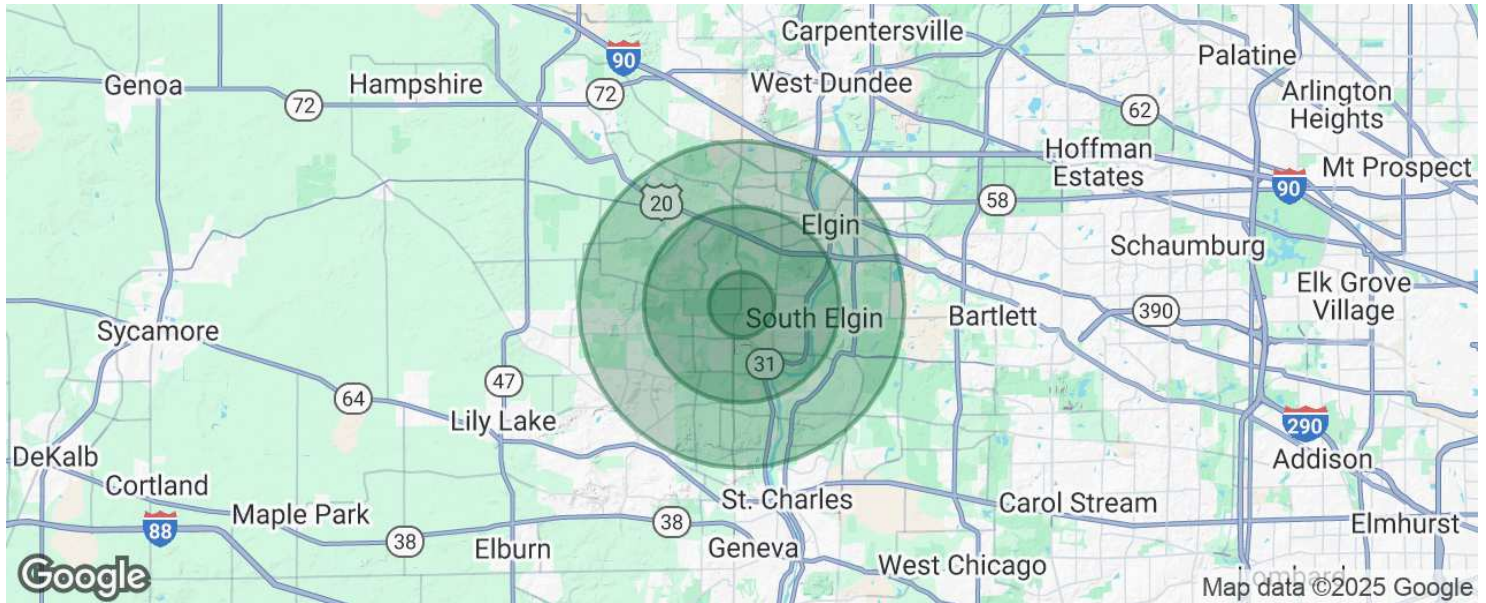
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POPULATION

1 MILE

3 MILES

5 MILES

| | | | |
|---------------------|-------|--------|---------|
| Total population | 8,972 | 59,476 | 144,070 |
| Median age | 33.2 | 35.1 | 34.3 |
| Median age (Male) | 33.2 | 34.4 | 33.4 |
| Median age (Female) | 33.5 | 36.0 | 35.6 |

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total households | 2,972 | 20,036 | 48,444 |
| # of persons per HH | 3.0 | 3.0 | 3.0 |
| Average HH income | \$83,344 | \$88,221 | \$83,955 |
| Average house value | \$271,278 | \$316,355 | \$320,254 |

TRAFFIC COUNTS

37,400/day

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.



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EXCLUSIVE BROKER



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PROFESSIONAL BACKGROUND

With over 25 years of Commercial Real Estate Experience, Jace continues to exceed expectations with his client focused approach and dedication to building lasting relationships with his clients. While working with investors and clients within the commercial real estate industry, Jace has developed a unique and diversified skill set to assist clients and maximize their objectives.

His multidisciplinary commercial real estate background has provided consultative and real estate brokerage services ranging from complex land assemblage assignments, development, 1031 tax deferred exchanges, acquisition and syndication of commercial properties, and structuring a firm dedicated to providing client centered commercial real estate brokerage services and full service asset management and property management services.

EDUCATION

As a graduate of Purdue University and The Krannert School of Business, achieving a bachelor of science degree in Management & Finance, Jace initially pursued his sales and management interests within the financial world with Prudential Preferred Financial Services, specializing in estate planning and small business planning. This established his passion for client interaction and desire to help others achieve their financial goals. He then turned to the real estate arena and joined his father in the mid 1990's to further his career and begin the evolution of Murray Commercial. As the firm has evolved to become a full service real estate brokerage and asset management company, he has been instrumental in enhancing the firm's ability to provide best of class services within the commercial real estate industry.

MEMBERSHIPS

Active throughout the community and a lifetime resident of the St. Charles area, Jace continues to be active in many volunteer activities and philanthropic support of our communities. He is currently an active board member of the Northwestern Memorial Foundation and past board member of the Delnor Health System.



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