

402 FOX GLEN COURT
BARRINGTON, IL 60010

JAMESON.

FOR SALE

\$278,000

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OFFERING SUMMARY

Condition:	New Construction Vanilla Box
Demised Area:	3,048 SF, Attic NIC
Floors:	1st 1,973 SF, B 1,301SF, Attic 441 SF
Natural Light:	Windows on Both Levels
Entrance:	Foyer with Elevator
Dedicated HVAC:	Gas Fired Heat & Electric Cooling
Zoning:	B1
Permitted Uses:	General & Medical Offices
Prorata Share:	38%
Price:	\$278,000

PROPERTY OVERVIEW

Presenting a rare opportunity to own a 2025 totally reconstructed Office Condominium, including brand new, energy efficient windows, roof, exterior and more in an established professional office center. Offering an 1,973 SF Main Level and 1,301 SF Garden Level, providing total 3,048 SF space ready for customized build-out. (Please note SF areas are approximate). A true blank canvas designed to accommodate a wide range of professional uses. Ideal opportunity for an owner-occupant seeking to design their space to specific operational needs. Well-suited for medical or dental practices (plans available for a dental office), professional services, wellness providers, therapy practices, financial services, legal offices, or other service-oriented businesses looking to establish a strong presence. Ample on-site parking, near Advocate Good Shepherd Hospital, with convenient access to Route 22 and Route 14, the Fox River Grove Metra Station.

PROPERTY HIGHLIGHTS

- Constructed in 2025 with contemporary design
- Zoned B-1 for versatile business use
- Prime location in Barrington area
- Ample Parking

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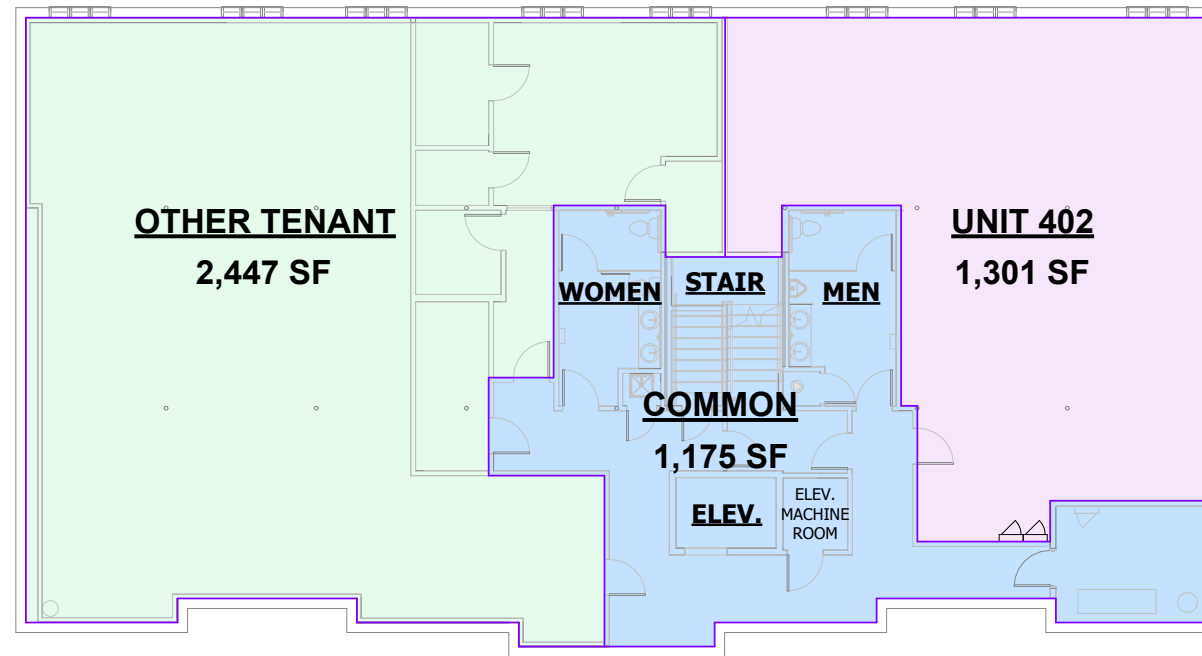
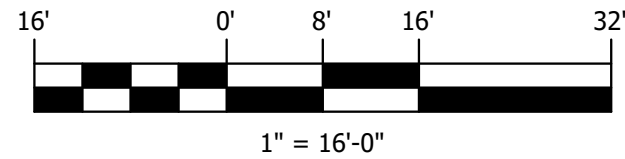
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AREA LEGEND

- COMMON
- OTHER TENANT
- UNIT 402



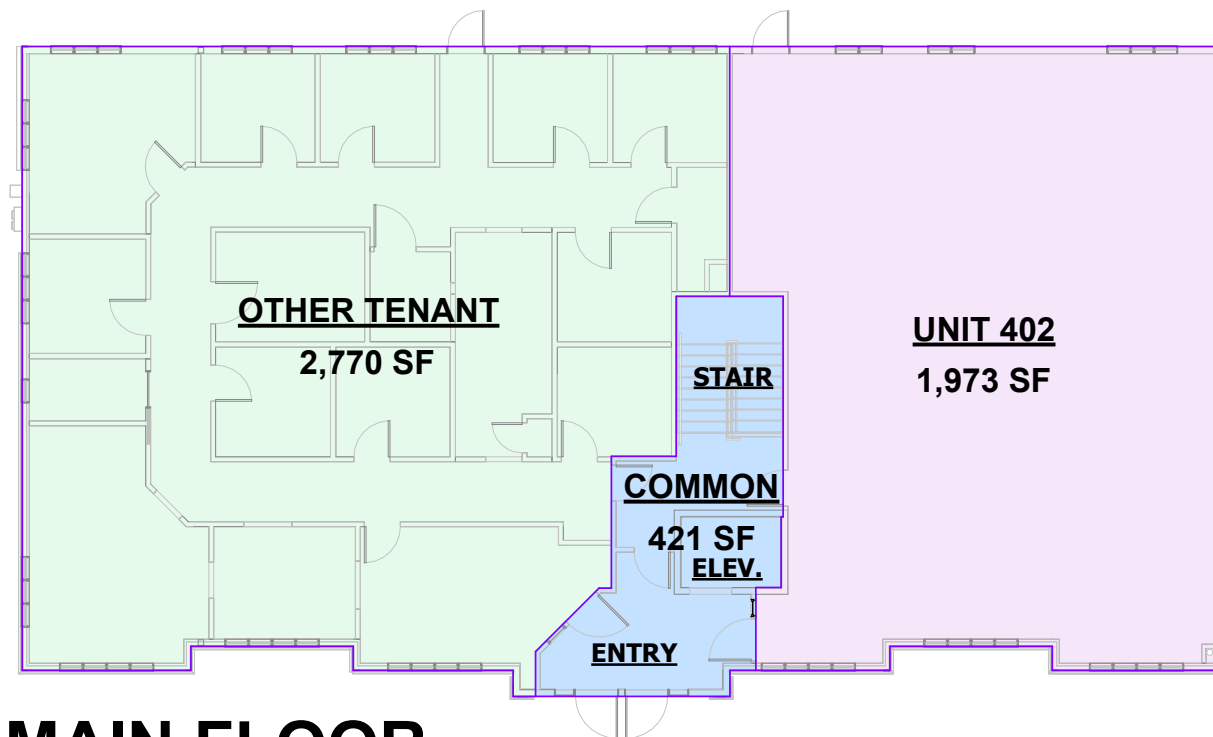
BASEMENT

AREA BY LEVEL

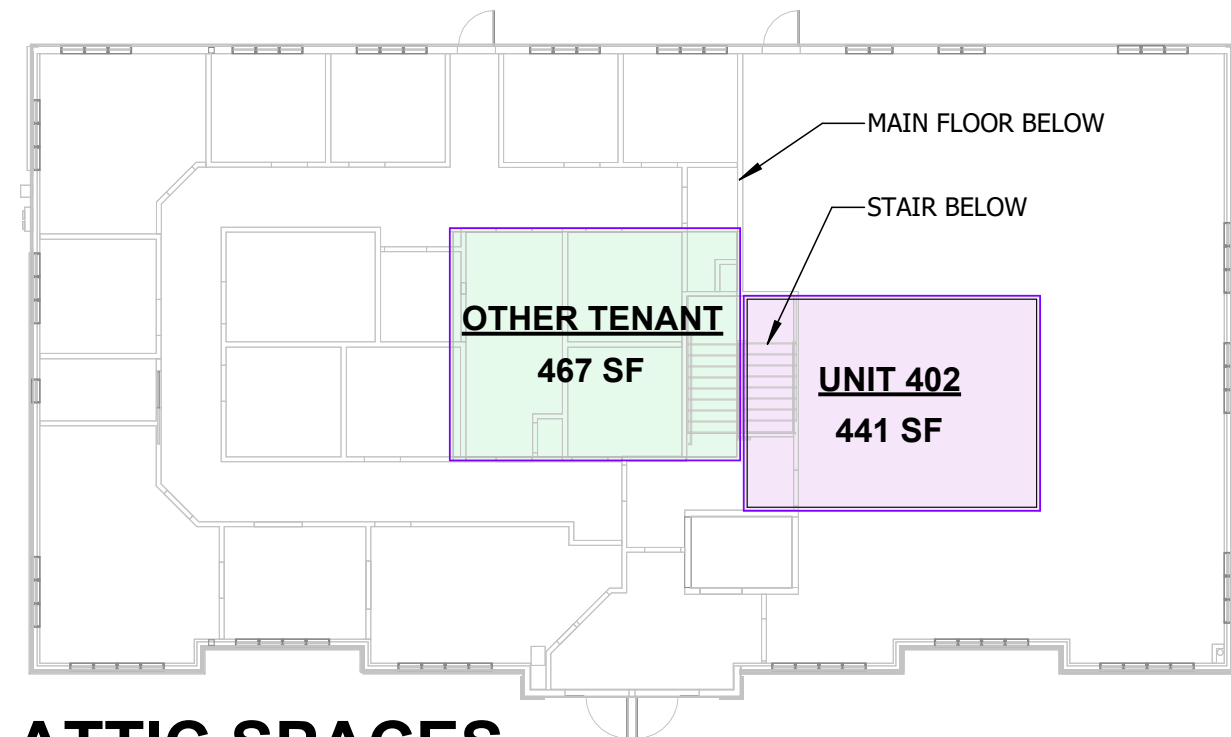
Name	Area
BASEMENT	
COMMON	1,175 SF
OTHER TENANT	2,447 SF
UNIT 402	1,301 SF
MAIN FLOOR	
COMMON	421 SF
OTHER TENANT	2,770 SF
UNIT 402	1,973 SF
ATTIC SPACES	
OTHER TENANT	467 SF
UNIT 402	441 SF

AREAS TOTAL

Name	Area
COMMON	1,595 SF
OTHER TENANT	5,684 SF
UNIT 402	3,716 SF
Grand total	10,995 SF



MAIN FLOOR



ATTIC SPACES

BUILDING 4
400 FOX GLEN CT.
BARRINGTON, IL 60010

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Google

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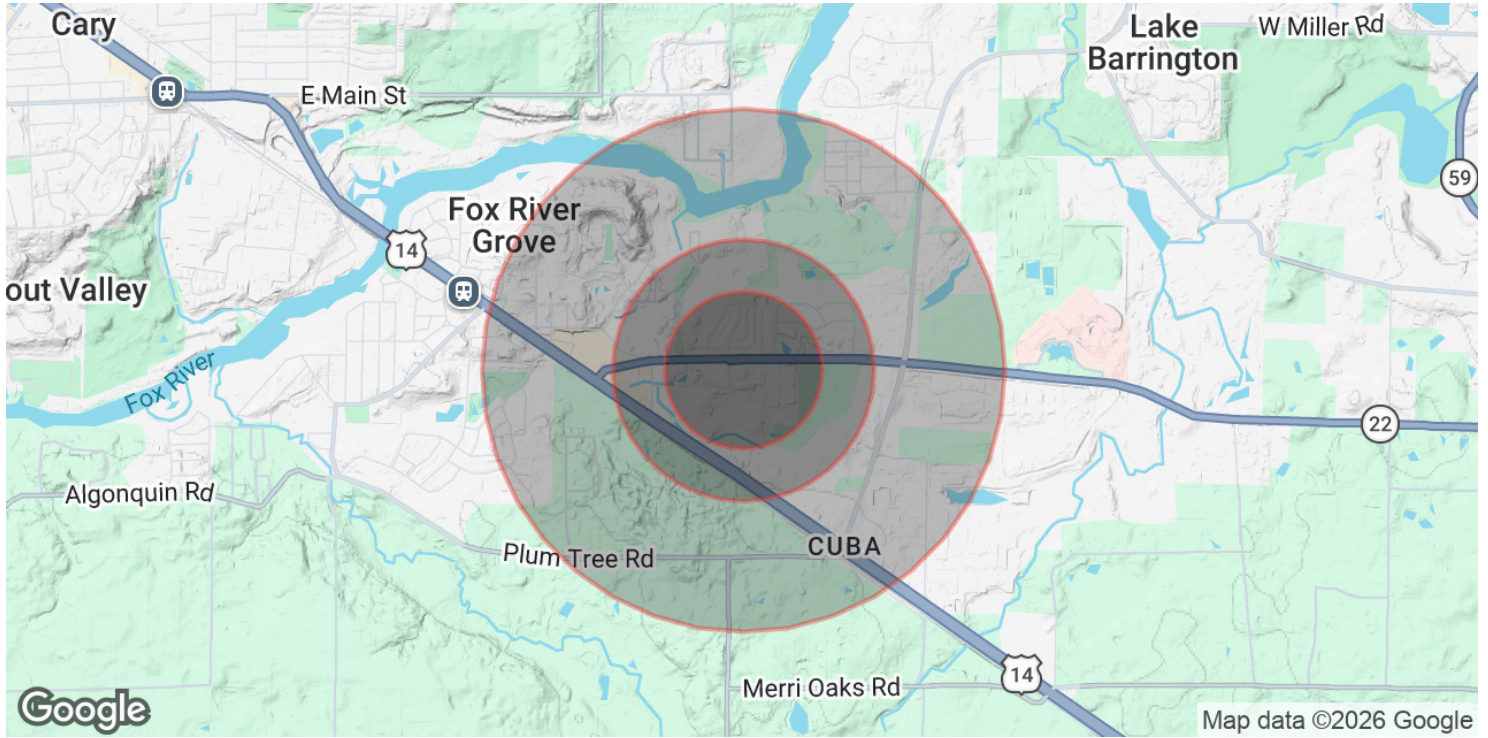
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	538	1,207	3,775
Average Age	42	42	43
Average Age (Male)	41	41	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	187	422	1,375
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$201,704	\$198,460	\$179,010
Average House Value	\$569,360	\$580,095	\$525,964

Demographics data derived from AlphaMap