

- Industrial
- Commercial
- Office
- Land
- Business

## FOR LEASE

### Office Condo 390 or 2,575 SF

Prime turn key office space on Randall Rd. Corridor and minutes from I-90. Elevator building.

**Suite 202** is a 390 SF private office suite, move-in ready.

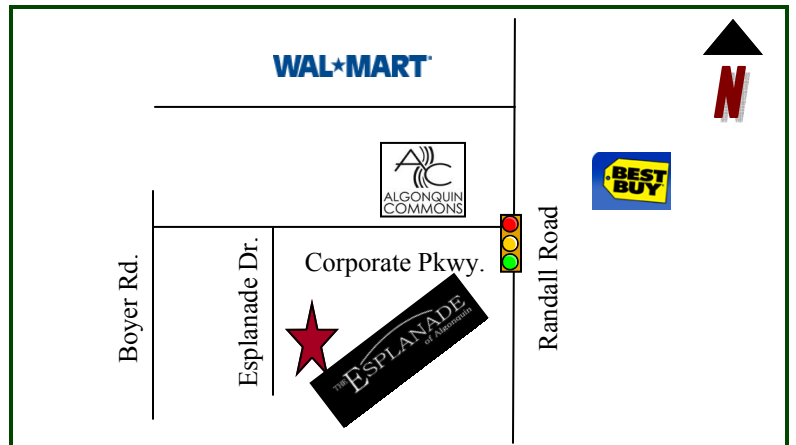
**Suite 300** is 2,575 SF (1,845 SF usable). Multiple glass partitioned private offices, conference room, and kitchenette. Loft feel with suspended balconies connected to the suite. See photos and layout.



LoopNet: 19777168

MLS: 09223720

PROPERTY SPECIFICATIONS	
Description:	Office space
Building Size:	15,818 SF
Land Size:	.93 acres, Lot 5
Year Built:	2007
HVAC System:	Gas forced air/Central air
Electric:	200 amp
Sprinklered:	Yes
Washrooms:	Varies per floor, 2 minimum
Floors:	Concrete
Ceiling Height:	Varies per floor
Possession:	Immediate
Parking:	Per code with cross parking
Sewer: Village	Water: Village
Zoning:	B-2 PUD
Real Estate Taxes:	\$3.39 psf (2016)
CAM:	\$3.60 psf
Lease Term:	Varies
Lease Price:	<b>202</b> - \$23.00 psf full-service Gross <b>300</b> - \$13.00 psf NNN



**Directions:** I-90 to Randall Road exit, north 4.5 miles, west on Corporate Parkway, south of Esplanade Drive. Site is south of Algonquin Commons.

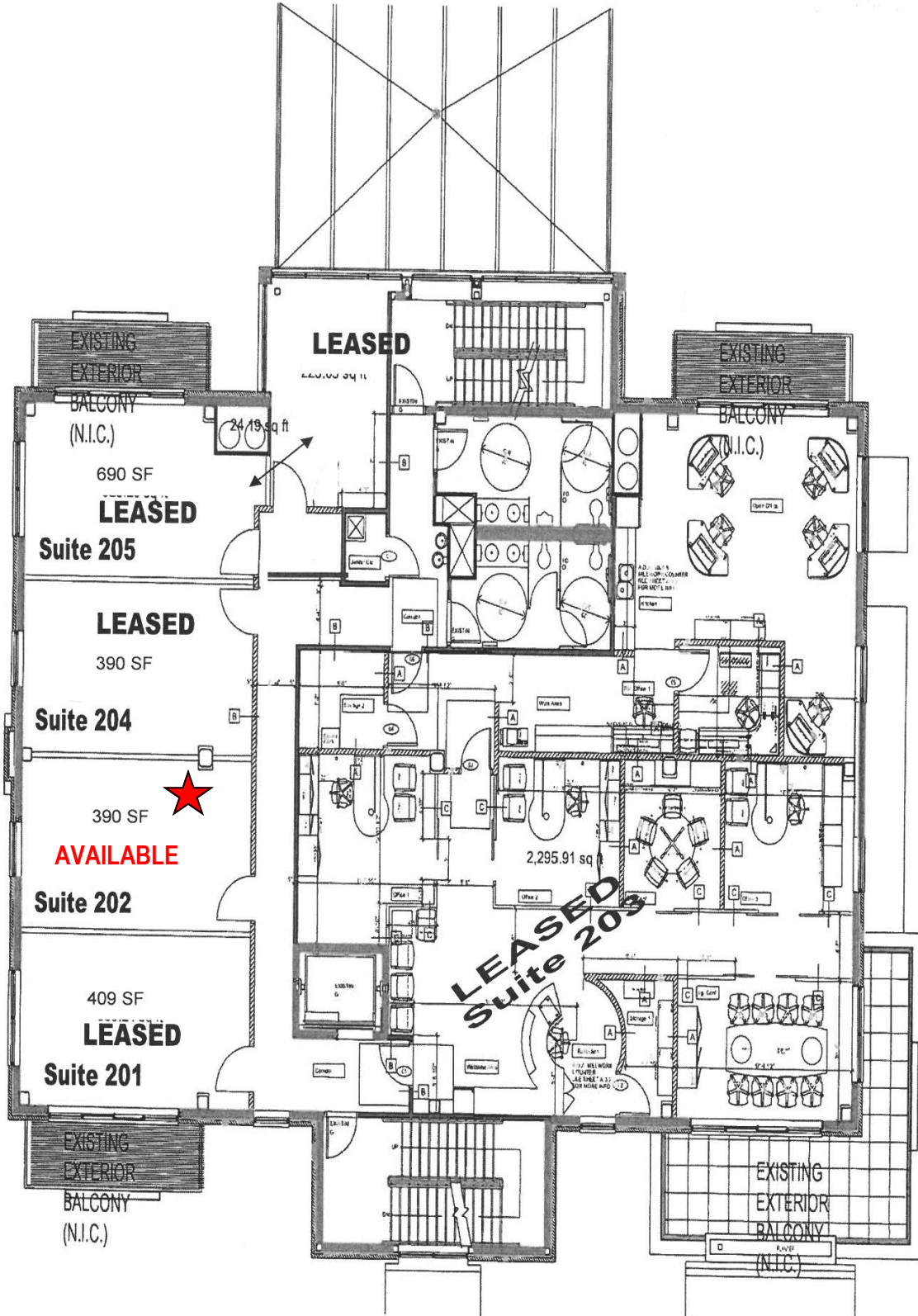
**PIN:** 03-06-426-012

May 18, 2017

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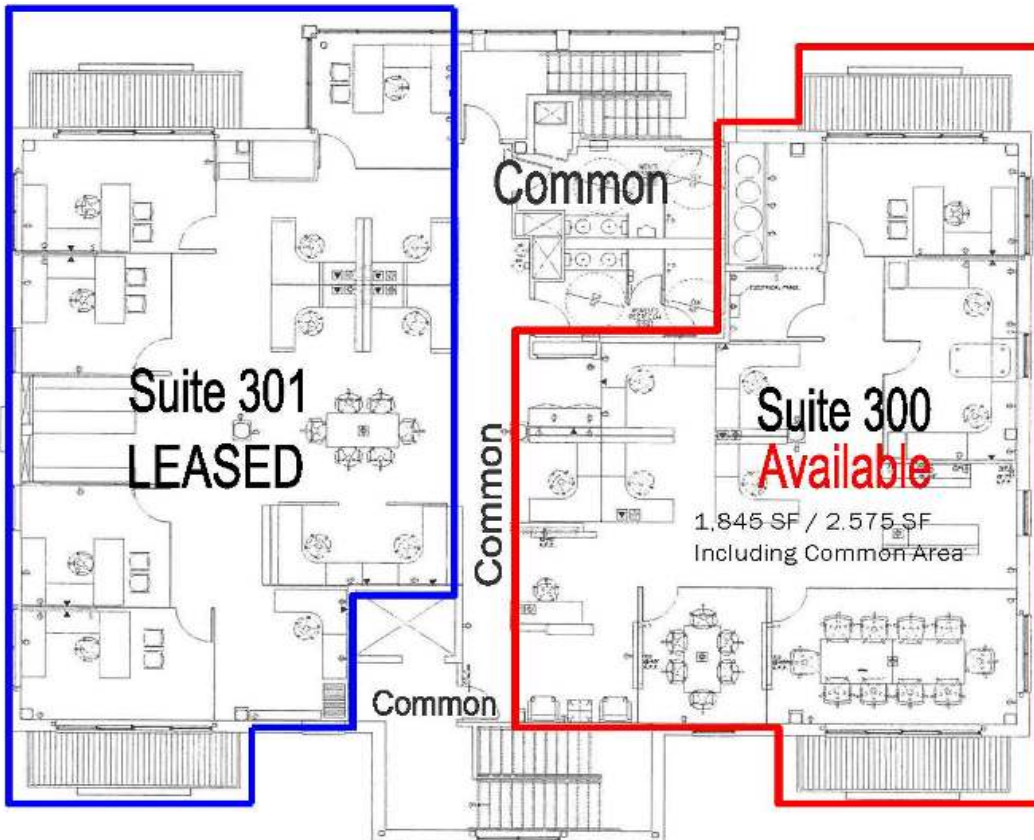
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2380 Esplanade Dr.  
Suite 202  
Algonquin, IL 60102



- Industrial
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- Land
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2380 Esplanade Dr.  
Suite 300  
Algonquin, IL 60102



- Industrial
- Commercial
- Office
- Land

2380 Esplanade Dr.  
Suites 202 and 300  
Algonquin, IL 60102

