

721 DUNDEE AVE.
ELGIN, IL 60120

FOR LEASE

MLS # 11191088

January 12, 2023



OFFICE • 5,165 SF

\$15. psf Gross

DESCRIPTION

SPECIFICATIONS

2-STORY UPSCALE OFFICE BUILDING

Divisible into two ±2,500 SF or Individual Offices

Recently totally updated 2-story office building featuring lots of natural light. Also features unique spiral staircase from upper main level lobby and offices to lower level offices and conference room. Ideal for professional services such as attorneys, insurance, real estate, engineering or accountants. Improvements include upgraded lighting, flooring, bathrooms, conference rooms, new parking lot and much more. This is a premium quality space at a very competitive lease rate.

Main Level: 4 private offices, potential shared or private reception, 2 baths, conference room.

Lower Level: 3 private offices, storage room, 2 baths and large technology friendly conference room.

Overall - rent upper level or lower level, or both. Plenty of parking. Close to Route 25 and I-90. See layouts and photos.



Description	2-Story Office
Building Size	5,165 SF
Land Size	12,210 SF
Year Built	1958
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinklers	No / Alarm Monitored
Washrooms	4 (common)
Ceiling Height	9 FT
Parking	12
Sewer/Water	City
Zoning	Office
CAM & Taxes	Included
Lease Term	3-5 years
PIN	06-12-402-003

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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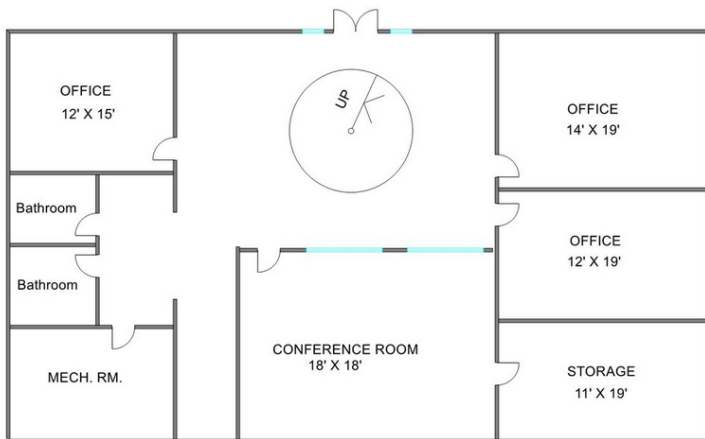
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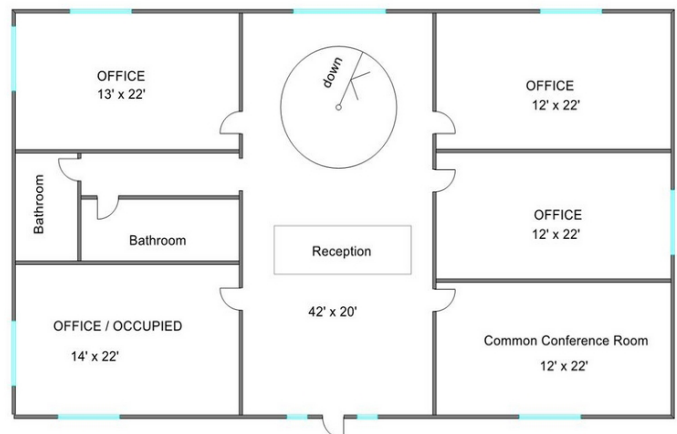
DUNDEE ROAD

DUNDEE ROAD



MEASUREMENTS APPROXIMATE

LOWER LEVEL
Access From Dundee Rd.



MEASUREMENTS APPROXIMATE

MAIN LEVEL
Access From Rear Parking Lot

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