

FOR SALE/LEASE | OFFICE

760 Foxpointe Sycamore, IL > \$120 PSF / \$6-\$8 Lease NNN



Property Features

EXISTING LEASE of 7,748 sft with Northwestern Medicine through 10/31/2021, \$12,081 monthly rent, \$14.45 base + \$4.26 CAMIT, 2.5% annual bumps.

CURRENTLY FOR LEASE:

Suite 1 - 2100 SFT, 7 offices and conference room and bullpen area.

Suite 2 - 1,754 SFT, 5 private offices, 1 conference room and an open bullpen area.

Suites 1 & 2 may also be combined for 3,854 SFT.

SALE: 11,602 SFT building for sale at \$120 per foot.

This 11,602 square foot office building is located on Foxpointe Drive just 600 feet from Route 23. The building was originally designed as 7 suites but is currently configured for 2 to 3 tenants. Plenty of parking is available in the front and rear lots, and entrances to the building are located in both the front and rear of the building.

INTERIOR PICTURES

760 Foxpointe

Sycamore, IL 60178

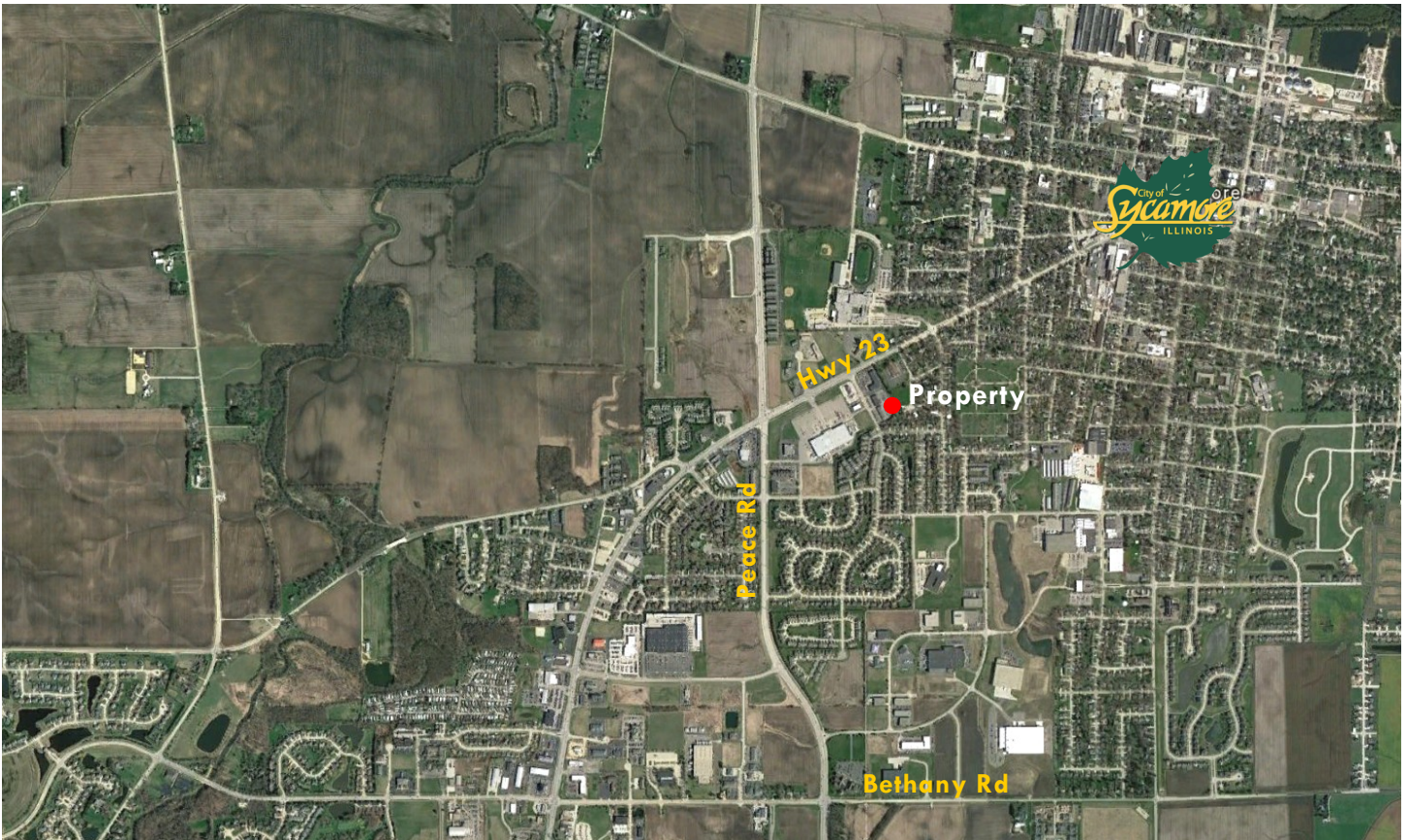


Pictures from Suite 1



LOCATION

760 Foxpointe
Sycamore, IL 60178



Located on Foxpointe Drive
just off State Rt 23.



Current layout 760 Foxpointe—Suites 1 & 2

