

Office For Sale or Lease

1 Douglas Ave.,
Elgin, IL

9,851 SF

*PROMO RATE \$8.00/PSF 1st Year



PROPERTY FEATURES

- Incredible Creative Loft Office Space
- Located in the Heart of Downtown Elgin
- Walking Distance to Restaurants, Retail, and Public Transportation
- Immense Window Lines
- Handicap Accessible
- AT&T Fiber Internet
- Finished Mezz. With Glass Wall Conference Room
- Ample Parking with Free Access to 3 Municipal Lots/Garages

*Promotional rate available to the first (new tenants only) who signs a 5+ year lease with standard T.I package; 1st year rate = \$8.00psf MG, 2nd year = \$10.00psf, MG 3rd year = \$12psf MG, year 4-5 + 3% annual escalations.



Contact:

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PROPERTY SPECIFICATIONS:

- Available : 9,851 SF
- Building Size: 29,857 SF
- Use: Office
- Stories: 3
- Elevator: Yes
- Parking: Public (Ample)
- Sprinklers: Yes
- Taxes: Included in rate
- CAM: Included in rate
- Lease Rate: *\$8.00 PSF, Modified Gross
- Building Sale Price: STO

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