

600 N FIRST BANK DRIVE

Palatine, IL



COMPLETELY RENOVATED

OFFERING SUMMARY

Building Size 17,304 SF

Available SF - Office Suite CB:
2,480 SF

Lease Rate \$12.00 PSF MG

Sale Price \$1,385,000

PROPERTY HIGHLIGHTS

- Easy access to Rte. 53 via Dundee Road, Palatine Road, or Northwest Highway
- Professional Corporate High-End Image - Located in Corporate Office Park
- Next to amenities including Restaurants, Grocery Store, Banks, etc.
- 1.8 miles from Palatine Station Rail (Union Pacific Northwest Line)
- 2.6 miles from Arlington Heights Station Commuter Rail (Union Pacific Northwest Line)
- Well Lit Atrium
- New LED lighting throughout
- Zoned Commercial Office/Service
- 53 total parking spots
- New carpet, paint, new roof, new bathrooms and new windows

Denise Chaimovitz, M.A., SIOR • 847.804.8566 • dchaimovitz@painewetzel.com
 Sean Sloan • 312.399.2245 • ssloan@painewetzel.com

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OFFICE PROPERTY FOR INVESTMENT SALE AND LEASE

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Renovated 1st floor bathroom



Renovated 1st floor hallway

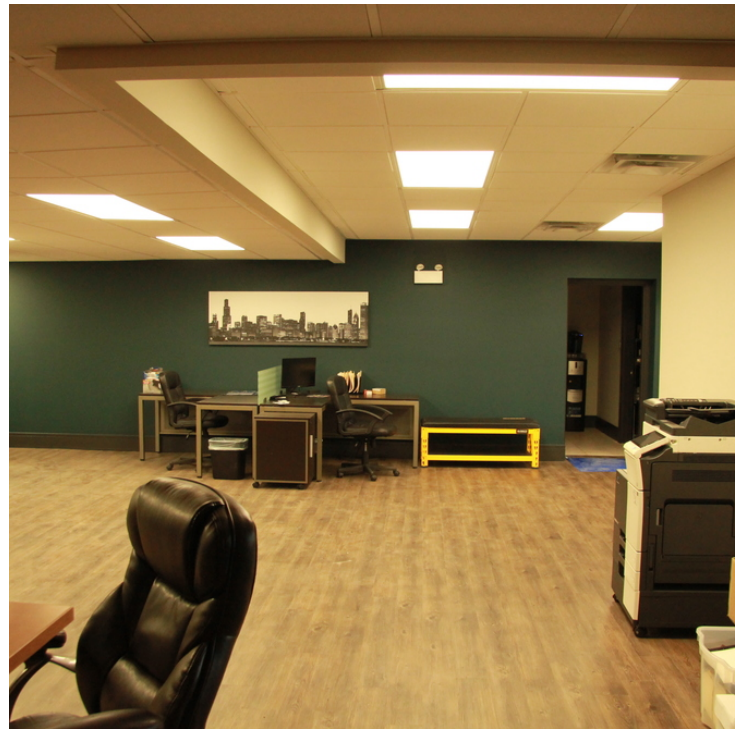
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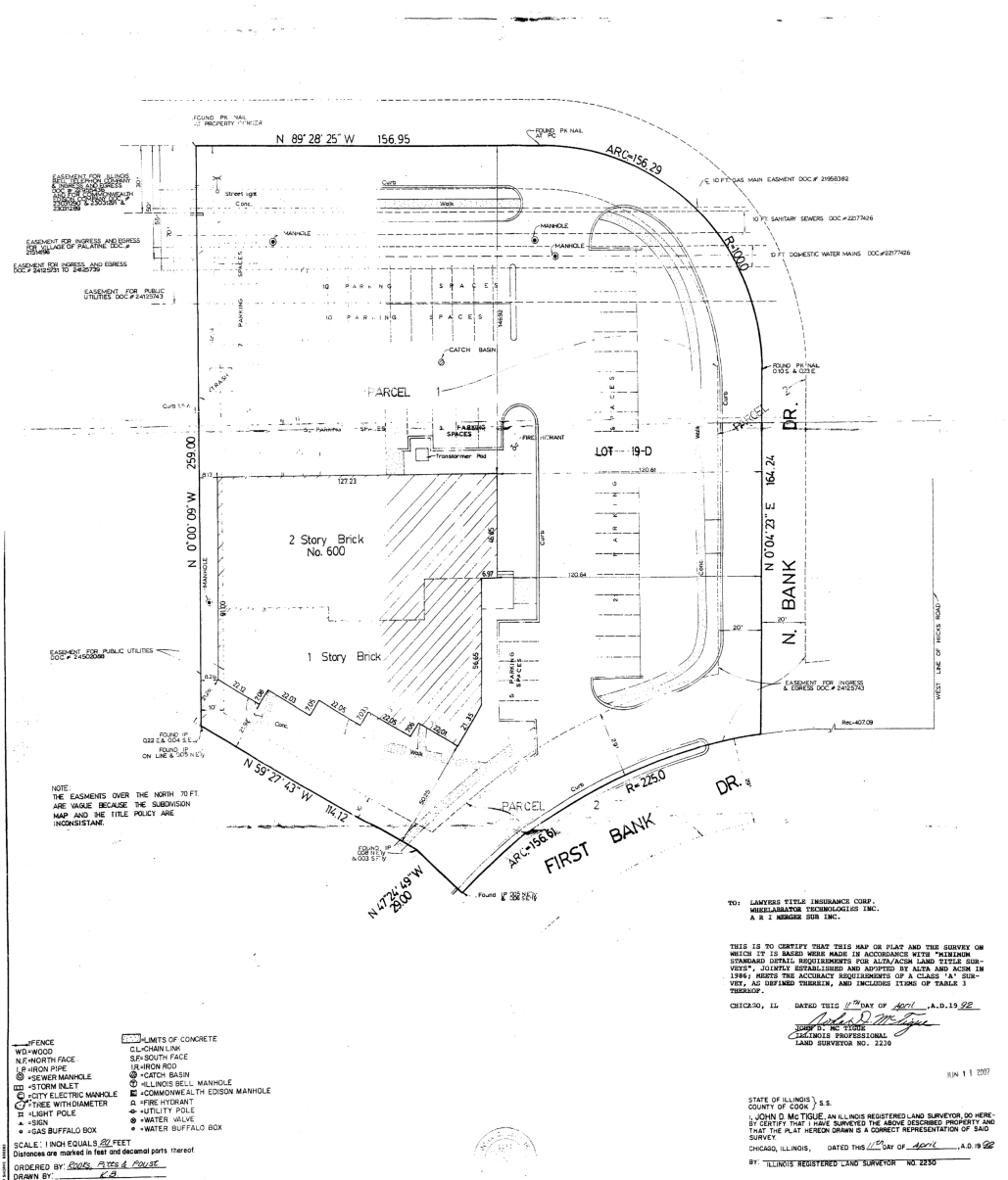
PLAT OF SURVEY

John D. McTigue
REGISTERED LAND SURVEYOR
3408 N. CICERO AVE. CHICAGO, IL 60664
PHONE: (312) 736-1144

PARCEL 1: IS REMAINDER RESUBDIVISION, BEING A RESUBDIVISION OF PART OF REMAINDER SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: IS DEFINED FOR THE BENEFIT OF PARCEL 1 AS SET FORTH ON PLAT OF REMAINDER RESUBDIVISION RECORDED SEPTEMBER 24, 1977 AS DOCUMENT NUMBER 24125743 AND AS CREATED BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 4, 1978 AND KNOWN AS TRUST NUMBER 1071974, TO SHELWIN BANK DATED JANUARY 9, 1981 AND RECORDED FEBRUARY 25, 1981 AS DOCUMENT NUMBER 25782529 FOR INGRESS AND EGRESS.

AREA 72547 Sq. Ft.
1.66 Acres



- FENCE
- WD=WOOD
- N= NORTH FACE
- S= SOUTH FACE
- IR= IRON PIPE
- SM= SEWER MANHOLE
- EM= ELEC. MANHOLE
- ST= STORM INLET
- CE= CITY ELECTRIC MANHOLE
- TD= TREE WITH DIAMETER
- LI= LIGHT POLE
- SK= SIGN
- BB= GAS BUFFALO BOX
- CL= CHAIN LINK
- SP= SOUTH FACE
- IR= IRON ROD
- CB= CATCH BASIN
- LB= LILY BELL MANHOLE
- CE= COMMONWEALTH EDISON MANHOLE
- HY= HYDRANT
- UP= UTILITY POLE
- WA= WATER VALVE
- WB= WATER BUFFALO BOX

SCALE: 1 INCH EQUALS 20 FEET
Distances are marked in feet and decimal parts thereof

ORDERED BY: Denise Chaimovitz & Sean Sloan
DRAWN BY: K.A.
SURVEYED BY: J.S.
ORDER NO.: 98-027

TO: LAWRENCE TITLE INSURANCE CORP.
MISPLANNED TECHNOLOGIES INC.
A & I MEMBER FOR INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1984, WITH THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS OF TABLE 1 THEREOF.

CHICAGO, IL DATED THIS 17th DAY OF April, A.D. 1998

John D. McTigue
JOHN D. MCTIGUE
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 2230

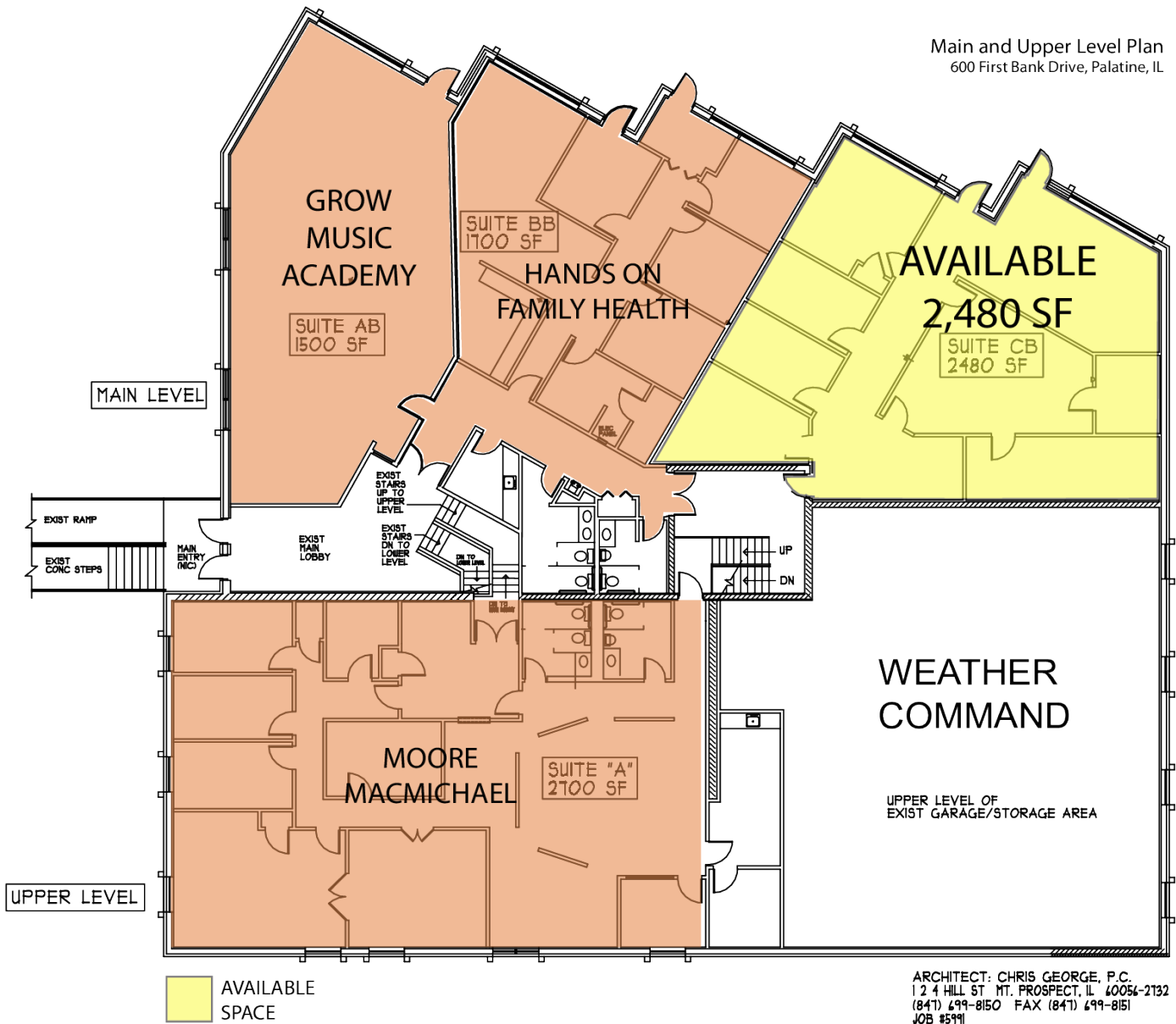
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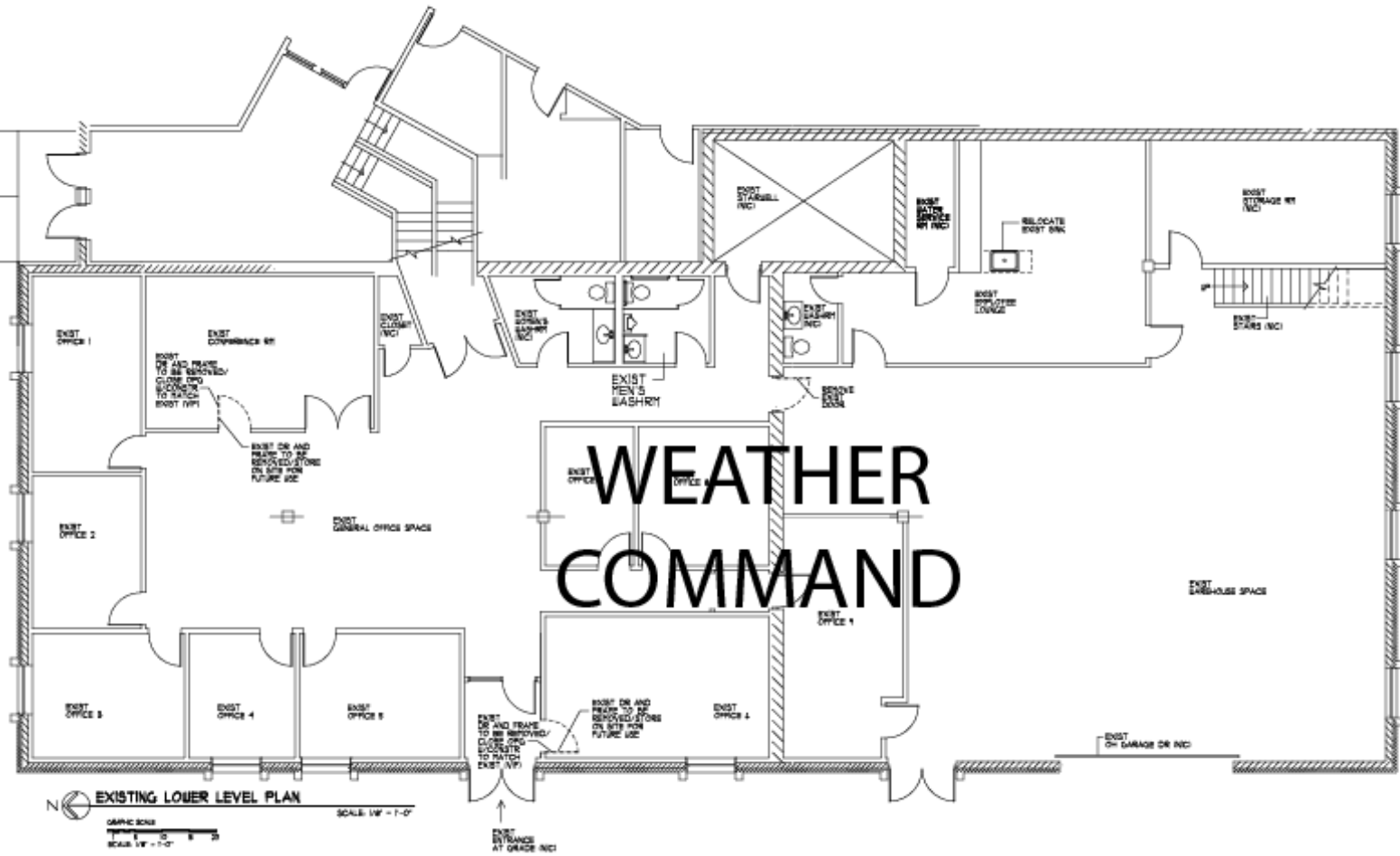
FLOOR PLAN

Main and Upper Level Plan
600 First Bank Drive, Palatine, IL



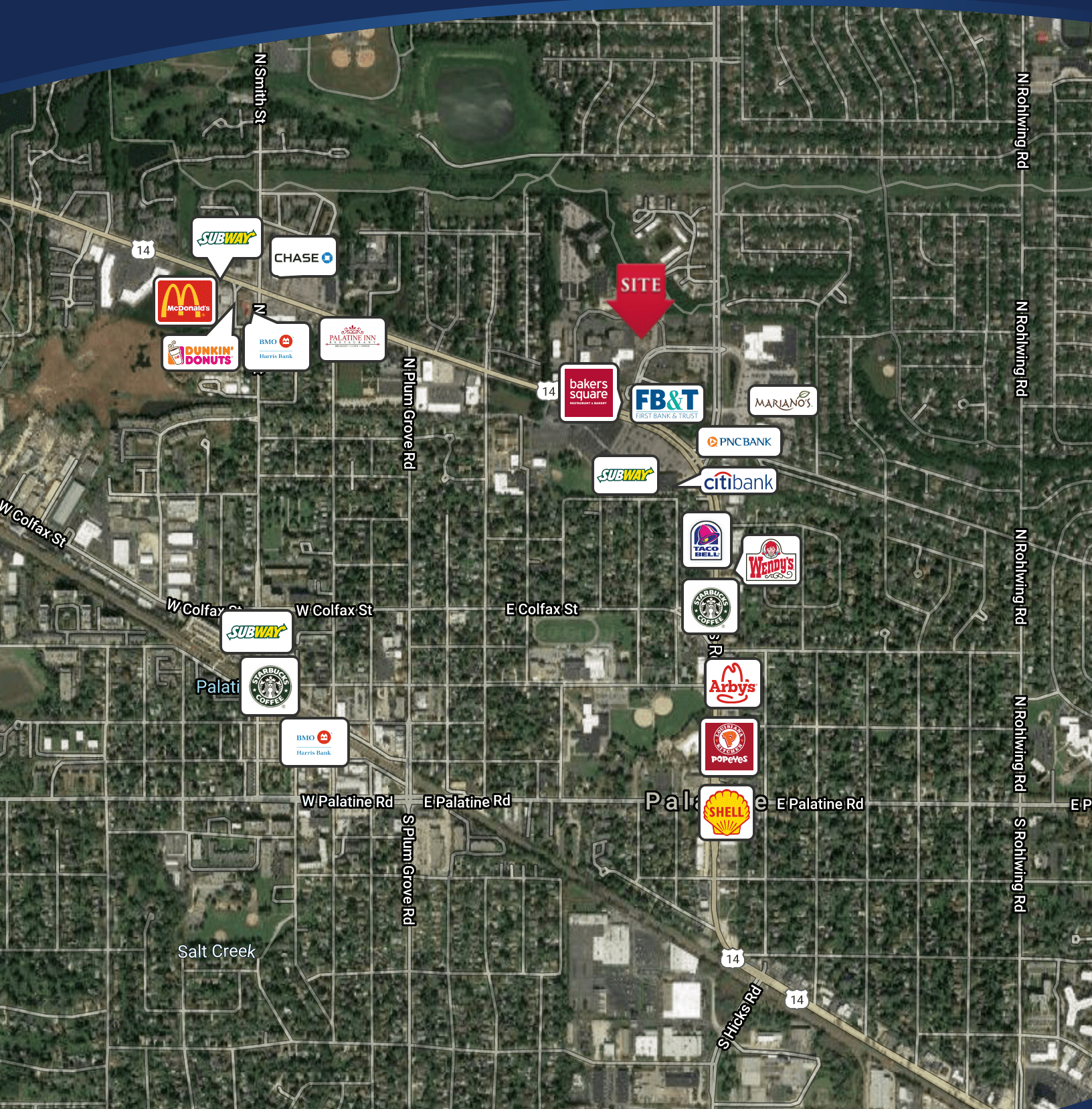
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