

# OFFICE/RETAIL/MEDICAL CONDOS

81 S. MCLEAN BLVD., SOUTH ELGIN, IL 60177

**LM**  
Lagestee-Mulder  
Commercial Real Estate

OFFICE BUILDING FOR SALE AND LEASE



## PROPERTY HIGHLIGHTS

- 12,400 SF Building Pad for sale - fully improved with foundation and utilities
- Premium professional or medical offices in campus setting, with beautiful landscaping, site lighting, pond, gazebo and fountain
- Adjacent to Butrera Foods and Gail Borden Library
- Owner will provide free rent and will finish to vanilla box
- Offices include great natural light from windows and shared bathrooms
- Ample parking just outside your door
- Beautiful professional suites in South Elgin - some units are move in ready

**SALE PRICE** \$500,000

**LEASE RATE** \$20-25PSF

## OFFERING SUMMARY

**Building Size:** 13,350 SF

**County:** Kane

### MARTHA WINTER

Senior Vice President & Managing Broker  
224.523.9174  
MARTHA@LMTEAM.COM

17005 Westview Ave.,  
South Holland, IL 60473  
630.325.8338  
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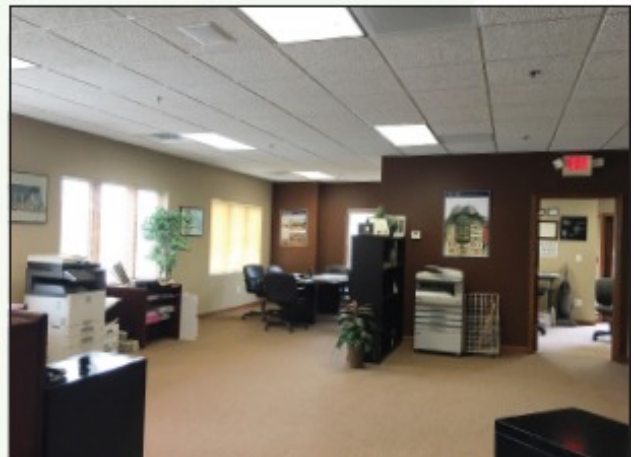
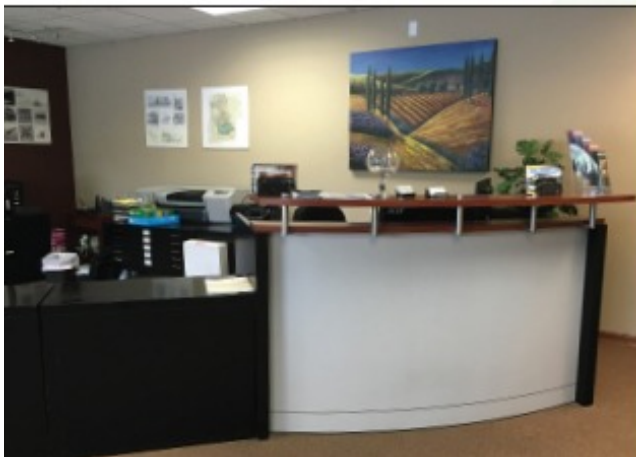
Notice: Unless a Consent to Dual Agency has been signed by both parties to a transaction for this property Martha Winter represent(s) the Seller only, and not the Buyer.

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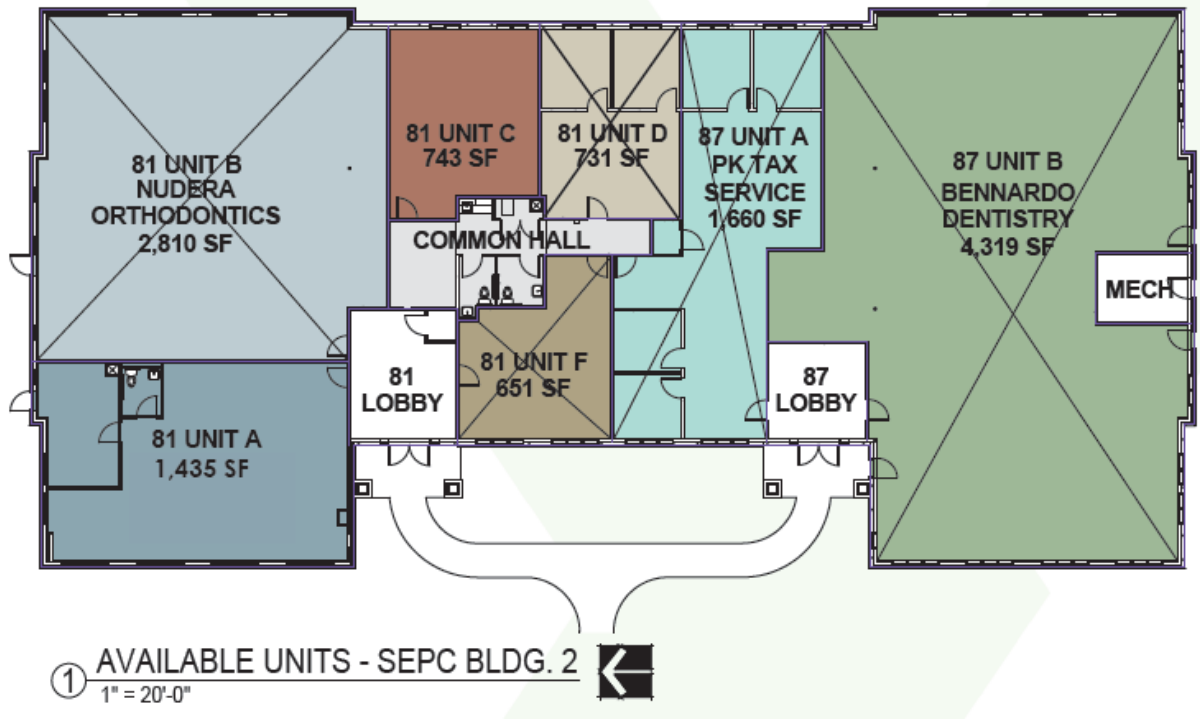


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## LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	743 - 1,435 SF	Lease Rate:	\$20.00 - \$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A: 81 S. McLean Blvd. South Elgin, IL 60177	Available	1,435 SF	Gross	\$25.00 SF/yr	-
Unit C: 81 S. McLean Blvd. South Elgin, IL 60177	Available	743 SF	Gross	\$20.00 SF/yr	-

## MARTHA WINTER

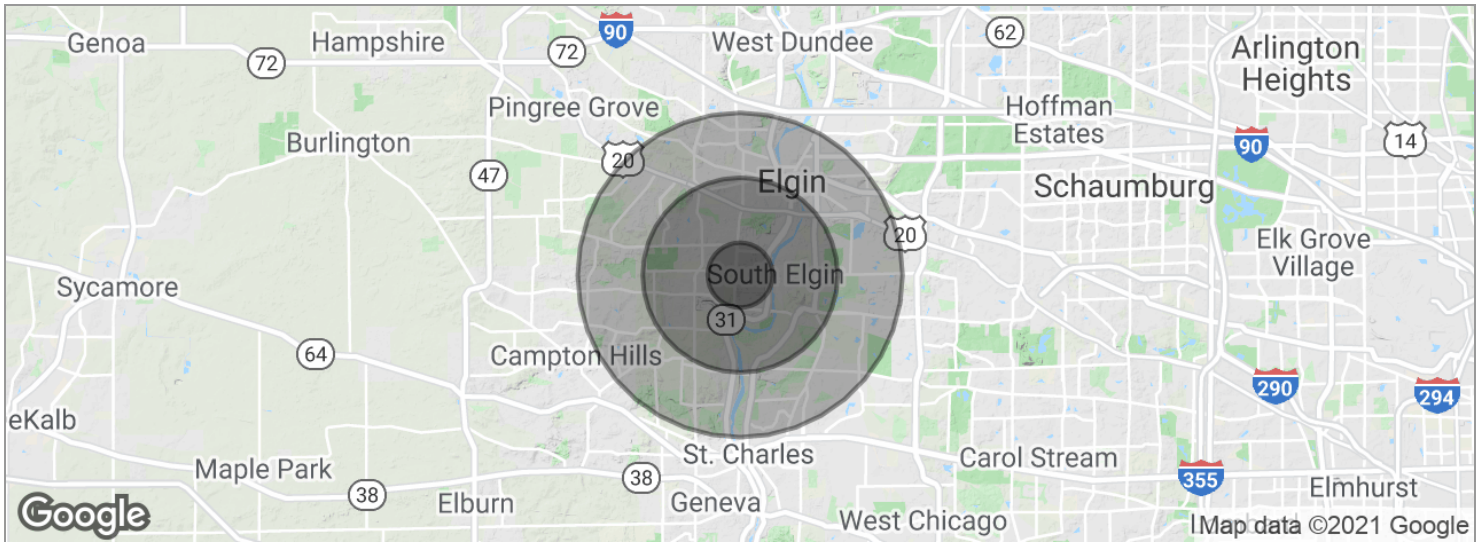
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,838	58,729	162,641
Median age	33.6	34.3	34.2
Median age (male)	33.6	33.8	33.5
Median age (Female)	33.7	34.9	35.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,817	19,607	54,472
# of persons per HH	3.1	3.0	3.0
Average HH income	\$85,569	\$85,043	\$86,125
Average house value	\$417,964	\$298,924	\$331,492

\* Demographic data derived from 2010 US Census

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