



**LEED GOLD CERTIFIED-MEDICAL CENTER -
VACANT**
3200 W HIGGINS RD
HOFFMAN ESTATES, IL 60169

OFFERING SUMMARY

Price	\$3,500,000
Down Payment	All Cash
Rentable SF	21,648
Year Built	2008
Lot Size	1.89 acre(s)
Price/SF	\$161.68

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
Net Operating Income	\$0	\$0



INVESTMENT HIGHLIGHTS

- LEED Gold Certified Building | Well Below Replacement Cost \$161.68
- 21,648 Square Foot Multi Tenant Medical Office Building on 1.89 Acres
- Frontage on Higgins Road (IL-72)
- Stunning, High-End Finish with Waterfall in Lobby
- Heavy Plumbing
- Built June 2008

EXCLUSIVELY LISTED BY:

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REVENUE				
CURRENT	\$/SF	PRO FORMA	\$/SF	

EXPENSES				
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NET OPERATING INCOME				
Net Operating Income	\$0	\$0.00	\$0	\$0.00