



BUILDING FEATURES:

- Class A Office/Retail Space in Downtown Barrington
- 1,072-3,137 SF Available - See below
- Built in 2001 & offers Comcast, T-I & Fiber
- Great Window-Lines and Efficient Layouts
- Adjacent to Barrington Metra Station
- Upgraded HVAC system (2020) with Respicaire OXY4 Air Sterilize multi-process air treatment that helps kill 99% viruses and purifies indoor air
- Heated Indoor and Ample Outdoor Parking
- Near Restaurants, Shopping and Hotels
- On-site Property Management
- Exterior Signage Possible for 1st Floor
- Join Tenants: UBS, Corning, Foglia Family, Sonders Portugal & Jameson Sotheby's
- \$12.50 PSF for 2020 RETaxes & CAM combined

AVAILABLE SPACE:

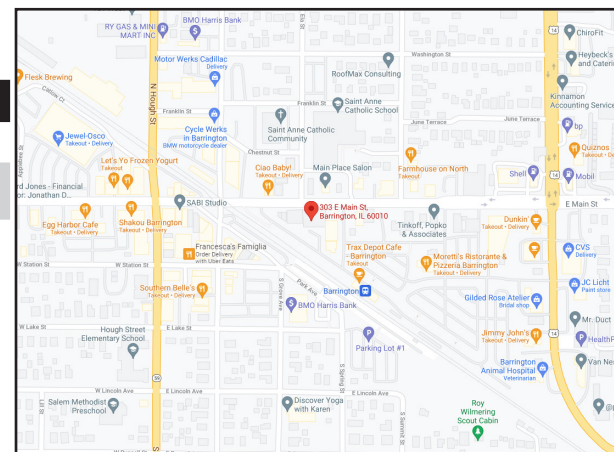
SUITE	SIZE (SF)	PRICING	AVAILABLE
101*	1,072-3,137 SF	\$15.00 - \$18.50 Net	ASAP
204	1,756 SF	\$20.00 - \$22.00 Net	ASAP

***SUITE 101 CAN BE DEMISED AS FOLLOWS:**

- 1,072 -1,485 SF
- 1,652 SF
- 2,065 SF
- 2,601 SF

FOR MORE INFORMATION:

RANDY OLCZYK
 Direct: 847.246.9611
 randy@chicagolandcommercial.com



**Chicagoland
 Commercial
 REAL ESTATE**

4811 Emerson Ave Suite 112, Palatine, IL 60067



CLASS A OFFICE SPACE FOR LEASE

UBS BUILDING

303 E MAIN ST, BARRINGTON, IL



FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com



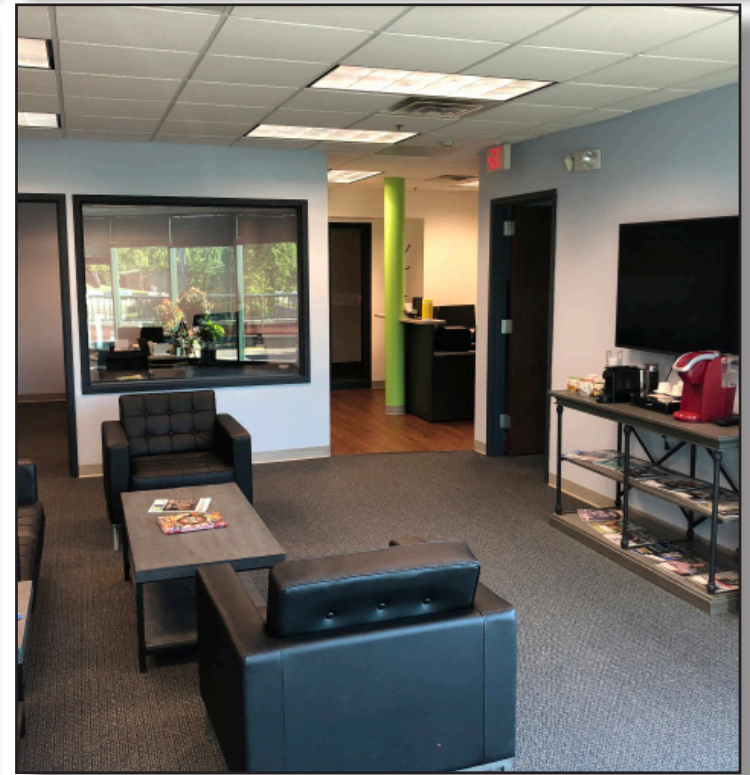
4811 Emerson Ave Suite 112, Palatine, IL 60067



CLASS A OFFICE SPACE FOR LEASE

UBS BUILDING

303 E MAIN ST, BARRINGTON, IL



FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com



4811 Emerson Ave Suite 112, Palatine, IL 60067

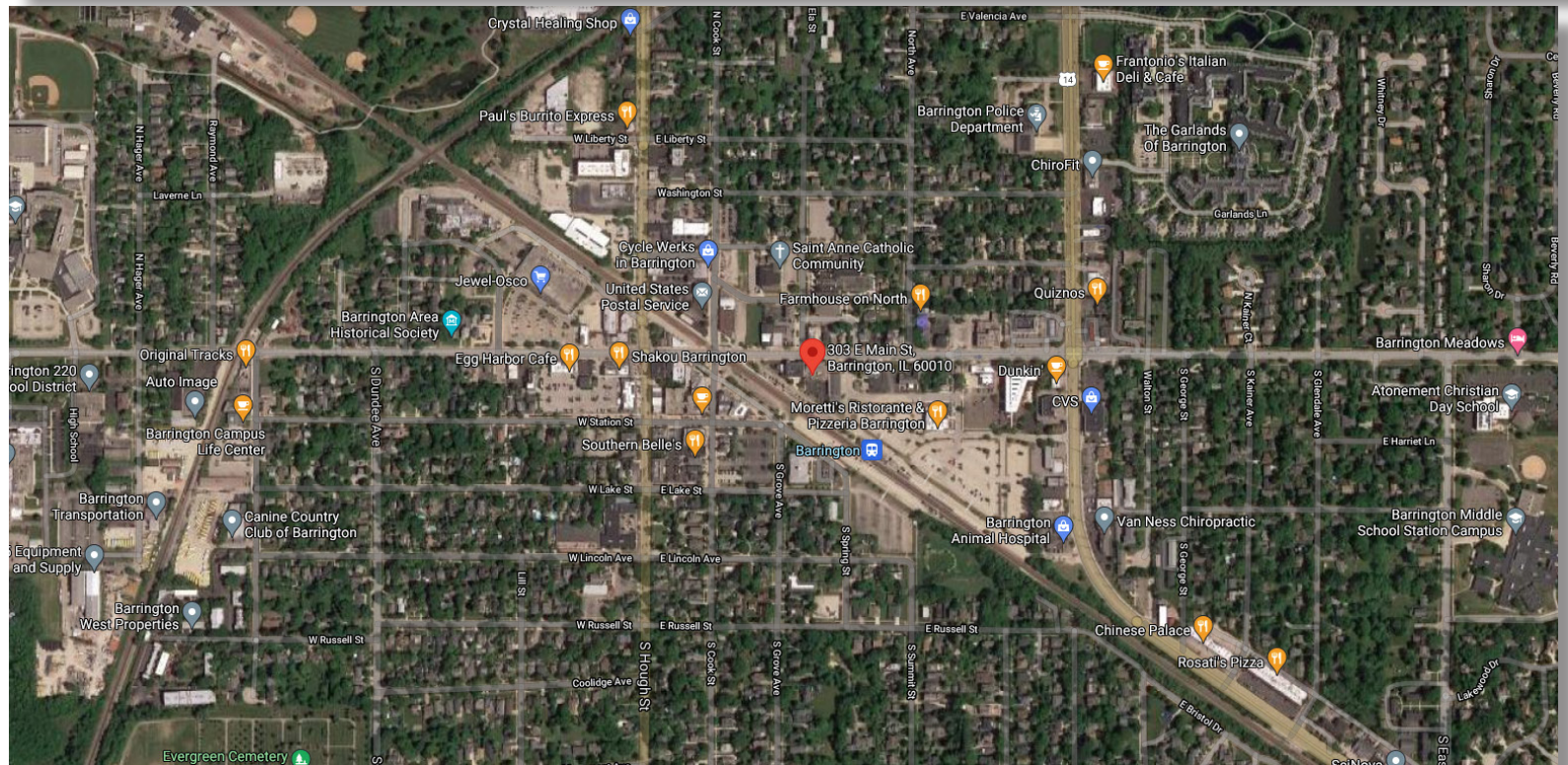
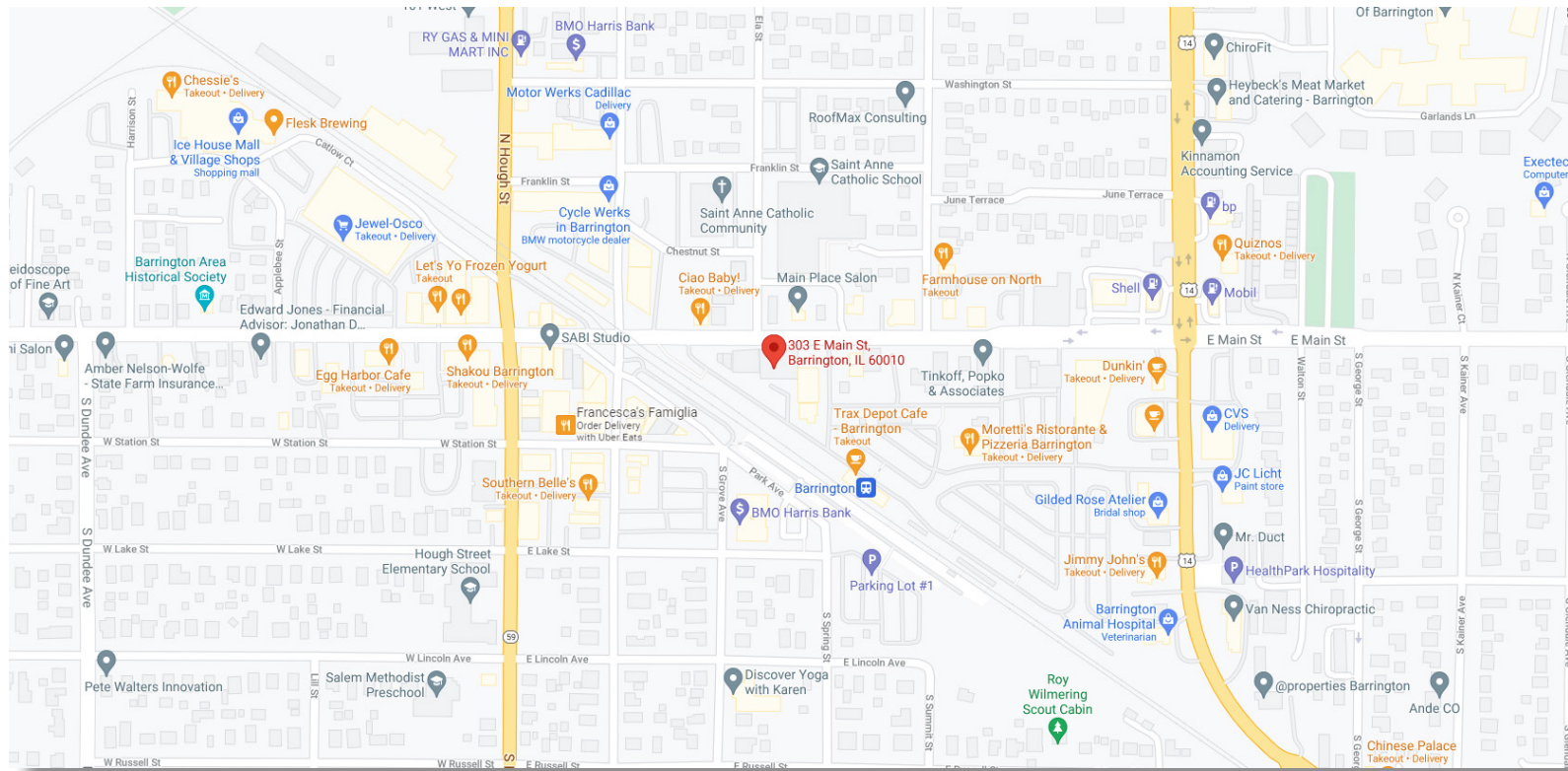


CLASS A OFFICE SPACE FOR LEASE

UBS BUILDING

303 E MAIN ST, BARRINGTON, IL

AREA MAPS



FOR MORE INFORMATION:

RANDY OLCZYK
 Direct: 847.246.9611
randy@chicagolandcommercial.com



4811 Emerson Ave Suite 112, Palatine, IL 60067



----- PROPERTY PROFILE : COMMERCIAL SPACE FOR LEASE -----



DESCRIPTION:

The Premier Class A office building in Barrington. Quality construction throughout, steel structure and pre-cast concrete with an attractive brick exterior. 3-story 27,863 rsf building with large windows and inviting outdoor decks on the 2nd and 3rd floors as an amenity. Zoned for office, professional services, retail and restaurant. Frontage on Main St. (Lake-Cook) and adjacency to Metra commuter station offer a high profile, prestige and a convenient location.

LOCATION: Prestige address in the center of The Village of Barrington, on Lake Cook Rd (Main St.) within a few steps of the **Metra commuter train station** to Chicago. With the convenience of the train station and all the nearby coffee shops, restaurants, pubs, the location has a high **“Walk Score of 91”**, considered “a walkers paradise”. The highly visible location has over 19,000 vehicles pass by the building daily on Lake-Cook Rd.

DEMOGRAPHICS: Barrington is one of the **most affluent suburbs** in metro Chicago. Its zipcode is ranked as the 7th wealthiest in the USA, amongst those with populations over 20,000 people. Average Household Income within a 3 mile radius is \$136,000 with population of 26,600; and avg. HH Income within a 5 mile radius is \$126,000 with a population of 92,000; and population within a 15 minute drive is estimated at 236,000.

PARKING: In addition to the on-site parking of 59 spaces (including 33 spaces within an **underground heated garage**), **“303”** is adjacent to Village Employer/Employee parking of 79 spaces as well as near the Metra public parking of 716 spaces, and there is 3 hour free parking on Lake-Cook (Main St.) and adjacent Spring St..

AVAILABLE SPACE: 1st Floor --Ste 101-3,137 rsf (*can be divided*)
--Ste 103-1,792 rsf (*can be combined with ste 101*)

ANCHOR TENANT: UBS Financial Services, Inc. (occupies 11,334 rsf)

SIGNAGE: Exterior signage possible on Main St.

FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com



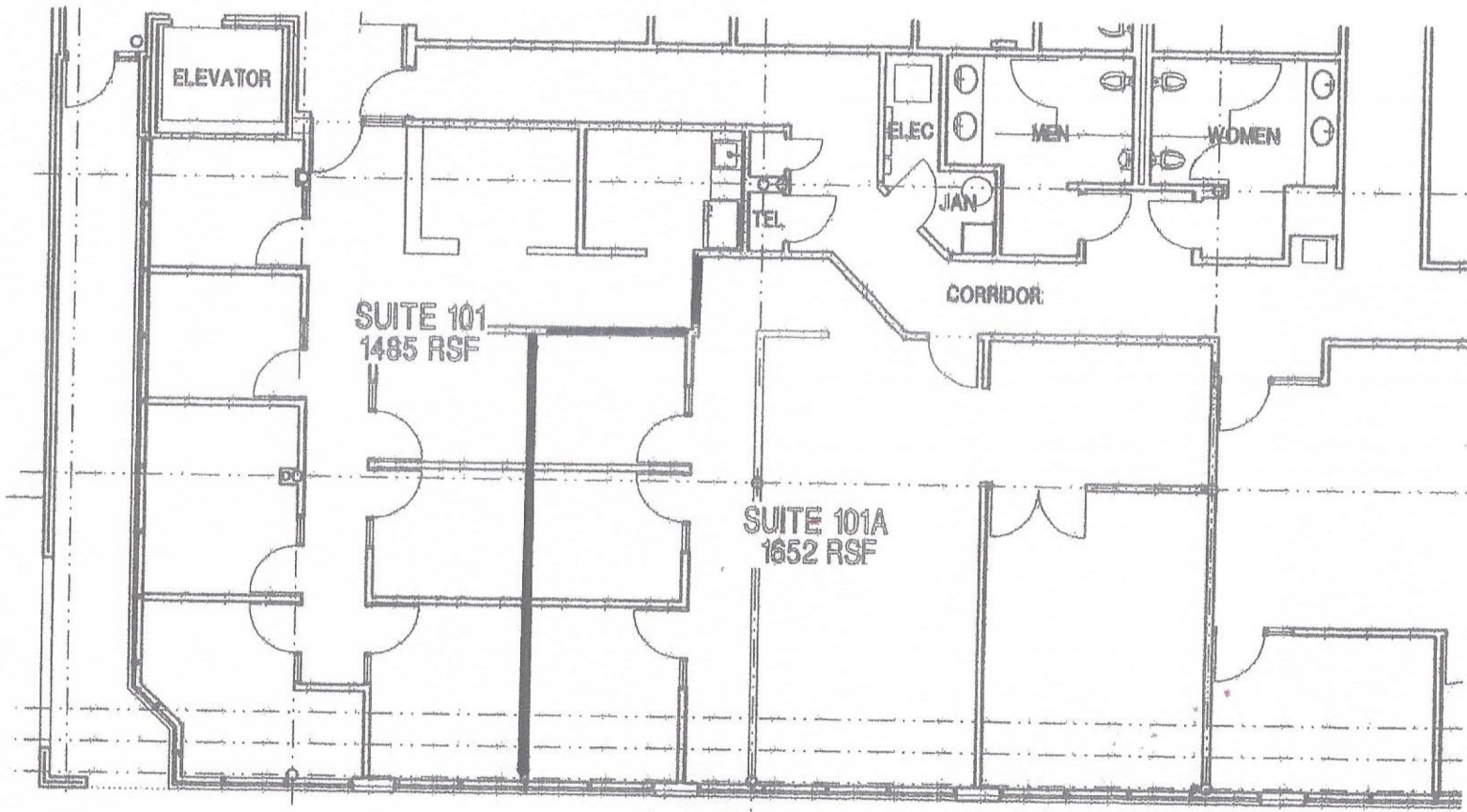


CLASS A OFFICE SPACE FOR LEASE

UBS BUILDING

303 E MAIN ST, BARRINGTON, IL

SUITE 101 SPACE AVAILABLE FROM 1,072 SF- 3,187 SF



FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com

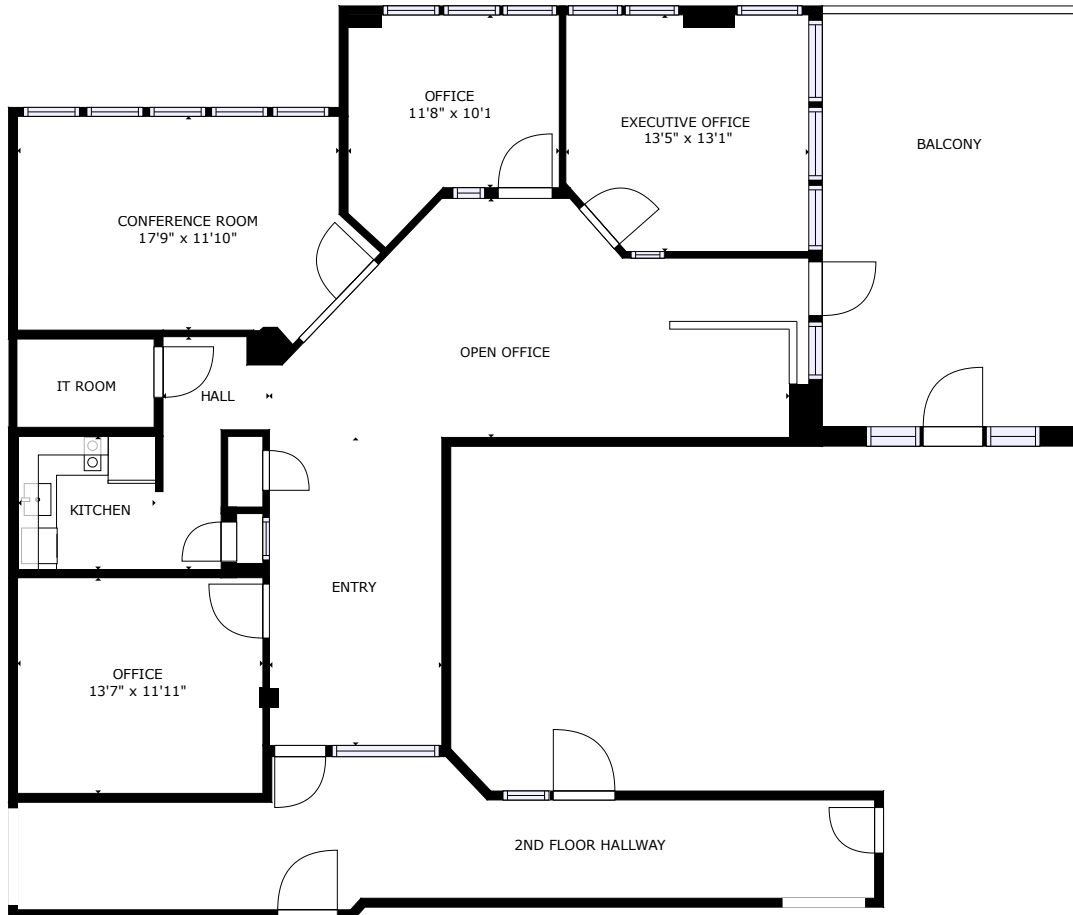


**Chicagoland
Commercial**
REAL ESTATE

4811 Emerson Ave Suite 112, Palatine, IL 60067



SUITE 204 1,756 SF



BARRINGTON CENTRE - SUITE 204

1756 SF

FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com



**Chicagoland
Commercial**
REAL ESTATE

4811 Emerson Ave Suite 112, Palatine, IL 60067

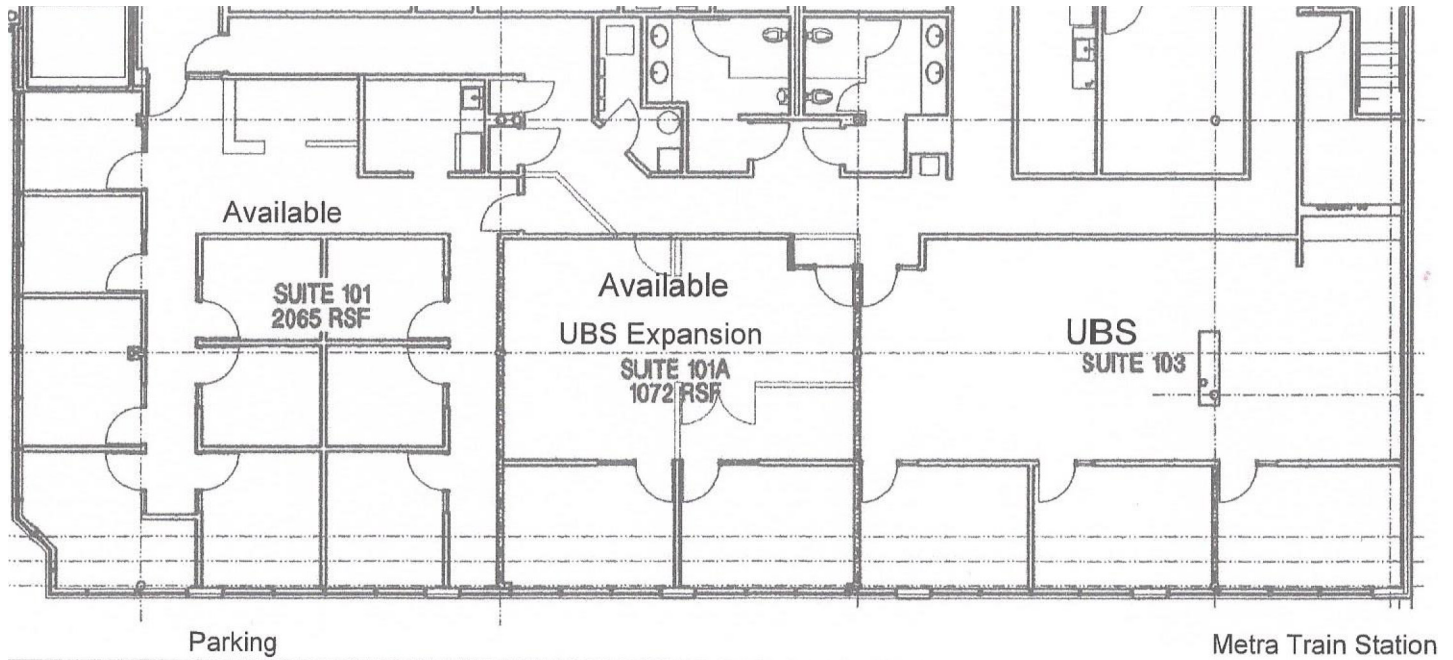


CLASS A OFFICE SPACE FOR LEASE

UBS BUILDING

303 E MAIN ST, BARRINGTON, IL

FIRST FLOOR POTENTIAL CONFIGURATIONS AVAILABLE FROM 1,072 SF - 3,187 SF



FOR MORE INFORMATION:

RANDY OLCZYK
Direct: 847.246.9611
randy@chicagolandcommercial.com



Chicagoland
Commercial
REAL ESTATE

4811 Emerson Ave Suite 112, Palatine, IL 60067