

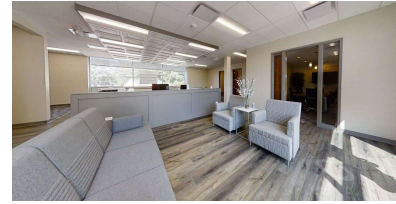
721 Dundee Ave.  
Elgin, IL 60120

For Lease

MLS #11191088

OFFICE

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INDIVIDUAL OFFICES: 180 - 286 SF

\$1,000./MO. (FULL SERVICE)

### 2-STORY UPSCALE OFFICE BUILDING

3 Remaining Units Available

180 SF, 228 SF and 286 SF (plus access to common areas)

Recently fully updated 2-story office building featuring lots of natural light. Welcoming entry on two levels both feature unique spiral staircase from one level to another.

Ideal for attorneys, insurance, real estate, engineering, accountants or anyone in need of a single office with shared conference rooms, restrooms, and all utilities included. Each suite \$1,000/mo. Full Service Gross.

Improvements include upgraded lighting, flooring, bathrooms (2 on each floor), conference room, new parking lot and much more.

Come join a nice mix of tenants including an insurance office, mortgage company, attorney and a nutrition provider.

Plenty of parking. Close to Route 25 and I-90.  
This is a premium quality space at a very competitive lease rate.

### Specifications

Building Size:	5,165 SF
Year Built:	1958 Fully Updated
HVAC System:	GFA Central Air
Electrical:	200 amp
Washrooms:	4 Common
Parking:	Private Lot
Sewer/Water:	City
Zoning:	O
Utilities & Wi-Fi	Included
CAM & Taxes	Included
PIN #:	06-12-402-003

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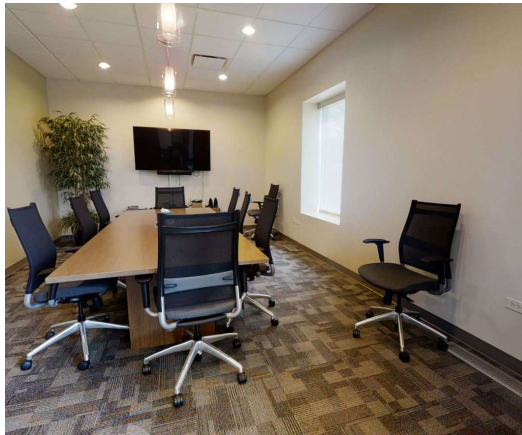
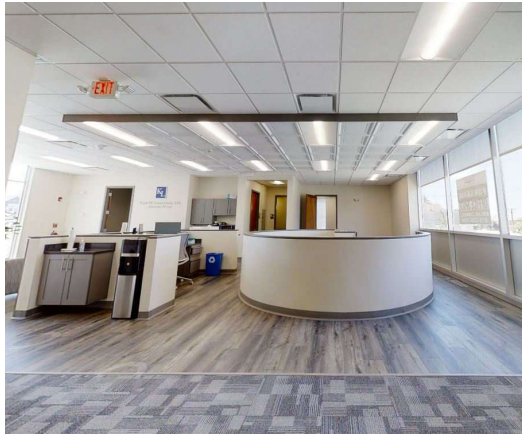
Senior Broker  
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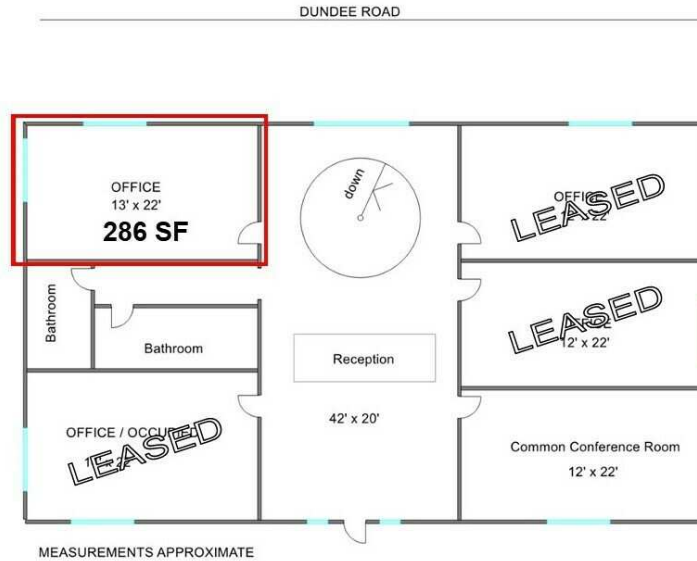


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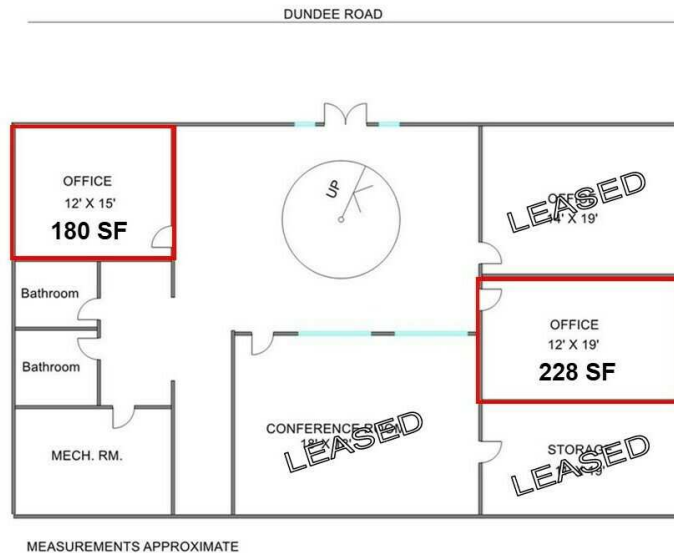
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LEVEL 2

Access From Rear Parking Lot



LEVEL 1

Access From Dundee Rd.

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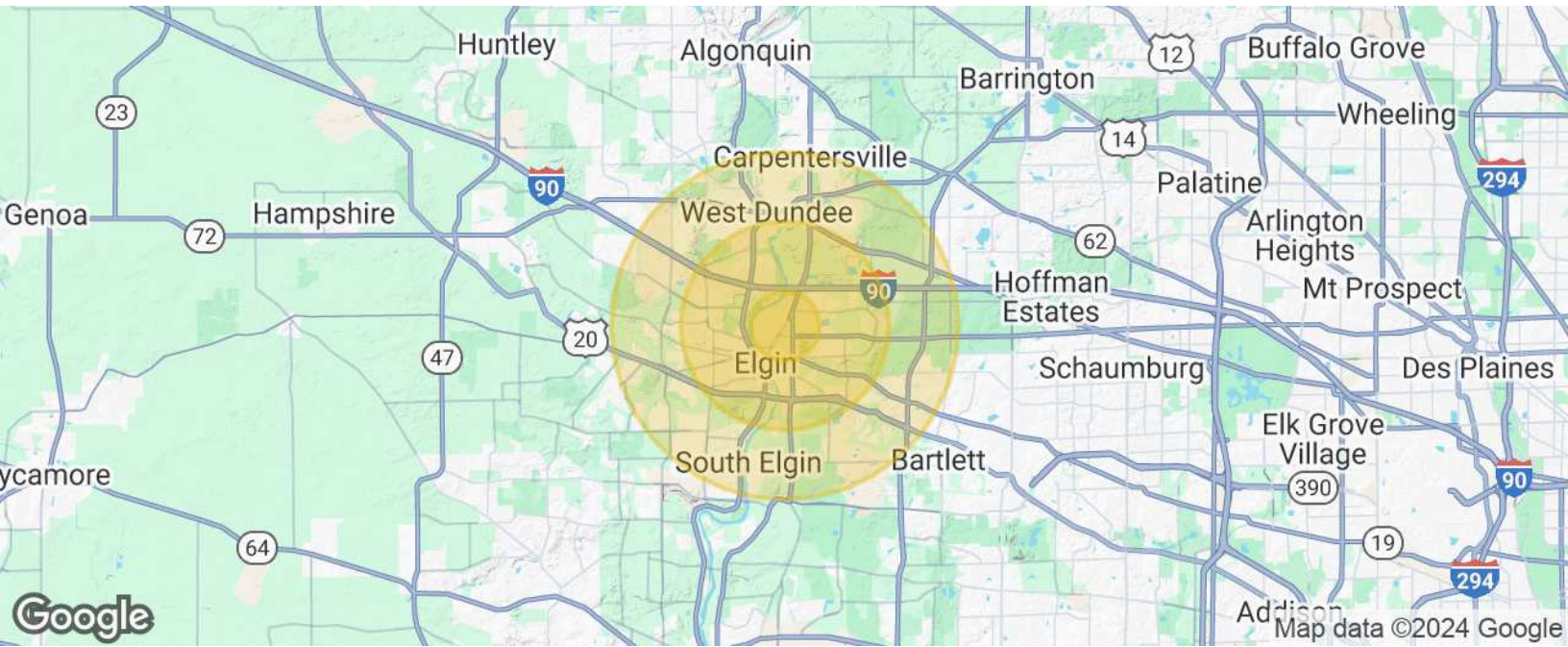
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Population	1 Mile	3 Miles	5 Miles
Total Population	20,897	91,433	179,283
Average Age	33.3	35.8	38.2
Average Age (Male)	35.0	35.9	37.5
Average Age (Female)	33.1	36.3	38.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,756	32,275	63,312
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$66,995	\$77,644	\$91,478
Average House Value	\$178,283	\$195,135	\$223,956

2020 American Community Survey (ACS)

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