

**721 Dundee Ave.**  
Elgin, IL 60120

**For Lease**

MLS #11191088

**OFFICE**



**INDIVIDUAL OFFICES: 180 - 286 SF**

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

**2-STORY UPSCALE OFFICE BUILDING**

**3 Remaining Units Available  
180 SF, 266 SF and 286 SF  
(plus full 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
Washrooms:	4 Common
Parking:	Private Lot
Sewer/Water:	City
Zoning:	O
Utilities & Wi-Fi	Included
CAM & Taxes	Included
Electrical:	200 amp
PIN #:	06-12-402-003

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Senior Broker  
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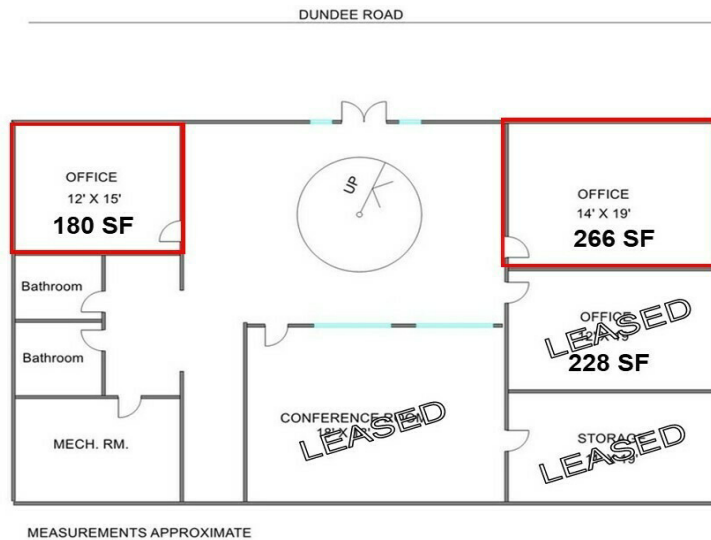
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**LEVEL 2**  
Access From Rear Parking Lot



**LEVEL 1**  
Access From Dundee Rd.

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# For Lease

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

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