

721 Dundee Ave.
Elgin, IL 60120

For Lease

MLS #11191088

OFFICE



INDIVIDUAL OFFICES: 180 - 266 SF

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

2-STORY UPSCALE OFFICE BUILDING

2 Remaining Units Available

180 SF and 266 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

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Sharon Glasshof
Senior Broker

SharonG@PremierCommercialRealty.com
O: 847.854.2300 x14 C: 847.533.6974

721 Dundee Ave.
Elgin, IL 60120

For Lease

OFFICE



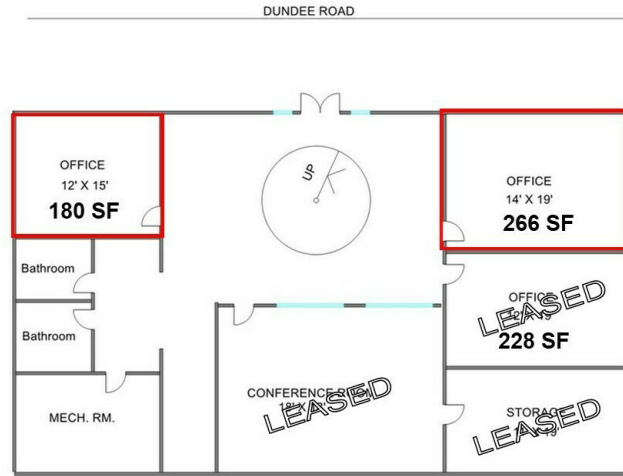
[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



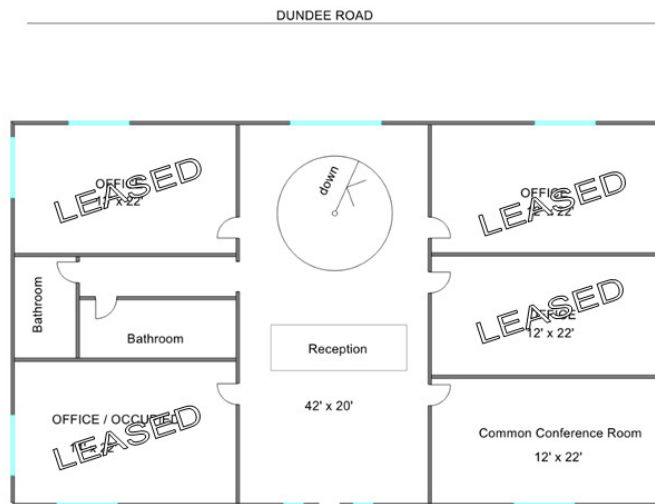
Sharon Glasshof
Senior Broker
SharonG@PremierCommercialRealty.com
O: 847.854.2300 x14 C: 847.533.6974

OFFICE



LEVEL 1

Access From Dundee Rd.



LEVEL 2

Access From Rear Parking Lot

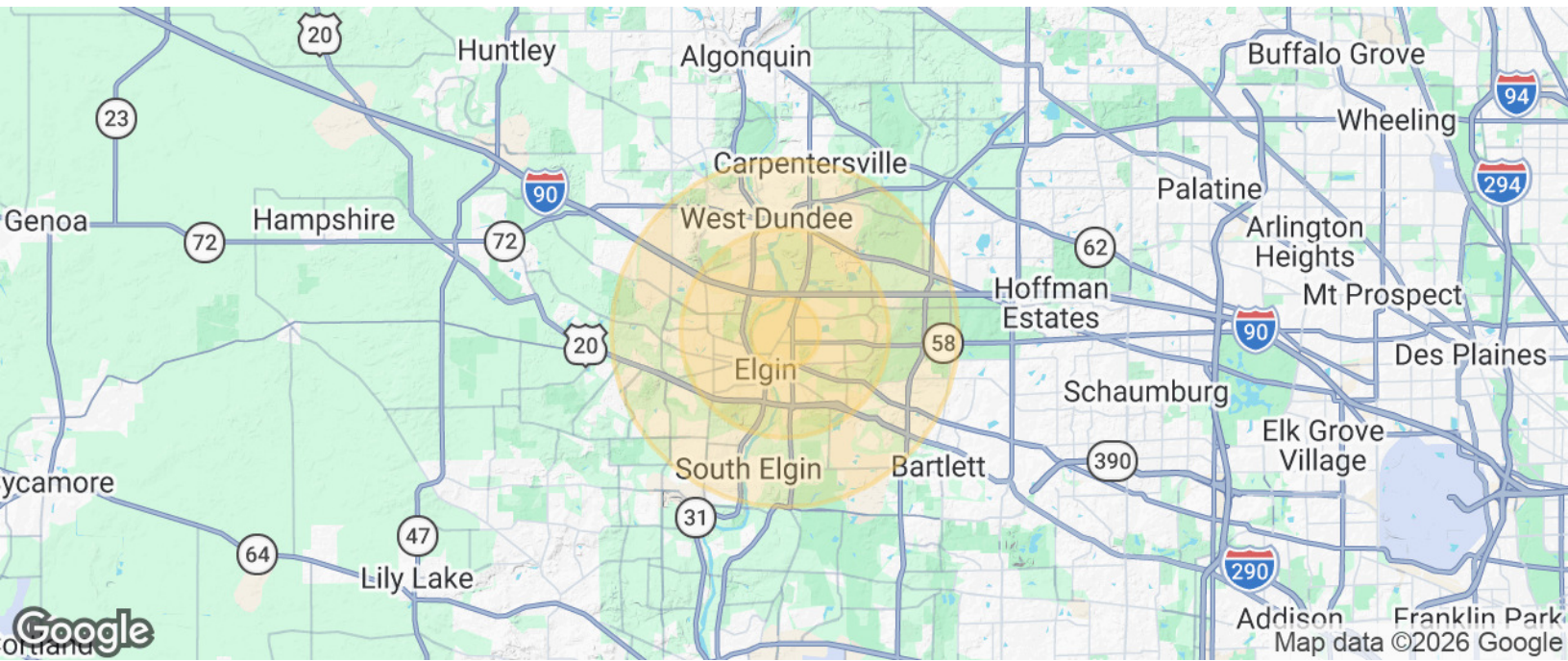
[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

721 Dundee Ave.
Elgin, IL 60120

For Lease

OFFICE



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)

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Sharon Glasshof
Senior Broker
SharonG@PremierCommercialRealty.com
O: 847.854.2300 x14 C: 847.533.6974