

2230 POINT BLVD.
ELGIN, IL 60123



\$13.75 PSF MODIFIED GROSS



PROPERTY DESCRIPTION

**OFFICE AND OFFICE SUITES AVAILABLE
3,180-20,838 SF**

A variety of office spaces and suites are available, ranging from 3,180 SF to 20,838 SF, with flexible options to accommodate a variety of business needs.

Suite 400 – Flexible Office Suites Option

Suite 400 is offered as a 6,702 SF unit at \$13.75PSF Mod. Gross, as a whole, but ownership would consider offering office suites and add a lunch room, with sizes starting at 150 SF with rates starting at \$500/month and up. Rent includes all utilities and common area cleaning, with the exception of internet service for individual office suites.

Suites 300, 700A & 700B

These larger office spaces are offered at an attractive \$13.75 PSF Modified Gross rate. The building provides convenient, secure access with a state-of-the-art FOB entry system, eliminating the need for traditional keys.

Recent building improvements include new roof in 2025-2026, all new rooftop HVAC units, energy efficient LED lighting, and entire parking lot has been repaved.

Located just off I-90 with full east- and westbound interchange access, providing convenient connectivity to major transportation routes. The property also offers easy access to Metra and Pace services.

A variety of restaurants and amenities are located within the business park, with additional dining and retail options just minutes away along Randall Road.



SPECIFICATIONS

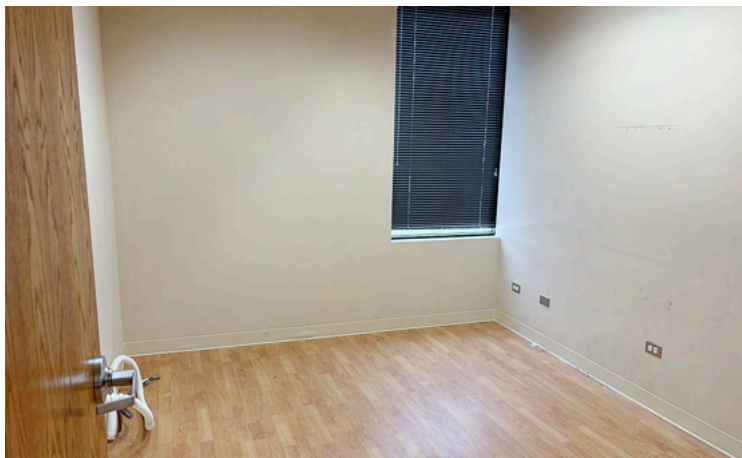
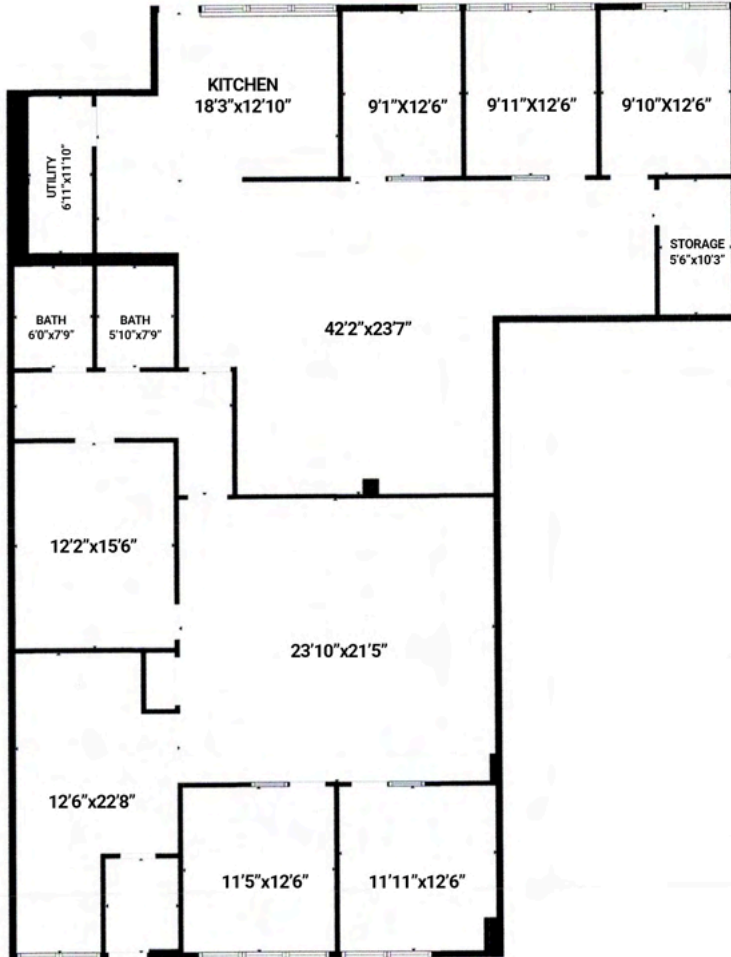
✓ MLS:	#12772629
✓ Building Size:	20,838 SF
✓ Year Built:	2004
✓ HVAC:	GFA / Central Air
✓ Electrical:	120+ Amps
✓ Sprinklers:	Yess – Fully
✓ Washrooms:	Ample Throughout Units
✓ Ceiling Height:	8-10'
✓ Parking:	164 Surface Spaces
✓ Sewer/Water:	City/City
✓ Zoning:	O
✓ Taxes & CAM:	Included in Rent
✓ PIN:	03-29-351-027

SHARON GLASSHOF

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SUITE 300 - 3,180 SF



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SUITE 400 - 6,702 SF

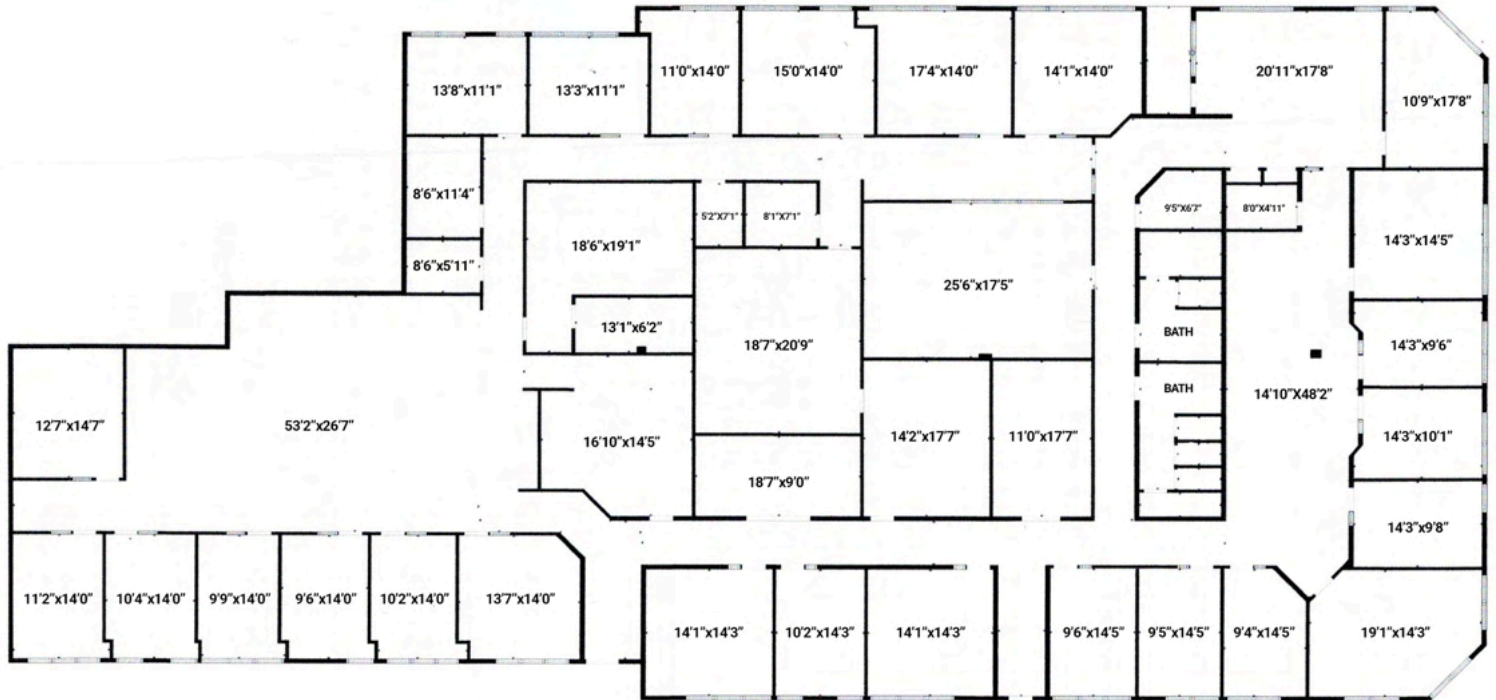


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SUITE 700- 10,956 SF

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