

FOR LEASE

Commercial / Office Space *1,123 ± - 3,712 ± SF*

High visibility office/retail building on busy Randall Rd. Former bank building with drive-thru. Retail space or office space on main floor and lower level of elevator building. LED monument signage may be available to tenants. Owner will consider build out to suit scenarios for qualified tenants. Ideal for medical, law office, accountant, or retail boutique. Current tenant is a dental office. Spaces are divisible to accommodate tenants' needs. Ample parking.



PROPERTY SPECIFICATIONS

Description:	Multi-tenant professional outlot building
Building Size:	17,736 SF
Land Size:	1.20 AC
Year Built:	2005
HVAC System:	GFA/AC
Electric:	600 amp, 208/120 V, 3 phase
Sprinklered:	Yes
Washrooms:	9
Floors:	Varies
Ceiling Height:	12'
Possession:	Negotiable
Parking:	41+
Sewer: City	Water: City
Zoning:	C-2
Real Estate Taxes:	\$2.26 psf (2014)
CAM:	\$3.00 psf (TBD)
Lease Term:	3-5 years
Lease Price	\$10 - \$16 NNN

Loopnet: 19710821

MLS: 09180048

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$125,912	\$118,664	\$100,631
Population	9,299	34,667	144,337
TRAFFIC COUNTS: 33,900 vpd Randall Rd.			



Directions: I-90 north on Randall Rd. (just past Huntley/
 Randall Rd. intersection)

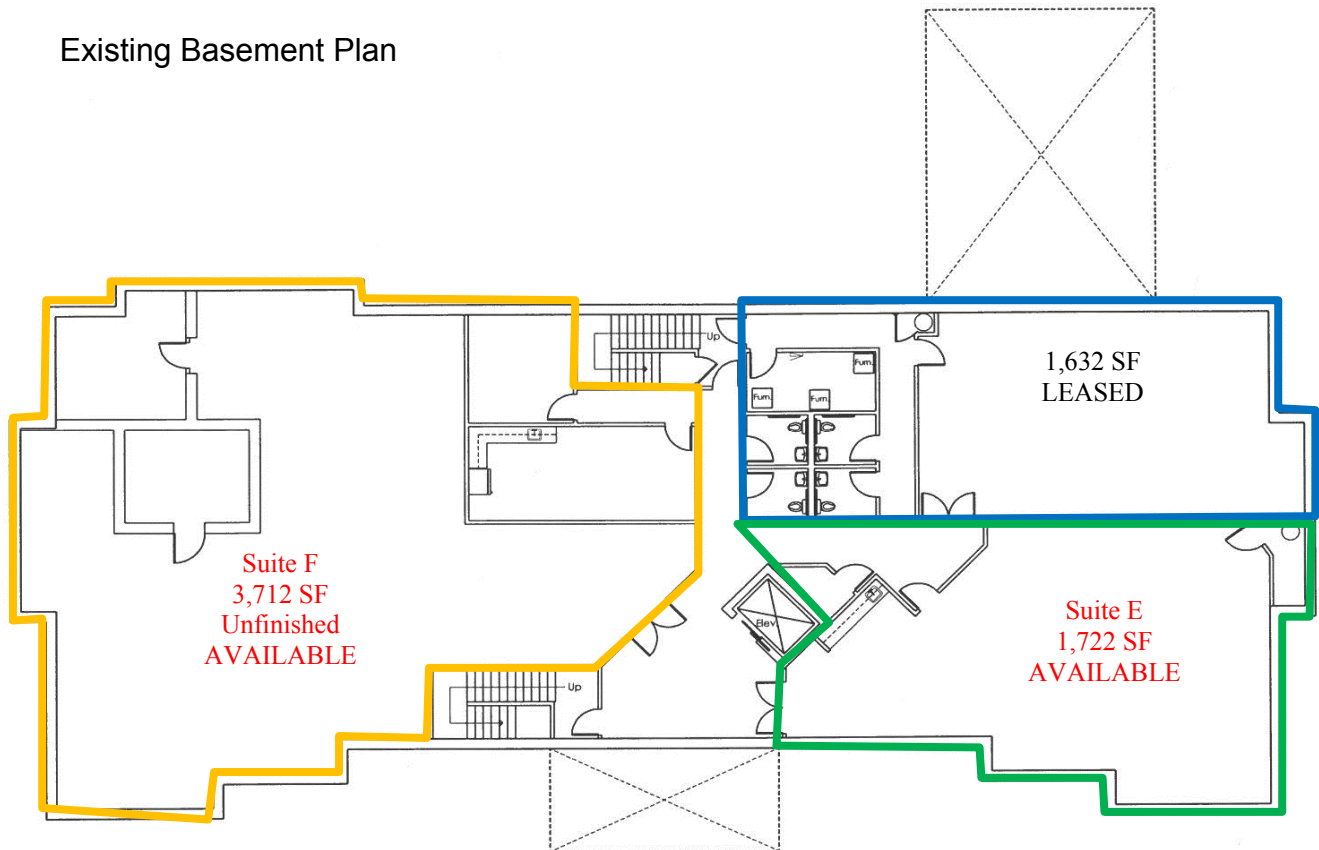
PIN: 03-08-351-003

March 29, 2016

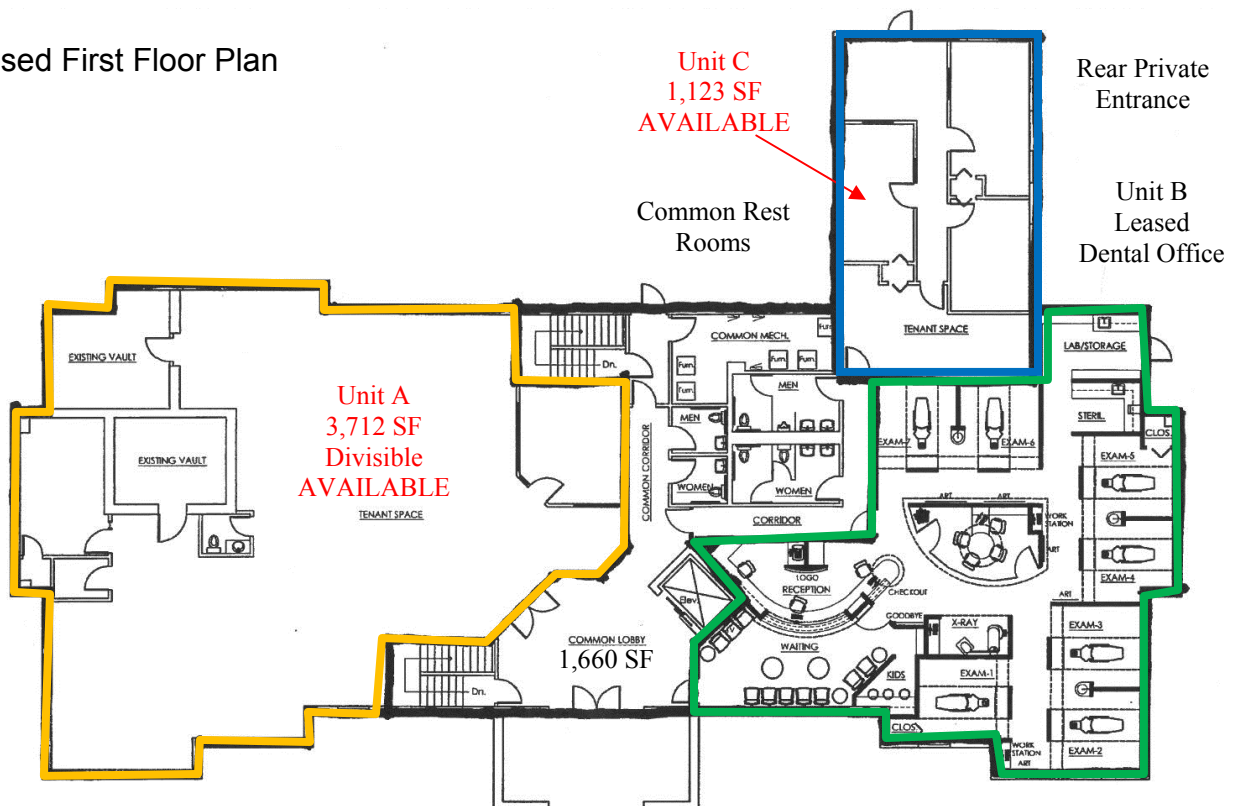
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Existing Basement Plan



Proposed First Floor Plan



- Industrial
- Commercial
- Office
- Land
- Business

Prairie Meadows
2429 Randall Rd.
Carpentersville, IL 60110

