



2205 POINT BLVD

2205 POINT BLVD
ELGIN, IL 60123

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The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

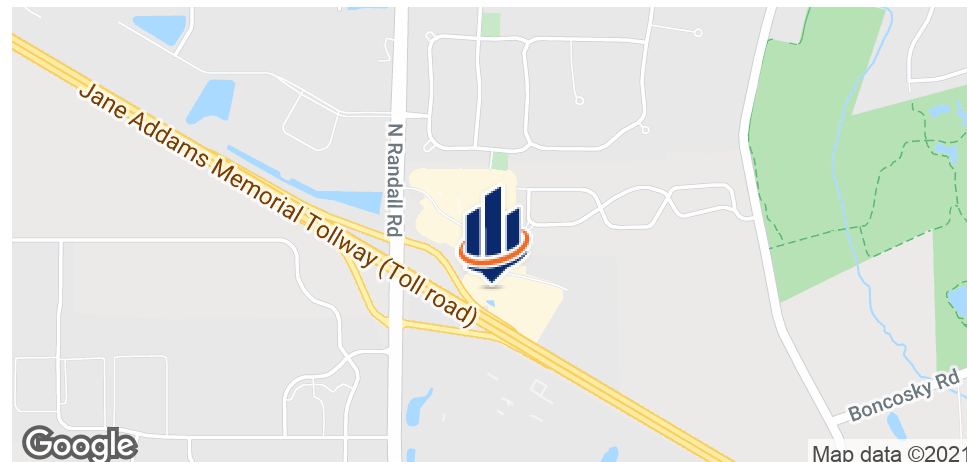
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Property Summary



OFFERING SUMMARY

Available SF:	1,212-8,000
Lease Rate:	\$16.00 SF/yr (NNN)
Property Taxes Per SF:	\$2.40
CAM & Insurance Per SF:	\$5.95
Lot Size:	4.49 Acres
Parking Ratio:	4.9/1,000 SF
Year Built:	2001
Building Size:	60,000 SF
Zoning:	ORI
Market:	Chicago
Submarket:	Far Northwest
Traffic Count:	82,057

PROPERTY OVERVIEW

2205 Point Blvd is conveniently located at the I-90 and Randall Rd interchange in Elgin, IL. 2205 Point Blvd is a Class A professional office building adjacent to the Pace Bus Terminal, less than 1 mile from Advocate Sherman Hospital, only 2.3 Miles from the Metra Big Timber Train Station and surrounded by amenities like Jimmy's Charhouse, Cafe Roma, and the Country Inn & Suites Hotel. Class A Finishes, Professional Management, Ample Parking, Security, Access, multiple high speed internet providers, EV Charging and Immediate availability with Suites from 1,200 SF - 8,000SF. Isn't it time to escape high taxes and move your business to affordable Kane County?

PROPERTY HIGHLIGHTS

- Class A Office Space - at a discount!
- Low Kane County Taxes
- Gig-speed Internet from multiple providers
- Tollway Access & Visibility at 90 & Randall Rd.
- Adjacent to Pace Bus Terminal
- Minutes from the Elgin Big Timber Metra Train Station
- Parking Ratio is 4.9 Spaces / 1,000 SF
- Immediate availability Suites 1,200 SF - 8,000SF

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Lease Spaces

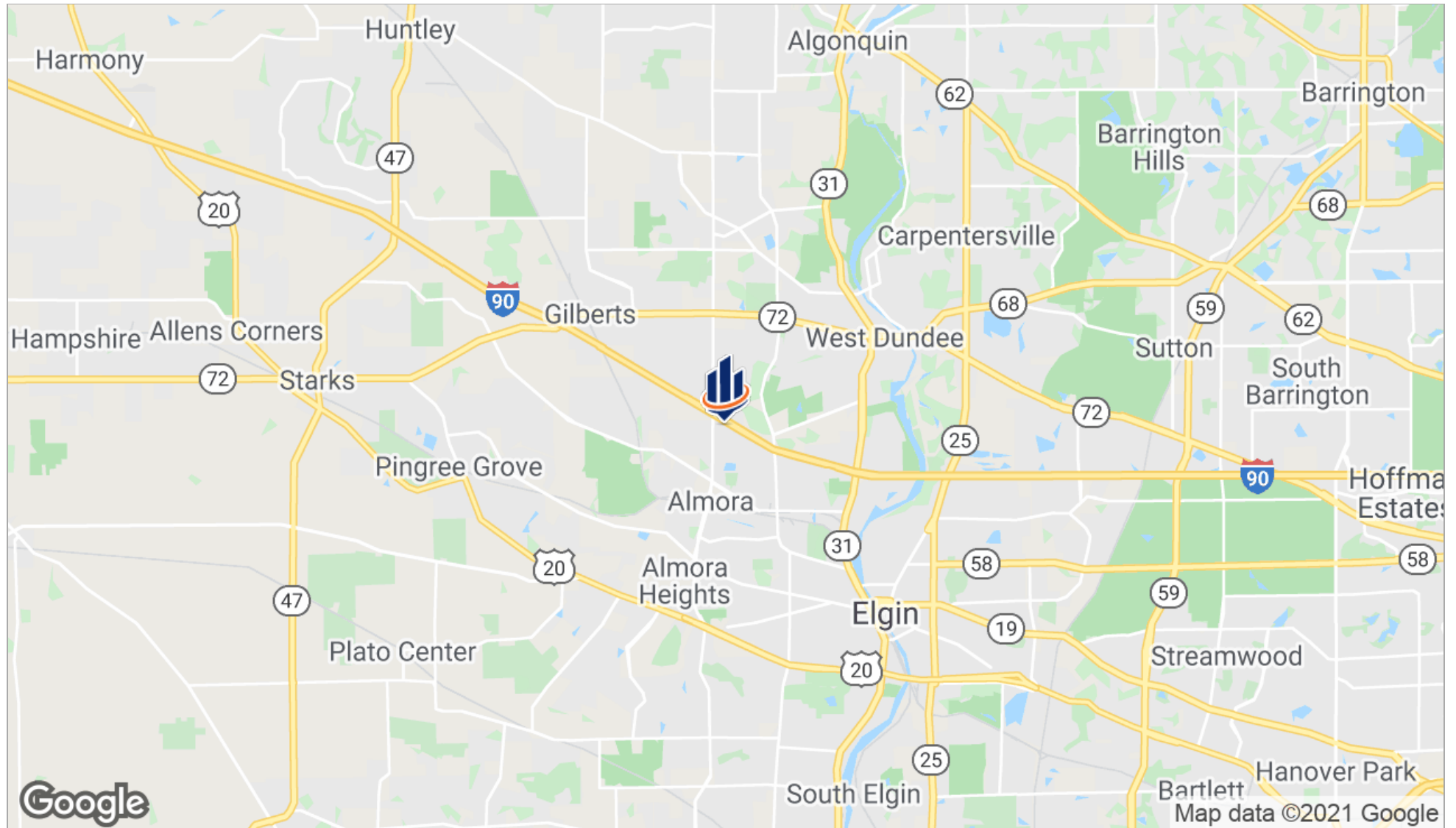
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	1,212 - 5,461 SF	Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	VIDEO
Suite 100	Available	3,462 SF	NNN	\$16.00 SF/yr	View Here
Suite 120	Available	2,504 SF	NNN	\$16.00 SF/yr	View Here
Suite 130	Available	2,069 SF	NNN	\$16.00 SF/yr	View Here
Suite 160	Available	5,461 SF	NNN	\$16.00 SF/yr	View Here
Suite 170	Available	2,518 SF	NNN	\$16.00 SF/yr	View Here
Suite 195	Available	2,579 SF	NNN	\$16.00 SF/yr	View Here
Suite 235	Available	1,212 - 3,725 SF	NNN	\$16.00 SF/yr	-
Suite 240	Available	2,513 - 3,725 SF	NNN	\$16.00 SF/yr	-

Location Map



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Lobby Photo



Additional Photos



Key Plan First Floor



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Key Plan Second Floor

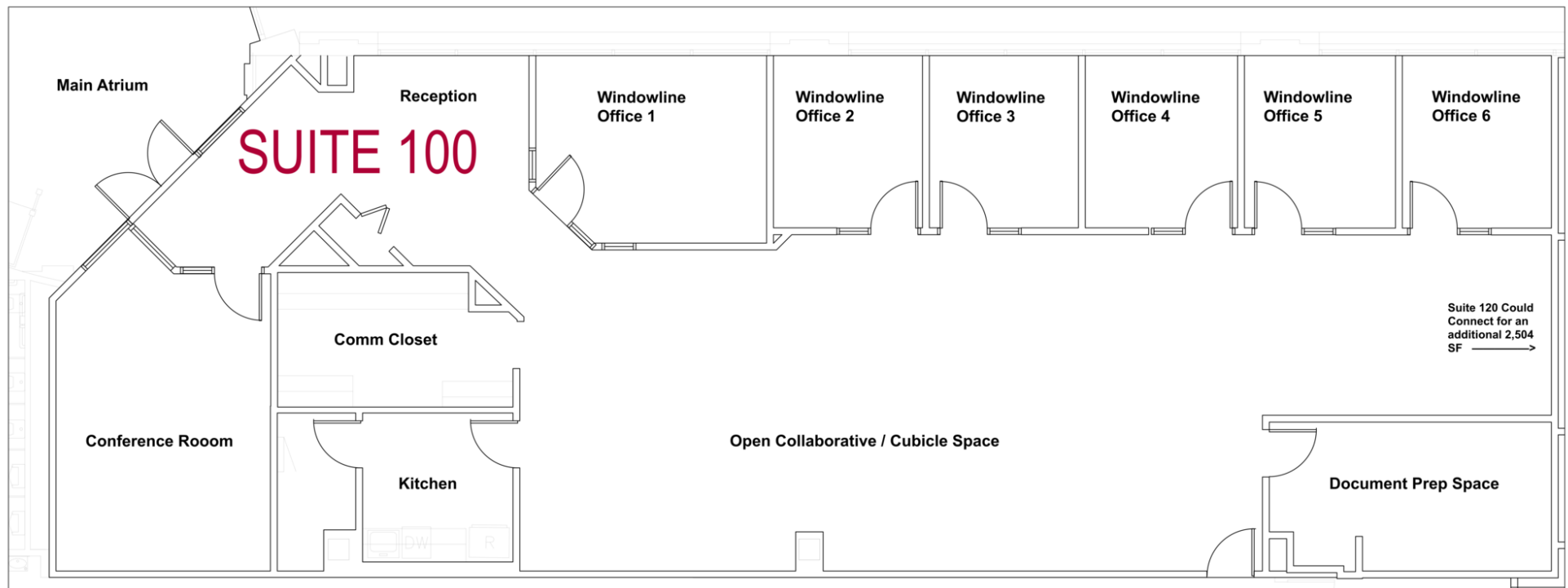


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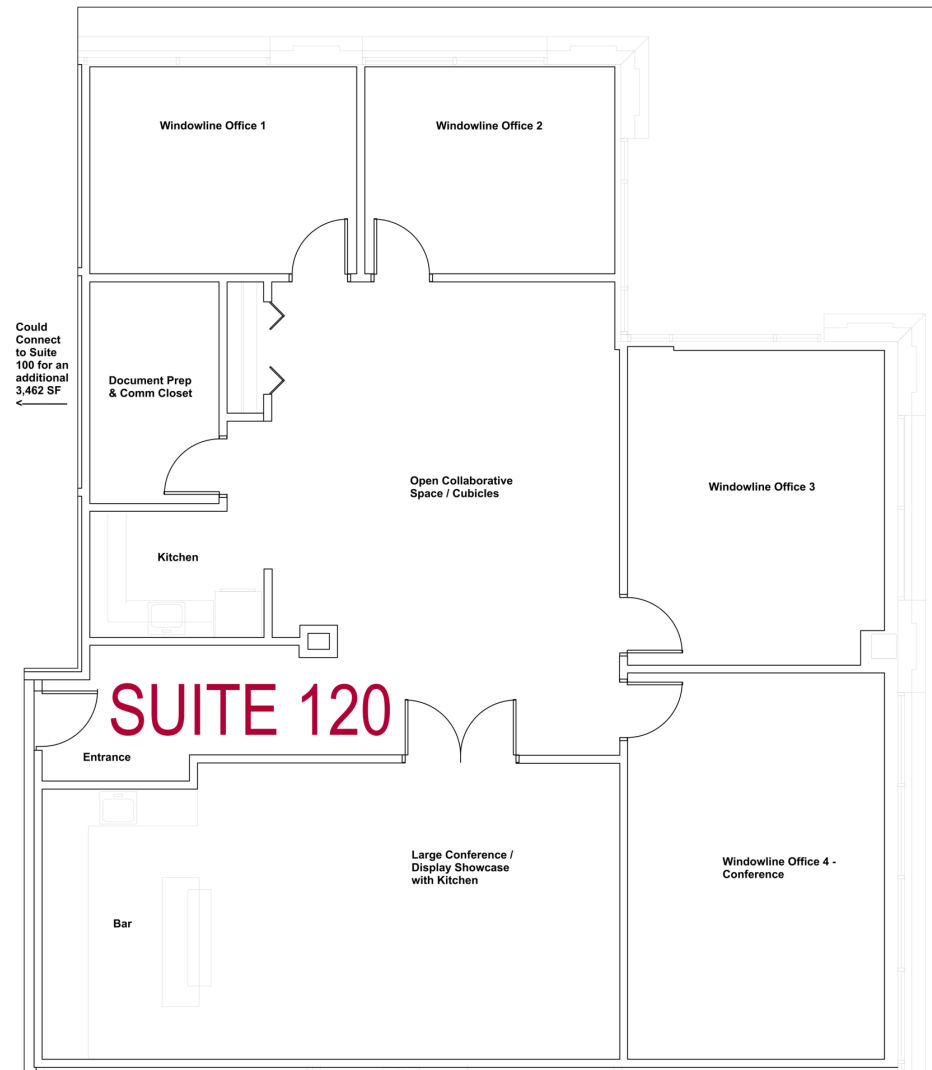
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Suite 100 - 3,462 SF

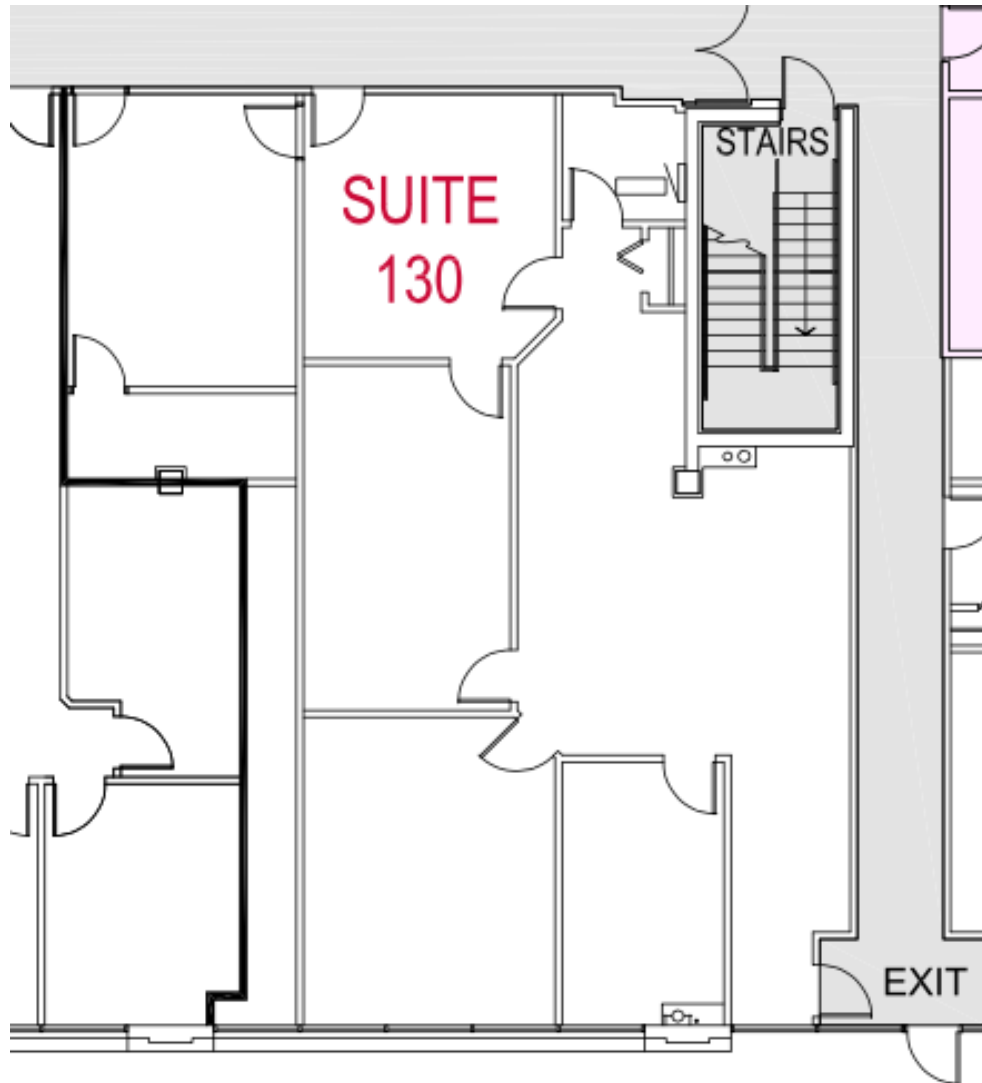


Premier window line professional suite that is adjacent to Suite 120 and could be assembled for nearly 6,000 SF.

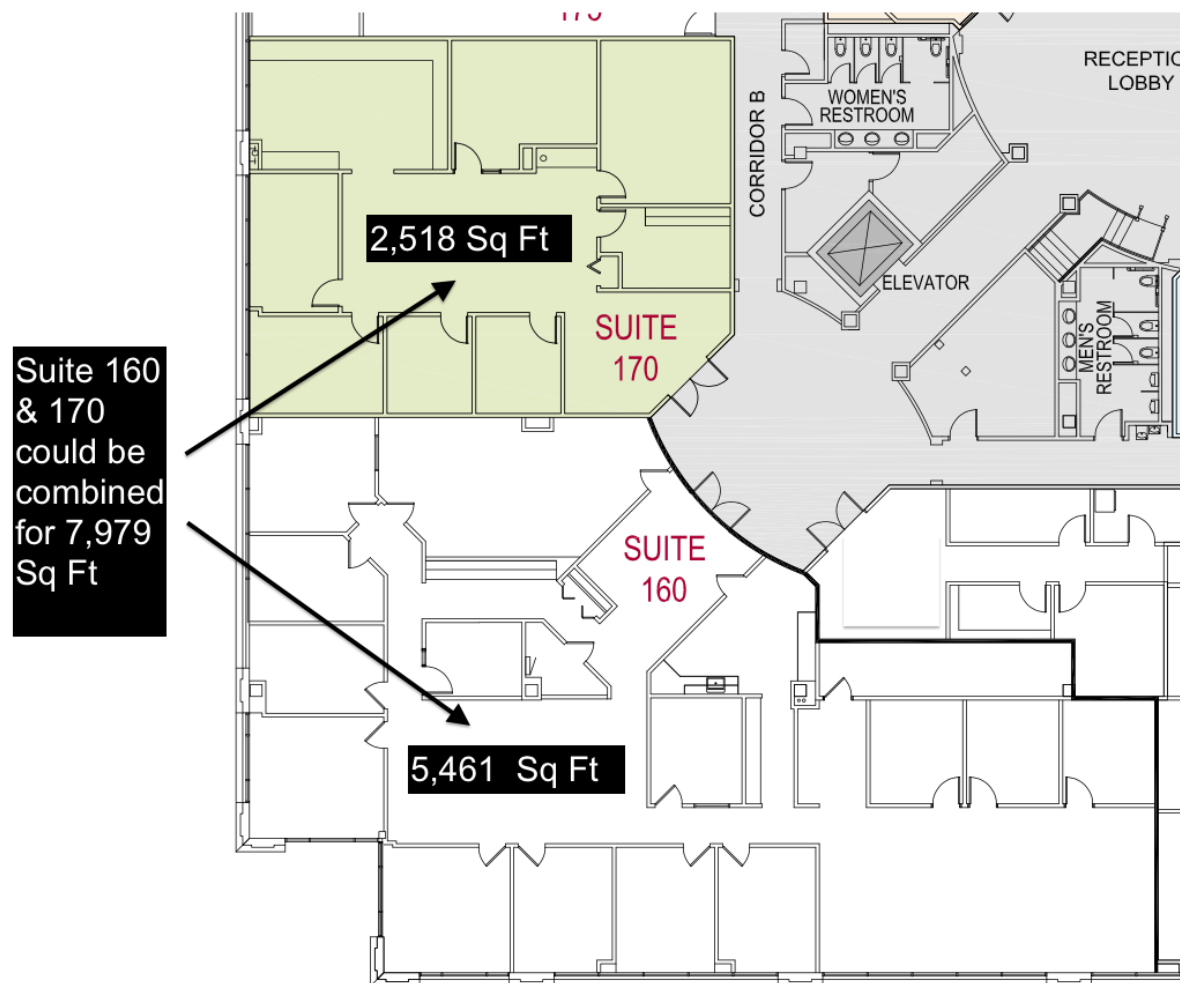
Suite 120 - 2,504 SF



Suite 130 - 2,069 SF

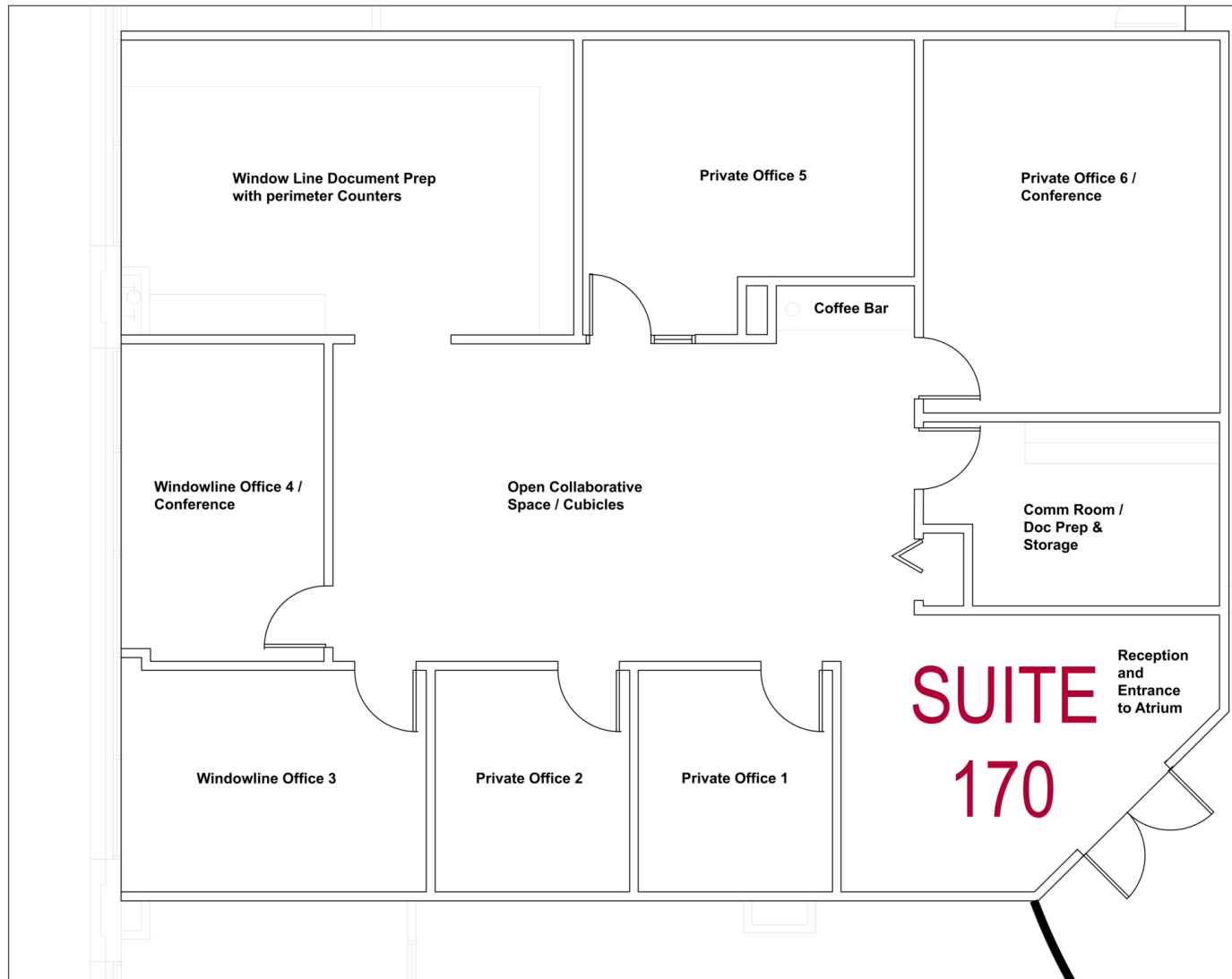


Suite 160 - 5,461 SF - 7,979 SF

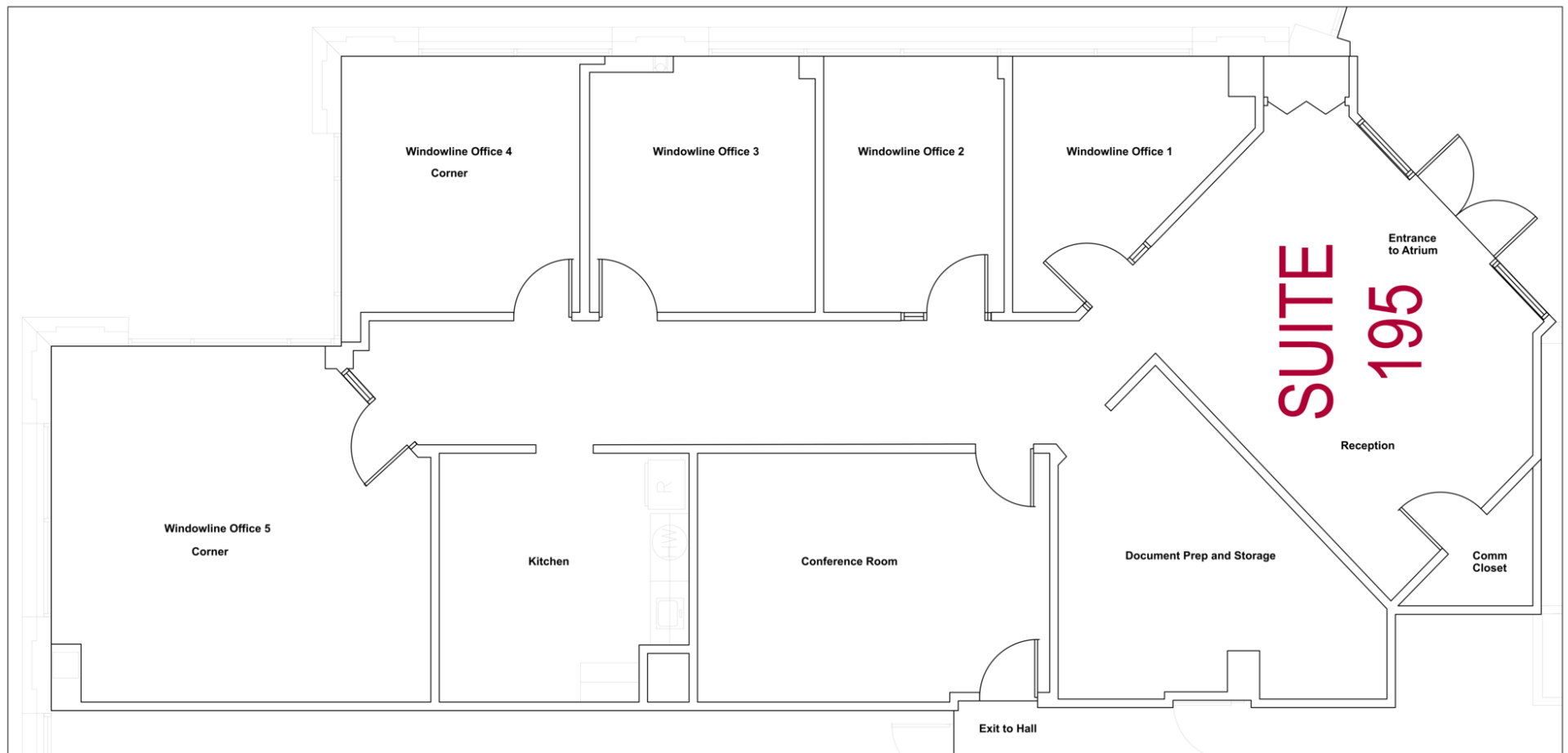


Suite 160 is a premier plug and play tech space with 14 Private offices and tall cubical areas. Suite 160 could be assembled with Suite 170 for a combined 7,979 SF.

Suite 170 - 2,518 SF

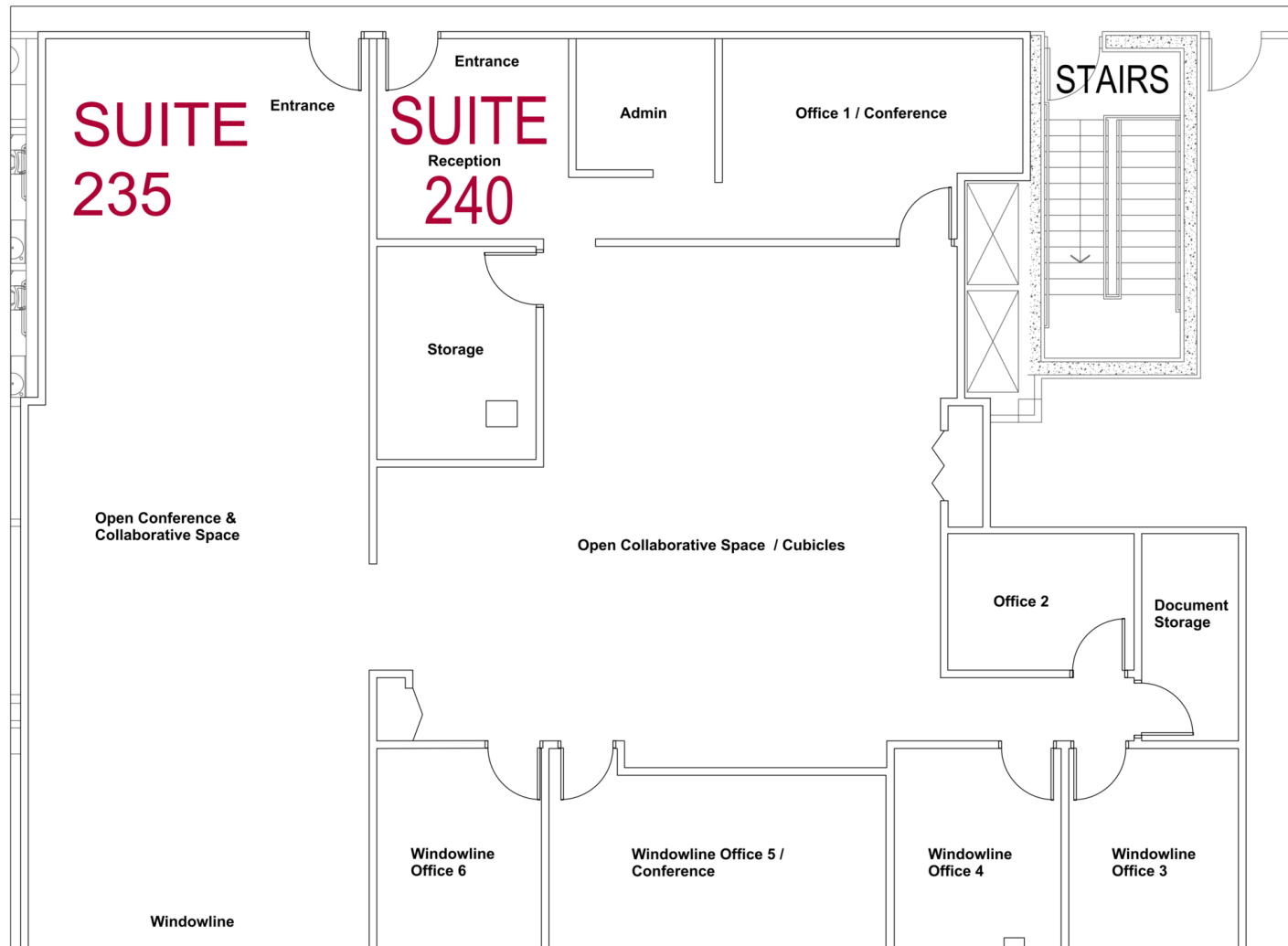


Suite 195 - 2,579 SF



Premier entry atrium suite.

Suite 235 & 240 - 3,713 SF



Suite 235 is open space approx 1,200 SF and is currently open to Suite 240 which is 2,513 SF. Both spaces could be combined for a total of 3,713 SF. Great second floor window line!

David Coupe



DAVID COUPE

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PROFESSIONAL BACKGROUND

David Coupe serves as a Senior Advisor at SVN specializing in Industrial, Self Storage, Investment Sales, and Office properties. Coupe joined SVN as an experienced Entrepreneur who has spent the past two decades focused on investments of two kinds – Equity Derivatives and Real Estate.

After a successful trading career on the Chicago Board Options Exchange, Coupe Started a series of companies that specialized in Real Estate Investment, Development, Condominium Conversion, Brokerage, and Property Management. His creativity, tenacity, and expertise with creative financing strategies is the fuel that propels him to deliver deals to the closing table.

Coupe has developed a strong reputation as an expert strategist and analyst. His background in Multifamily Investment Properties, Condo Conversion, Brokerage, Property Management and Entrepreneurship is a perfect foundation to expand SVN Chicago Commercial Investment Sales, Industrial, Self Storage and Office presence in the Midwest.

Coupe cherishes spending time with his Wife and four Children as well as Travel, Boating, Sailing, Golf, Motorcycling, and Mountain Biking. He has a strong eleemosynary mission and enjoys donating his time to several charitable organizations including Special Olympics Illinois, Cure Autism Now, Autism Speaks, and GiGi's Playhouse.

EDUCATION

David Coupe holds a Bachelors Degree from Marquette University in Business Administration with a Specialization in Finance.

MEMBERSHIPS

David Coupe holds a Real Estate Managing Broker's license in Illinois and Wisconsin and is a member of the Chicago Association of Realtors [CAR], the Illinois Association of Realtors [IAR], The National Association of Realtors [NAR] and the Self Storage Association [SSA].

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