

# 890 N. STATE ST. #400

ELGIN, IL 60123



## EXECUTIVE SUMMARY // OFFICE BUILDING FOR LEASE



### OFFERING SUMMARY

Available SF: 1,500 - 8,400 SF

Lease Rate: \$12.75-\$16.00 SF/yr MG

Divisible: Yes

Private Offices: 13

Conference Rooms: 3

Break Room: Yes

Car Parking: Ample, paved and striped

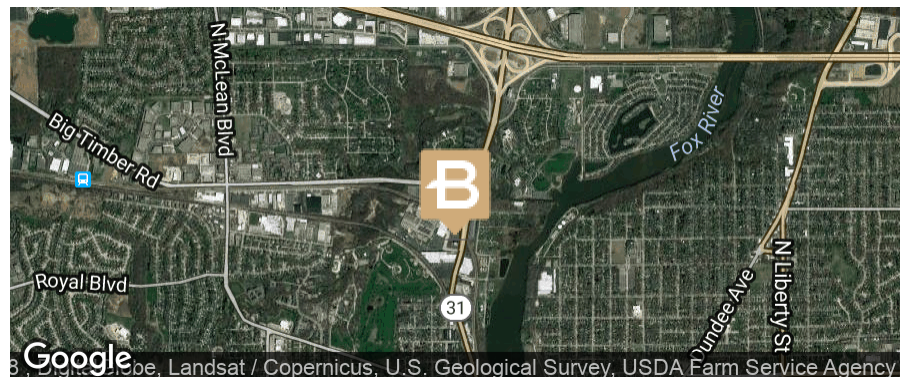
Elevator: Yes

### PROPERTY OVERVIEW

"Statement" office space for lease. Fourth floor offices with impressive views. Entire floor is available or can be divided starting from approximately 1,500 sf. Zoned climate controls, secure building. Building signage available.

### LOCATION OVERVIEW

Easy access to major transportation routes via Rt. 31, I-90.



For More Information:

**BRIAN LINDGREN**

847.758.9200 x305

blindgren@browncommercialgroup.com

**MARIA MCNEIL**

847.758.9200 x308

mmcneil@browncommercialgroup.com





# 890 N. STATE ST. #400

ELGIN, IL 60123



ADDITIONAL PHOTOS // OFFICE BUILDING FOR LEASE



For More Information:

**BRIAN LINDGREN**

847.758.9200 x305

[blindgren@browncommercialgroup.com](mailto:blindgren@browncommercialgroup.com)

**MARIA MCNEIL**

847.758.9200 x308

[mmcneil@browncommercialgroup.com](mailto:mmcneil@browncommercialgroup.com)





# 890 N. STATE ST. #400

ELGIN, IL 60123



ADDITIONAL PHOTOS // OFFICE BUILDING FOR LEASE



For More Information:

**BRIAN LINDGREN**

847.758.9200 x305

[blindgren@browncommercialgroup.com](mailto:blindgren@browncommercialgroup.com)

**MARIA MCNEIL**

847.758.9200 x308

[mmcneil@browncommercialgroup.com](mailto:mmcneil@browncommercialgroup.com)

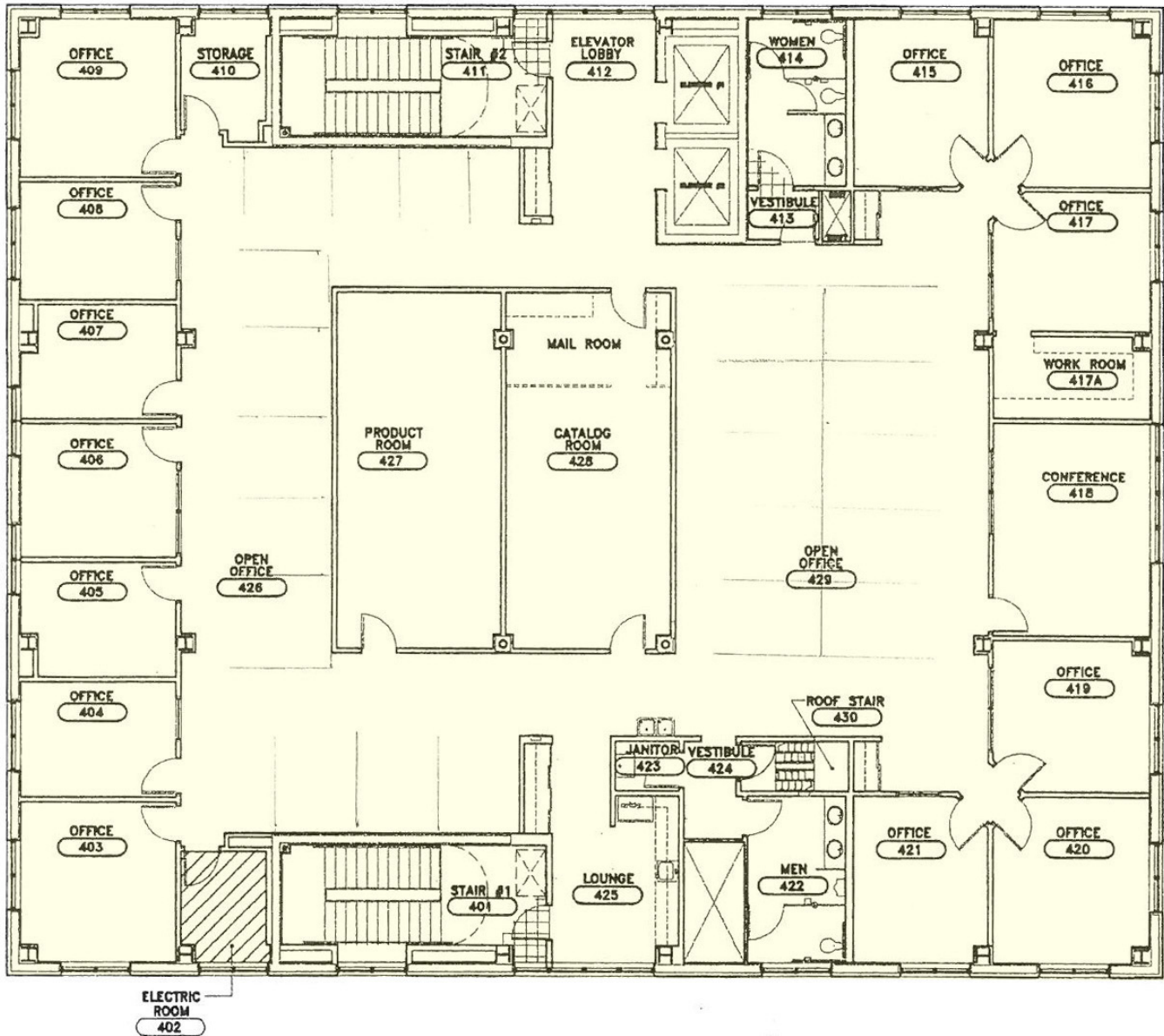


# 890 N. STATE ST. #400

ELGIN, IL 60123



## FLOOR PLANS // OFFICE BUILDING FOR LEASE



### **FOURTH FLOOR FIRE ACCESS PLAN**

SCALE: 1/8" = 1'-0"



For More Information:

**BRIAN LINDGREN**

847.758.9200 x305

blindgren@browncommercialgroup.com

**MARIA MCNEIL**

847.758.9200 x308

mmcneil@browncommercialgroup.com



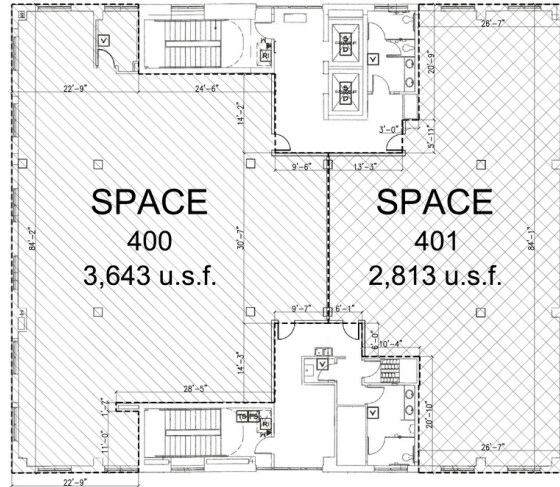


# 890 N. STATE ST. #400

ELGIN, IL 60123



## FLOOR PLANS // OFFICE BUILDING FOR LEASE



**4TH FLOOR**  
SCALE: 1/16" = 1'

THIS EXHIBIT IS DIAGRAMMATIC ONLY AND IS INTENDED ONLY TO SHOW THE GENERAL LOCATION OF THE PREMISES AND AN APPROXIMATE DEPICTION OF THE SHOPPING CENTER AND THE PROJECT AS THEY ARE CURRENTLY EXPECTED TO EXIST AS OF THE DATE THE PREMISES ARE DELIVERED TO TENANT. THIS EXHIBIT DOES NOT CONTAIN THE EXACT LEASING LINES OF THE PREMISES NOR DOES IT DEPICT THE EXACT LOCATION OF ANY OTHER TENANTS OR OCCUPANTS OF THE SHOPPING CENTER OR THE PROJECT. FURTHER, REFERENCES TO STORE NAMES ON THIS EXHIBIT SHALL IN NO MANNER CONSTITUTE ANY KIND OF REPRESENTATION AS TO PRESENT OR FUTURE OCCUPANCY OF SPACES AT THE SHOPPING CENTER BY SUCH STORES. THIS EXHIBIT IS NOT A REPRESENTATION OR WARRANTY THAT THE SHOPPING CENTER OR THE PROJECT WILL REMAIN AS DEPICTED, NOR AS TO ANY FUTURE OCCUPANCY OF SPACES AT THE SHOPPING CENTER OR THE PROJECT.

CLIENT:  
**JS PROPERTY INVESTMENTS**  
85 Harkes Avenue  
Aurora, IL 60505  
T 312.617.5802



OKW Architects  
600 West Jackson Boulevard  
Chicago, Illinois 60661  
T 312.788.7700  
F 312.788.7777  
www.okwarchitects.com

**SPACE 400-401**  
**PRELIMINARY DRAWING**  
All areas and dimensions are approximate, require field verification, and are subject to change. Area calculations based on ANSI Z95.1.  
**BANK OF ELGIN**  
890 N State Street, Elgin, IL 60123

SPACE NO:  
400-401  
SHEET NO:  
1 OF 1  
DATE:  
02.23.2017

For More Information:

**BRIAN LINDGREN**

847.758.9200 x305

blindgren@browncommercialgroup.com

**MARIA MCNEIL**

847.758.9200 x308

mmcneil@browncommercialgroup.com

