

The Foundry of Barrington

Specialty Shopping Center

Available Retail Space for Lease
Northwest Highway & Hart Road
 700-764 W. Northwest Highway
 Barrington, Illinois 60010



DESCRIPTION:

Prestigious 78,633 sf retail center conveniently located on the west side of Barrington, accessible from Hart Road and westbound Northwest Hwy. AMPLE PARKING!!! Come Join, Vein Clinics of America, PL8 Simply Asian Restaurant, Tensile Strength, Northern Trust, Calico Corners, Baird and Warner, L'Auberge Salon and many others!!!

SPACE AVAILABLE:

<u>Unit No.</u>	<u>Size</u>	<u>Net Lease Rate</u>	<u>Net Monthly</u>	<u>Lease Type</u>	<u>Taxes/Cam/In</u>
4D	1,419 sf	\$18.00 psf	\$2,128.50	Triple Net	\$5.16 (+/-) psf

BUILT: 1989

PARKING: 365 spaces including * 8 handicap spaces

TAXES, CAM, INSURANCE: Currently \$5.16 psf, but may fluctuate

UTILITIES: Paid by tenant

COMMENTS: **This is the last available space at the Foundry of Barrington!**

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All information herein is from sources deemed reliable but not guaranteed accurate.
 Subject to errors, omissions, and to change of price or terms, prior sale or lease, all without notice.

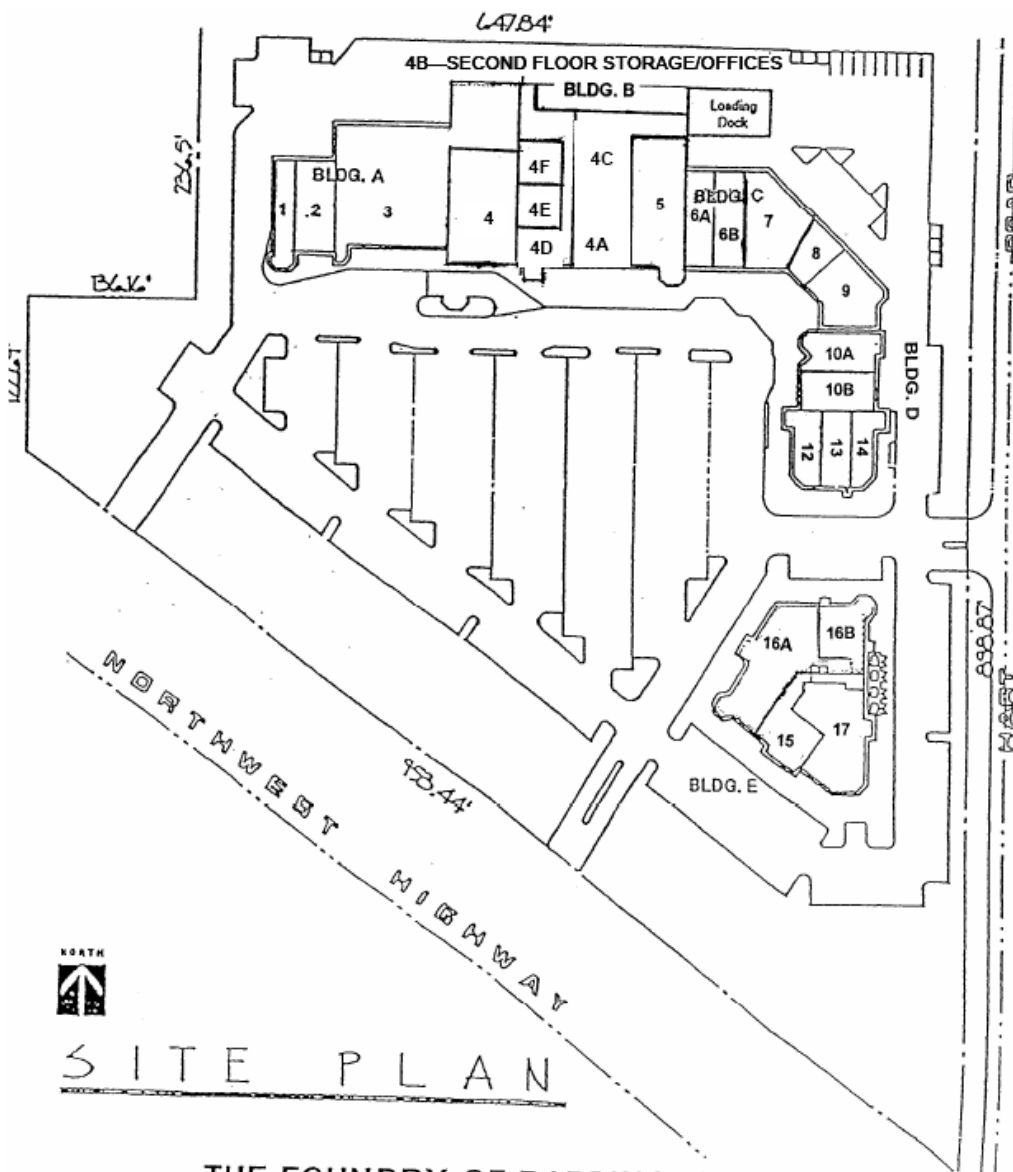
**THE FOUNDRY OF BARRINGTON
TENANT LISTING**

W. Northwest Hwy.

<u>Address</u>	<u>Unit No.</u>	<u>Tenant</u>	<u>Size</u>
764	1	L' Auberge Hair Salon	1,925 sf
762	2	AKF Tiger Martial Arts	2,463 sf
760	3	Barrington Saddlery	12,578 sf
758	4	Barrington Dance Academy	3,039 sf
756F	4F	Framers on Main	1,093 sf
756E	4E	Travel Plus	1,466 sf
756D	4D	AVAILABLE	1,419 sf
756C	4C	Tensile Strength	5,926 sf
756B	4B	Tensile Strength	2,500 sf
756A	4A	Calico Corners	7,389 sf
754	5	Baird & Warner	7,500 sf
754	6A	One Life Cooking School	1,550 sf
742	6B	Dermatology Physicians and Surgeons/ Dermessentials Medi Spa	2,000 sf
740	7	Dermatology Physicians and Surgeons/ Dermessentials Medi-Spa	5,062 sf
736	8	PL-8 Restaurant	1,418 sf
732	9	PL-8 Restaurant	2,843 sf
730	10A	Allure Massage Spa	2,012 sf
730	10B	Livingston Kitchens	2,000 sf
724	11-12	Light Drawn Studio	1,625 sf
722	13	Huntington Learning Center	1,613 sf
720	14	Kevin's Cleaners	1,458 sf
710	15	Ambrosia Patisseri	2,358 sf
714	16A	Epicure Bistro	4,600 sf
712	16B	Livingston Kitchens	1,924 sf
700	17	Vein Clinics of America	4,003 sf
			78,633 sf

SITE DATA

Site Area	+/-10.6 acres	Parking Provided
Building Area	81,719 sf	365 Space Including 8 Handicap Spaces



THE FOUNDRY OF BARRINGTON



ILLINOIS ASSOCIATION OF REALTORS®
DISCLOSURE AND CONSENT TO DUAL AGENCY
 (DESIGNATED AGENCY)



NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED.

The undersigned Cassandra G. Savard/Savard and Associates, ("Licensee"),
 (insert name(s) of Licensee undertaking dual representation)
 may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT: _____

Date: _____

Document presented on _____, 20____
By: _____ (Broker/Licensee Initials)

CLIENT: _____

Date: _____

LICENSEE: Cassandra G. Savard

Date: _____