

311 BARRINGTON AVE. BUILDING

EAST DUNDEE, IL

Commercial Space for Lease

24,500 Square feet Building.

Largest "New Construction" Building in 70 years.

Softball fields and tournaments 2 Blocks behind building.

"Dundee" Culinary & Retail Advertising is in the works.

200 car parking garage in the planning stages.

Zoned "Business" for Retail or Restaurant use.

Each unit has 1500 gal grease trap included.

Electric outlet and hose Bibb out by patios.

Rear Access to Unit D (west end) Unit.

HVAC & Venting Chace's for each unit.

Historic Downtown East Dundee.

Unit D has a roof-top deck.

Plenty of security lighting.

Exposed spiral ductwork.

70+ parking space's.

Next to bike path.

Fire alarm system.

Large exterior patios.

Fully sprinkled building.

Elevator to 2nd floor deck.

Open 13 foot high ceilings.

400 & 600 Amp Electrical panels.

HVAC units sized for restaurant use.

Sewer & Water stubbed into each unit.

Soundproofing between floors & all units.

Unit B has a operating garage door to patio.

<u>Unit</u>	<u>Sq. Feet</u>	<u>Rent PSF</u>	<u>Mo Rent</u>	<u>Details</u>
A	3982	\$ 19.00	\$ 6,304.83	East End Cap With Outside Patio
B	2386	\$ 18.00	\$ 3,579.00	Inline Unit, With Outside Patio
C	1821	\$ 18.00	\$ 2,731.50	Inline Unit, With Outside Patio
D	5134	\$ 19.00	\$ 8,128.83	West End Cap, Patio & Rooftop

Estimated Cam, Ins., RE taxes 1.50 - \$5.00 Per sq. ft.