

Savard and Associates

Commercial Real Estate

406 North Hough Street
Barrington, IL 60010
847-382-1121
Fax 847-382-0899

PROPERTY PROFILE PRIME RETAIL SPACE



LOCATION: 350-360 W. Northwest Hwy (Retail)
Barrington, Illinois 60010

DESCRIPTION: Prime space with excellent street exposure on highly traveled Northwest Highway (Rt. 14) in Barrington, IL! **EXCELLENT SIGNAGE!!** LOW LAKE COUNTY TAXES!!!

SPACE AVAILABLE 9/1/14: C - 3,780 sf retail/warehouse = 20% of total size
B - 4,950 sf retail/warehouse = 25% of total size

LEASE PRICE \$ 14.00 psf- triple net

TOTAL BUILDING SIZE: 19,270 sf

TAXES/CAM: Tenant pays prorata share of taxes, snowplow and water - 2014 taxes - \$ 37,627.49

PARKING: Employee parking back lot; ample parking in front

COMMENTS: This prime retail spot is easily accessible from Northwest Highway and in close proximity to McDonald's, Walgreen's, Chase Bank, Kookers, and more!

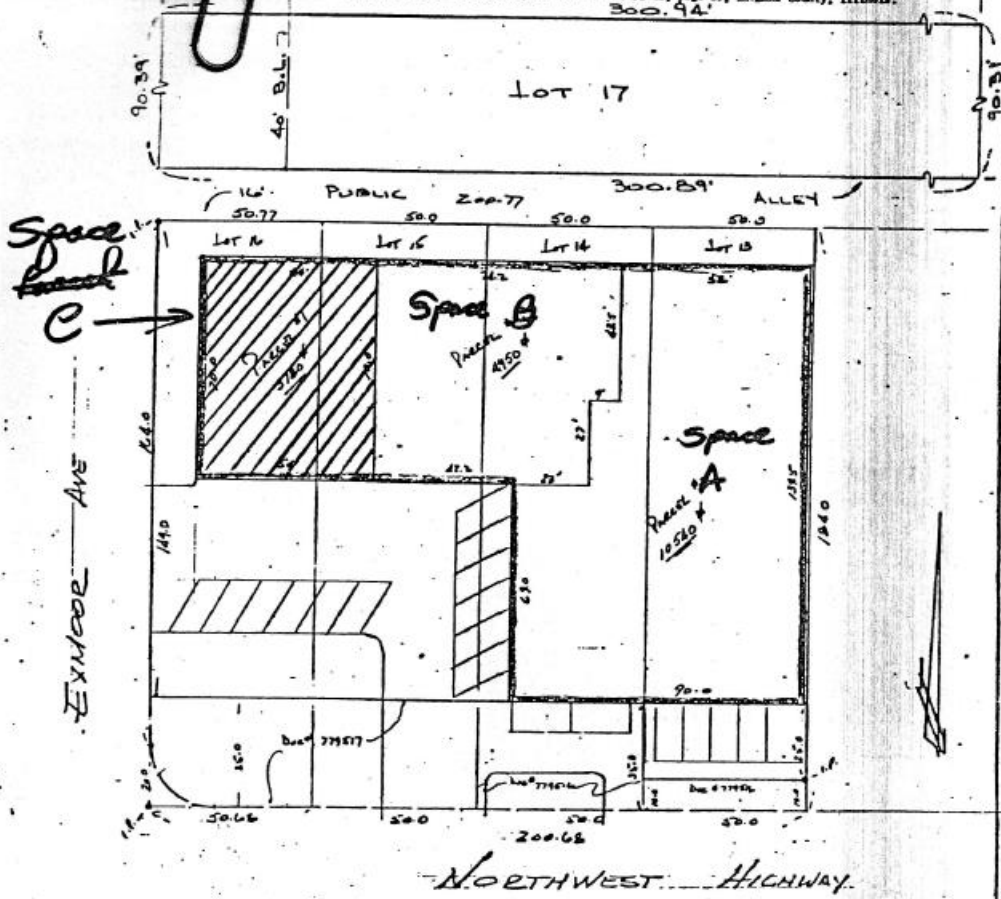
DIRECTIONS: Just northwest of Rt. 59 and is on the right, at the corner of Exmoor and Northwest Hwy.

CONTACT: **SAVARD AND ASSOCIATES**
Cassandra G. Savard
(847) 382-1121; Cell (847) 226-6904
csavard@savardcommercial.com

Plat of Survey

copy

Lot 17 is Block 13 in Arthur T. McIntosh and Company's Northwest Highway Addition to Berrington, being a subdivision of the Southwest Quarter of the Northwest Quarter of Section 36, Township 43 North, Range 9 East of the Third Principal Meridian, also of the Southeast Quarter of the Northwest Quarter and of the Northwest Quarter of the Northwest Quarter (except the East 10 acres thereof) and the East 20 acres of the Northwest Quarter of the Northwest Quarter all in Section 23, Township 43 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded June 29, 1925 as Document 240225, in Book 70 of Plats, page 19, in Lake County, Illinois.



ENGINEERING
 110 River Street
 Chicago, Ill. 40118
 112-428-2929
 Date: 10-20-82
 Scale: 1"=20'
 Record: Tecum's Base
 Sheet: 43-9-36
 No: 31303 1/4

STATE OF ILLINOIS
 COUNTY OF LAKE
 This is to certify that I have surveyed the above described property and that the annexed plat correctly represents said survey.
 Philip H. Whitehouse
 Illinois Land Surveyor #33-1596



Exhibit A.



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: _____