

OFFICE FOR LEASE

FOR LEASE BARRINGTON OFFICE-MEDICAL SUITES

523-527 Old Northwest Highway, Barrington, IL 60010



AVAILABLE SF: 356 - 2,142 SF

LEASE RATE: \$16.00 SF/Yr (MG)

BUILDING SIZE: 19,197 SF

BUILDING CLASS:B

YEAR BUILT: 1980

RENOVATED: 2005

CROSS STREETS: Old Northwest Highway & Cumnor Avenue

PROPERTY OVERVIEW

Attractive Ofc-Medical Suites Available, good demographics. Ample Parking in front and back of buildings. Fully built out medical suites, dental suites, professional offices, and a shared office suite remaining. Three connected buildings.

PROPERTY FEATURES

- 523 Old Northwest Hwy - Suite 101 - 1842/sf, former cardiology suite
- Suite 102, 1126/sf
- Suite 202 and Suite 302, 356 sf may combine for Executive Suite with 2429/sf
- 525 Old Northwest Hwy - Suite 103 - 2142 sf dental suite
- Suite 302 - 2,073/sf 1 exam 4 privates (1 lead lined)
- 527 Old Northwest Hwy - Suite 304 - 1207 sf, loft like space ideal for graphic artist/architect

KW COMMERCIAL
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwchicagohare.com/

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,247	18,818	70,315
MEDIAN AGE	41.8	41.3	41.4
MEDIAN AGE (MALE)	39.9	40.1	40.4
MEDIAN AGE (FEMALE)	43.9	42.6	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	850	6,731	24,740
# OF PERSONS PER HH	2.6	2.8	2.8
AVERAGE HH INCOME	\$143,903	\$150,363	\$145,653
AVERAGE HOUSE VALUE		\$558,056	\$518,292
RACE	1 MILE	3 MILES	5 MILES
% WHITE	88.7%	87.4%	87.2%
% BLACK	0.4%	0.6%	0.7%
% ASIAN	8.5%	9.8%	9.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.2%	1.0%	1.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.4%	3.9%	5.6%

* Demographic data derived from 2010 US Census

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