



#### BUILDING FEATURES:

- Class A Office/Retail Space in Downtown Barrington
- 1,072-4,929 SF Available - See below
- Built in 2001
- Great Window-Lines and Efficient Layouts
- Located directly in downtown Barrington
- Adjacent to Barrington Metra Station
- Building offers Fiber/T1
- Heated Indoor and Ample Outdoor Parking
- Near Restaurants, Shopping and Hotels
- On-site Property Management
- Exterior Signage Possible for 1st Floor
- Join Tenants at UBS, Corning, Foglia Family Foundation, Jameson Sotheby's, & PEAK47
- \$11.00 PSF for 2018 RETaxes & CAM combined

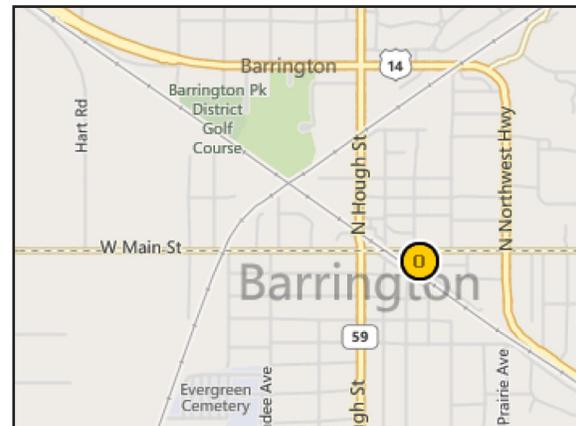
#### AVAILABLE SPACE:

SUITE	SIZE (SF)	PRICING	AVAILABLE
*101	3,137	\$16.00-\$20.00 NET	Immediately
103	1,792	\$16.00-\$20.00 NET	Immediately
101&103	4,929	\$16.00-\$20.00 NET	Immediately

**\*SUITE 101 CAN BE FURTHER DIVIDED AS FOLLOWS:**

- 1,072 SF
- 1,485 SF
- 1,652 SF
- 2,065 SF

**\*SUITE 103 COULD BE EXPANDED TO 2,308 SF**



#### FOR MORE INFORMATION:

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LEASING | SALES | TENANT ADVISORY | MANAGEMENT



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Commercial  
REAL ESTATE**

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# CLASS A OFFICE SPACE FOR LEASE

*UBS BUILDING*

303 E MAIN ST, BARRINGTON, IL



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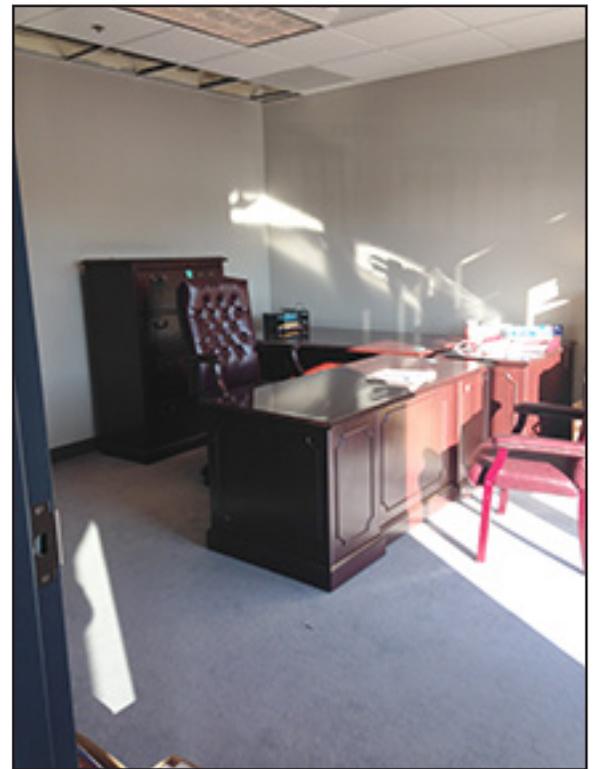
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UBS BUILDING

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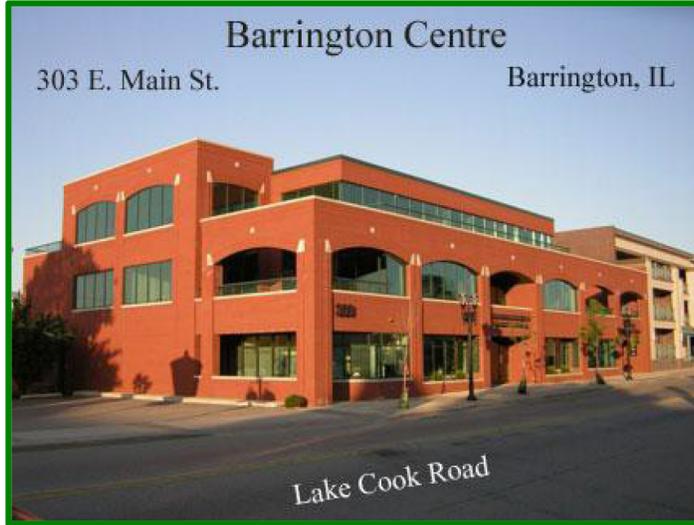


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#### PROPERTY PROFILE : COMMERCIAL SPACE FOR LEASE



#### DESCRIPTION:

**The Premier Class A** office building in Barrington. Quality construction throughout, steel structure and pre-cast concrete with an attractive brick exterior. 3-story 27,863 rsf building with large windows and inviting outdoor decks on the 2<sup>nd</sup> and 3<sup>rd</sup> floors as an amenity. Zoned for office, professional services, retail and restaurant. Frontage on Main St. (Lake-Cook) and adjacency to Metra commuter station offer a high profile, prestige and a convenient location.

**LOCATION:** Prestige address in the center of The Village of Barrington, on Lake Cook Rd (Main St.) within a few steps of the **Metra commuter train station** to Chicago. With the convenience of the train station and all the nearby coffee shops, restaurants, pubs, the location has a high **“Walk Score of 91”**, considered “a walkers paradise”. The highly visible location has over 19,000 vehicles pass by the building daily on Lake-Cook Rd.

**DEMOGRAPHICS:** Barrington is one of the **most affluent suburbs** in metro Chicago. Its zipcode is ranked as the 7<sup>th</sup> wealthiest in the USA, amongst those with populations over 20,000 people. Average Household Income within a 3 mile radius is \$136,000 with population of 26,600; and avg. HH Income within a 5 mile radius is \$126,000 with a population of 92,000; and population within a 15 minute drive is estimated at 236,000.

**PARKING:** In addition to the on-site parking of 59 spaces (including 33 spaces within an **underground heated garage**), “303” is adjacent to Village Employer/Employee parking of 79 spaces as well as near the Metra public parking of 716 spaces, and there is 3 hour free parking on Lake-Cook (Main St.) and adjacent Spring St..

**AVAILABLE SPACE:** 1<sup>st</sup> Floor --Ste 101-3,137 rsf (*can be divided*)  
--Ste 103-1,792 rsf (*can be combined with ste 101*)

**ANCHOR TENANT:** UBS Financial Services, Inc. (occupies 11,334 rsf)

**SIGNAGE:** Exterior signage possible on Main St.

#### FOR MORE INFORMATION:

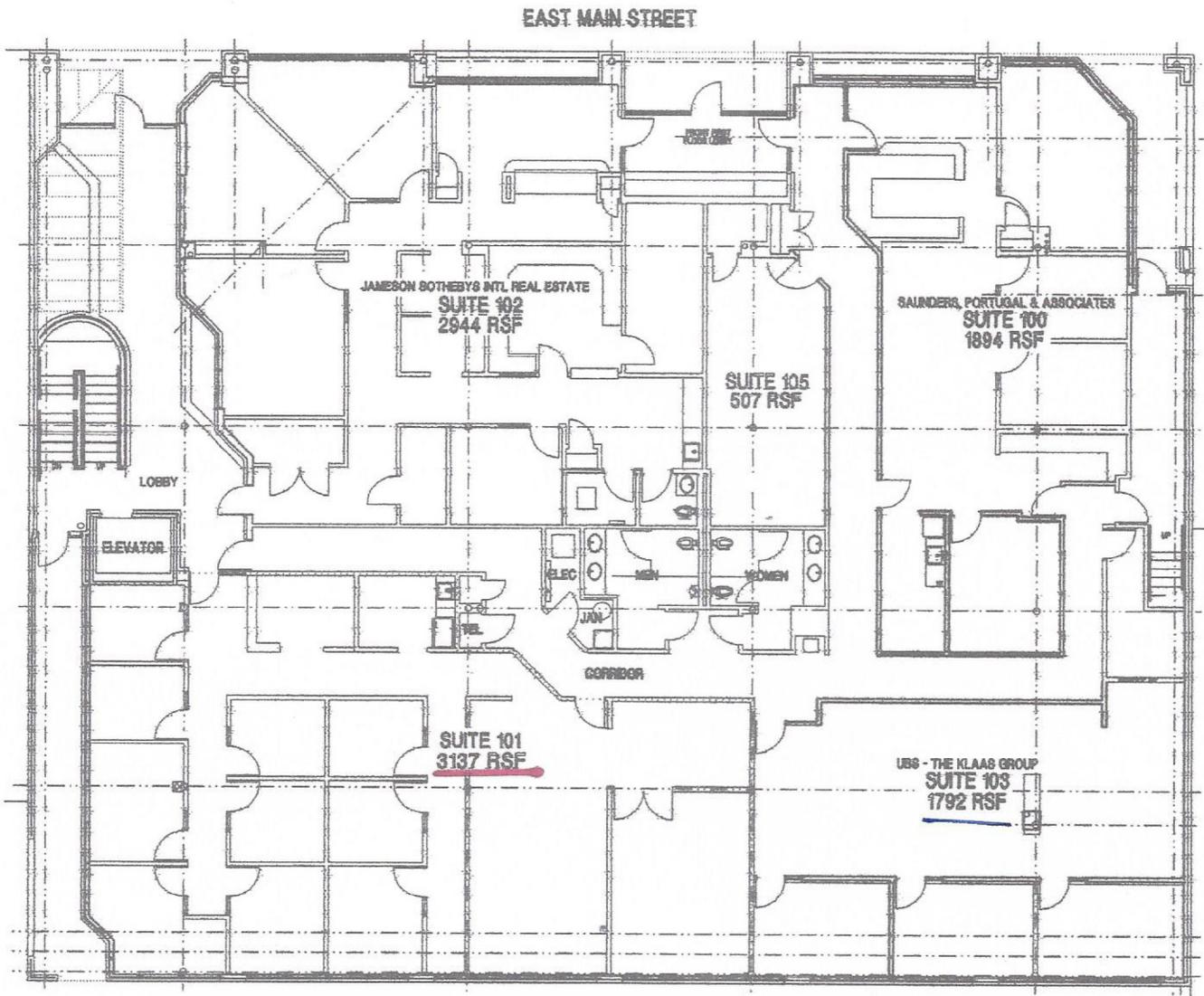
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#### FIRST FLOOR LAYOUT CURRENT CONFIGURATION:



#### FOR MORE INFORMATION:

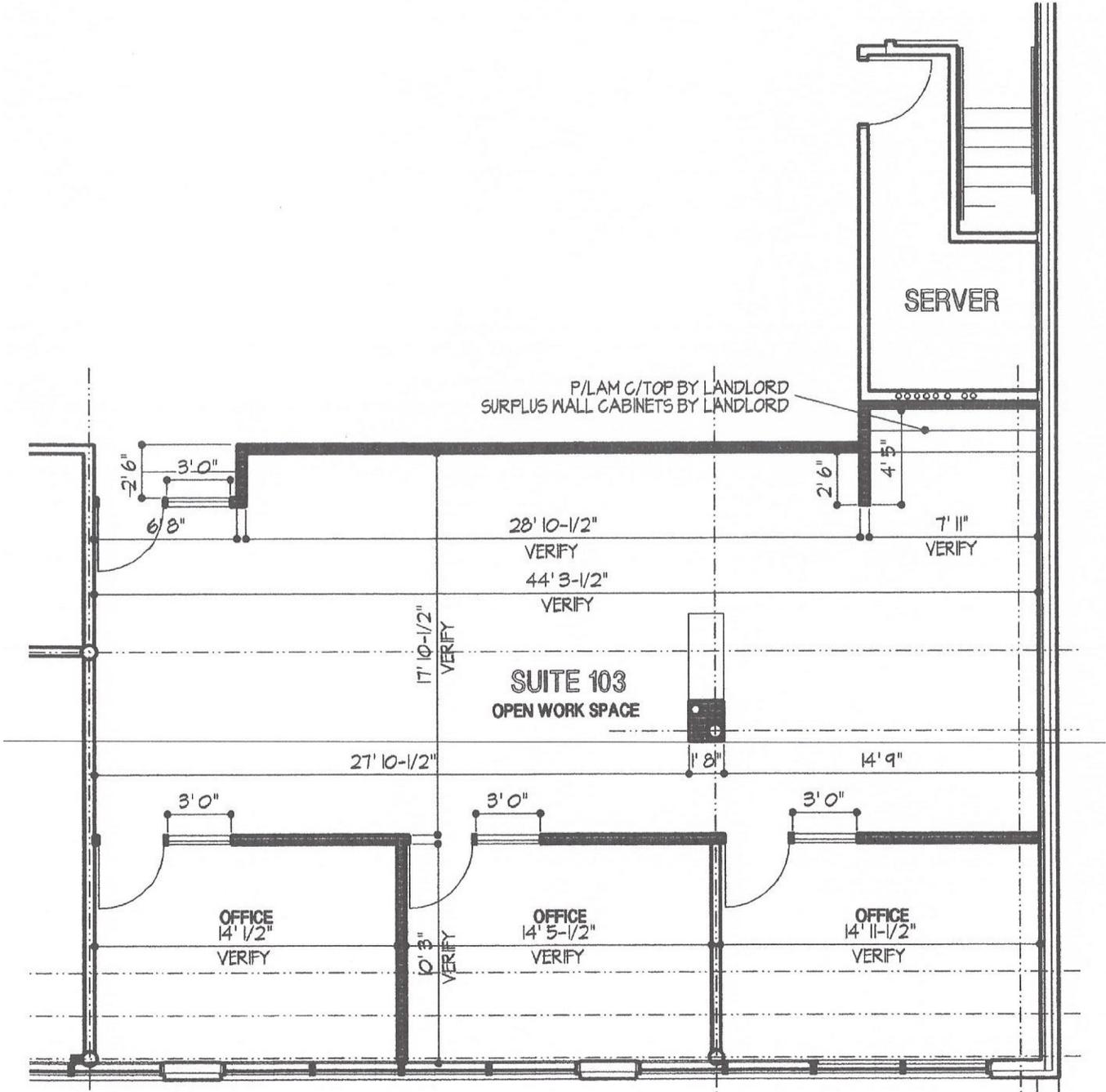
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#### SUITE 103-1,792 SF:



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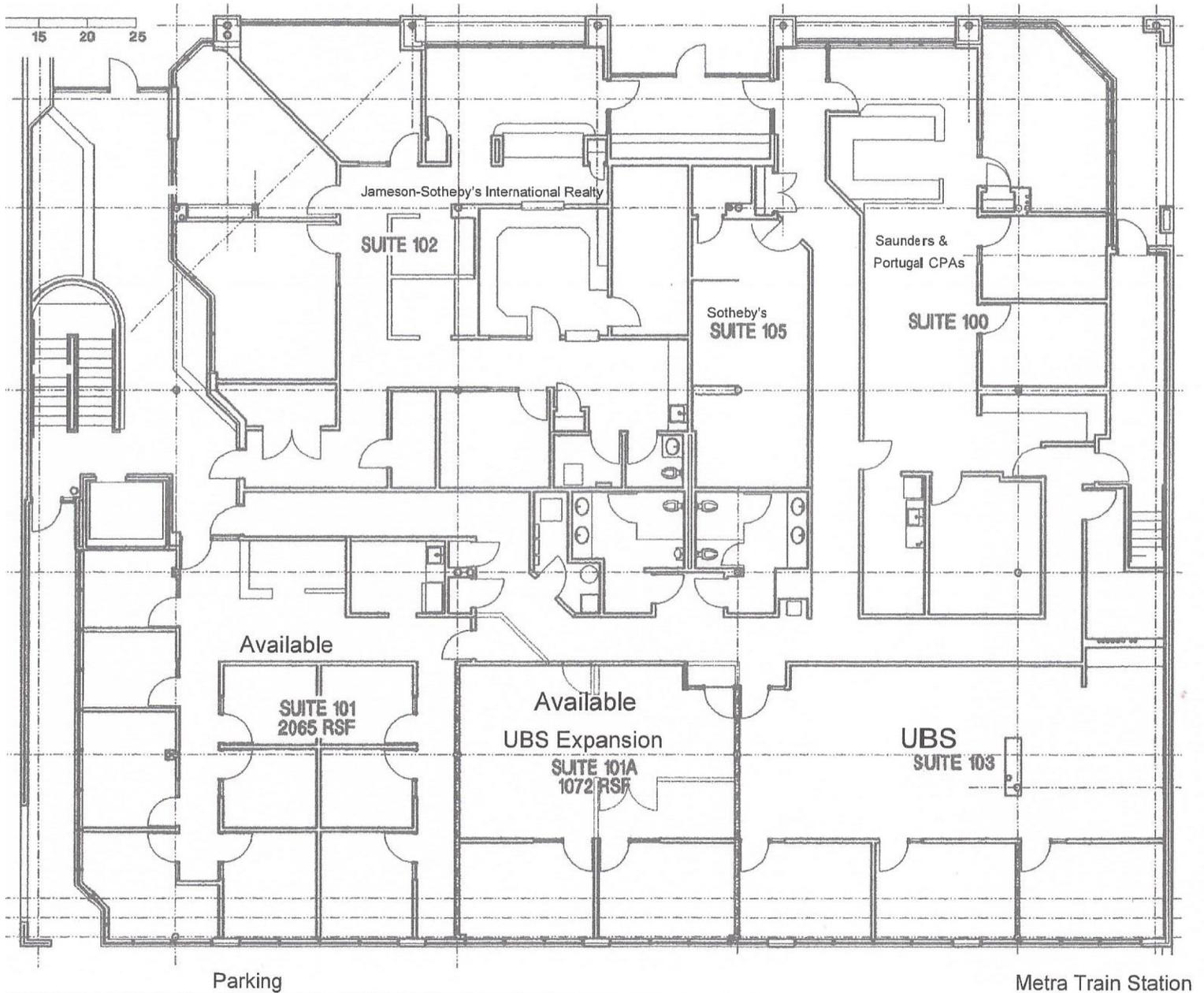


# CLASS A OFFICE SPACE FOR LEASE

UBS BUILDING

303 E MAIN ST, BARRINGTON, IL

## FIRST FLOOR POTENTIAL CONFIGURATION :



### FOR MORE INFORMATION:

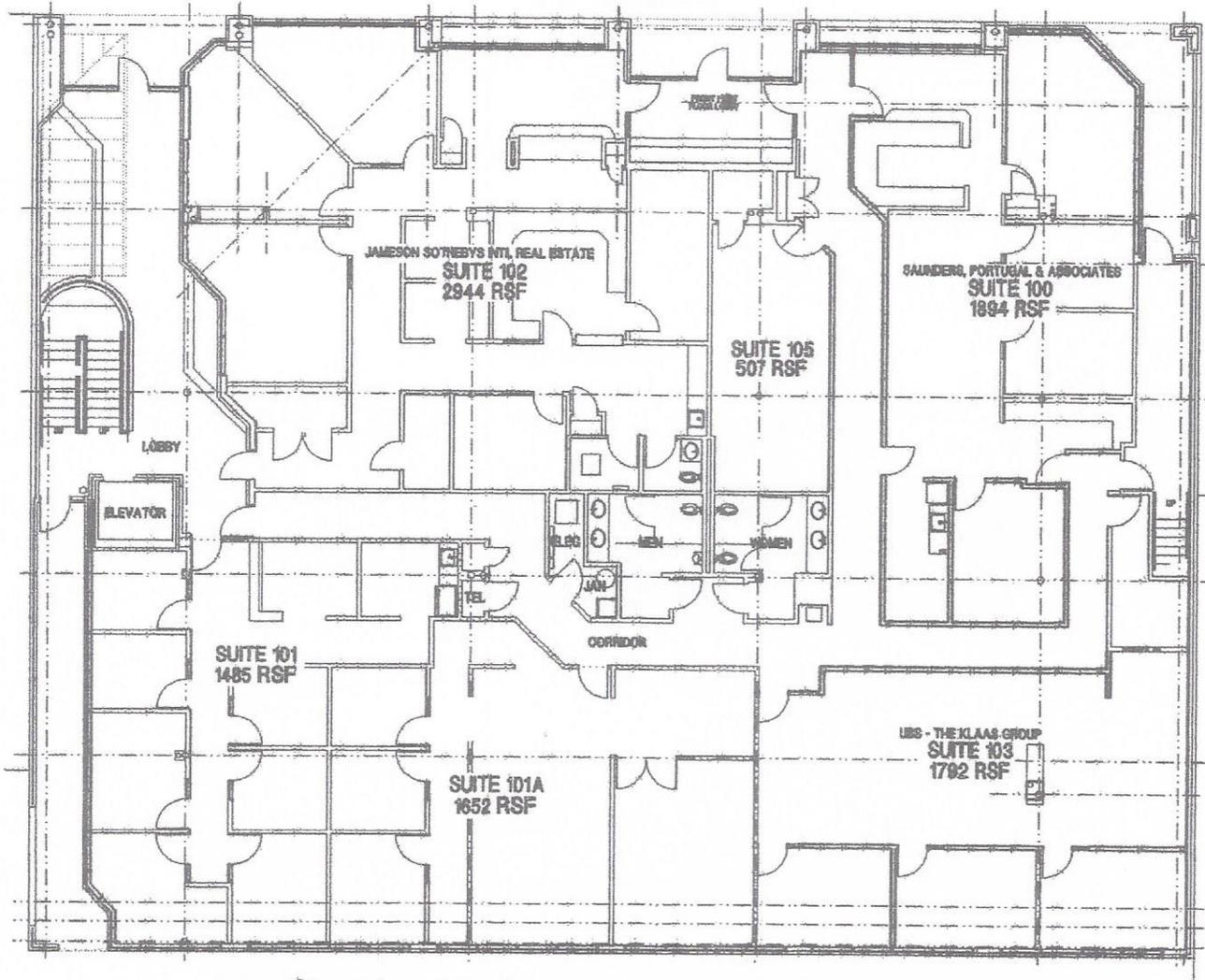
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#### FIRST FLOOR POTENTIAL CONFIGURATION WITH 101 "A" :



#### FOR MORE INFORMATION:

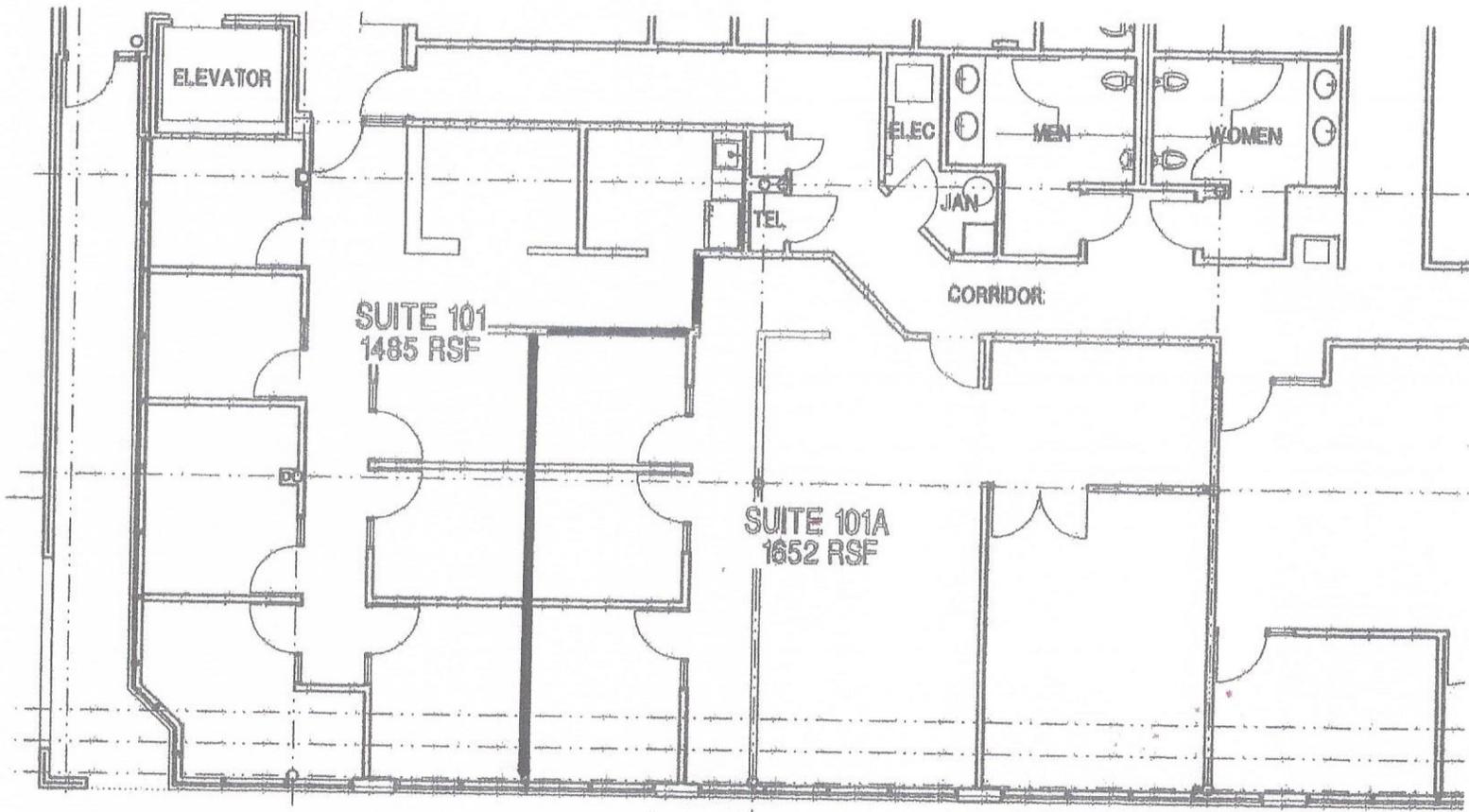
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SUITE 101 "A" :



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