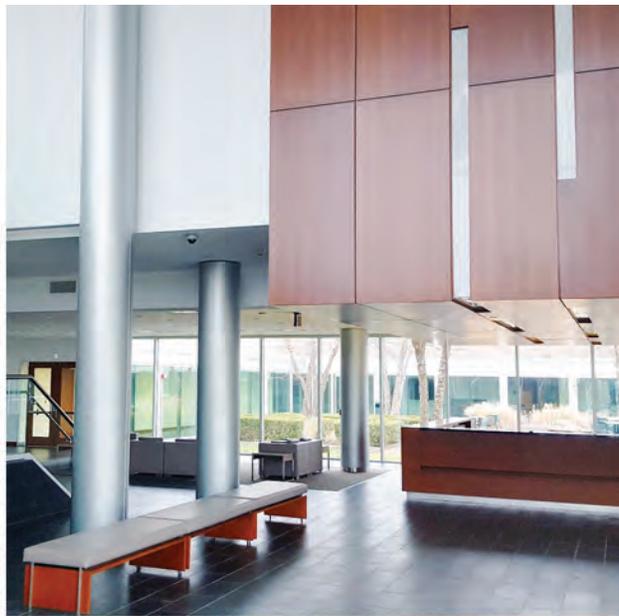


FOR LEASE OR SALE



540 & 550 W NORTHWEST HWY

BARRINGTON, ILLINOIS





OVERVIEW

Originally designed and occupied by a high-tech manufacturing company, 540 W Northwest Highway provides space for flexible usage and functional layouts ideal for research and development, engineering or corporate offices. The 253,000 square foot Class-A facility is situated on 25 landscaped acres in Barrington, Illinois and provides a unique tenant experience with its large and welcoming lobby, 17,000+ square feet high bay area and numerous amenities including a full service cafeteria, fitness center and 4,290 square foot auditorium. Recently vacated, the 540 Building is truly move-in ready and offers favorable renewal rates ideal for a long term lease.

BUILDING HIGHLIGHTS

M1 zoning permitting office, lab, light manufacturing or warehouse

Backup generators providing full building power with 100% redundancy

Security systems with access control infrastructure and video monitoring

On-site facility management to support building maintenance and tenant operations

Surface parking accomodating 1,050 vehicles plus truck & ground level docks



OVERVIEW

550 W Northwest Highway is located on a 15 acre campus providing a secure and private setting with picturesque rolling hills and green space. The 103,000 square foot 550 Building features a grand lobby, open floor plan and full service cafeteria that is ideal for research and development, engineering or traditional corporate offices.

BUILDING HIGHLIGHTS

2,000 amps of general power and 2,100 amp heating capacity

Security systems with access control and video monitoring

Fully air conditioned and fire sprinklered

Truck and ground level docks

Surface parking for 250 vehicles



VILLAGE OF BARRINGTON

The Village of Barrington is a vibrant and active community located 35 miles northwest of Chicago and 30 minutes from O'Hare International Airport. The Village is unique in that it straddles the Cook County/Lake County border. While the Village prides itself on being a small town with rural roots, the Village is the commercial center of a cluster of affluent communities that stretches from the Northwest Tollway (I-90) north into central Lake County.

Barrington is served by Metra's Union Pacific Northwest Line. Approximately 1,800 area residents commute daily on the commuter train to Chicago. The commuter rail services also provides the opportunity for businesses to draw workers/employees from a larger geographic area, which is well represented by many medium-to-large corporations. The Village also has access to a major road network: I-90, that connects with Interstate 290 and Interstate 294, both of which link Barrington to the City of Chicago. Barrington is home to Pepisco, Pepper Construction, The Garlands of Barrington, Good Shepherd Hospital, Hospice of Northeast Illinois, Offices of School District 220, UBS Financial Services and Motor Werks of Barrington.

Barrington is also well positioned in the marketplace with significant activity generators that serve as community anchors supporting the business community. These anchors include: Langendorf Park, Citizen's Park, Barrington High School, Ice House Mall and Specialty Shops, Barrington Area Historical Society, Catlow Theater, Village Hall, Hough Street School, St. Anne's Catholic Church and School, St. Paul United Church of Christ, Metra Train Station, Public Safety Center, the Barrington Area Library and a vibrant downtown district offering casual to fine upscale dining options. These features along with its strong demographics make Barrington an attractive place to live, work and play.

It's the place to be: access to talent & executive housing

As of September 2017:

5,898,137

Residents in Cook County and Lake County, IL.

38

Median age

\$118,124

Median household income

\$569,472

Median home value

EDGE job creation tax credit and HIB large employer tax credit may be available, based on program criteria.

In Good Company: Barrington, IL Neighbors

UBS Financial Services

PepsiCo

Motor Werks Auto Group

School District 220

Jewel

Barrington Transportation

The Garlands

Pepper Construction

Northwestern University

Rotary International

ADP

Good Shepherd Hospital

FM Global

Walgreens

Baxter International

Takeda Pharmaceutical



540 & 550 W NORTHWEST HWY

BARRINGTON, ILLINOIS

MARKETED BY OWNER

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