

	<b>MLS #</b>	<b>Stat</b>	<b>Address</b>	<b>City</b>	<b>LP/SP</b>	<b>RP/RNP</b>	<b>Sub Type</b>	<b>BSQ</b>
1	10714334	<b>ACTV</b>	126 S Northwest Hwy Unit 2ND	Barrington		\$45.51	Office	
2	10714302	<b>ACTV</b>	126 S Northwest Hwy Unit B	Barrington		\$18	Office	

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Prepared By: Lisa Gagliano | Coldwell Banker Realty | 02/02/2022 11:33 AM



**Office/Tech**      MLS #: **10714334**      List Price:

Status: **ACTV**      List Date: **05/13/2020**      Orig List Price:

Area: **10**      List Dt Rec: **05/13/2020**      Sold Price:

Address: **126 S Northwest Hwy Unit 2ND, Barrington, IL 60010**

Directions: **LAKE COOK RD TO NORTHWEST HWY, GO SOUTH ON NW HWY TO OFFICE, TURN RIGHT ON KLINGENBERG TO PARKING LOT**

Sold by:      Lease SF/Y: **\$45.51**

Closed:      Contract:      Rented Price:

Off Mkt:      Concessions:      Mthly. Rnt. Price:

CTGF:      Mkt. Time (Lst./Tot.): **631/872**

County: **Cook**      Township: **Barrington**

Year Built: **1855**      Blt Before 78: **Yes**      Multiple PINs:

Subtype: **Office**      # Stories: **3**

Zoning Type: **Office**      # Units: **6**      Min Rent. SF: **55**

Actual Zoning: **B-1**      # Tenants: **6**      Max Rent. SF: **600**

Unit SF:      Unit SF:      Relist:

Area Units: **Square Feet**

)

Mobility Score: **38 - Minimal Mobility.**

List Price Per SF: **\$0**      Sold Price Per SF: **\$0**

Lot Dimensions:	Approx Total Bldg SF:	Estimated Cam/Sf: <b>\$0</b>
Acreage: <b>0</b>	Gross Rentable Area:	Est Tax per SF/Y: <b>\$0</b>
Land Sq Ft:	Net Rentable Area:	Lease Type: <b>Gross</b>

Remarks: **VARIETY OF EXECUTIVE OFFICE SUITES AVAILABLE. ALL 2ND FLOOR SPACES. OFFICE A- 210 SF WITH PRIVATE CLOSET AND PRIVATE BATHROOM-\$595/MTH, OFFICE B- 145 SF- \$550/MTH, OFFICE C- 145 SF WITH CLOSET-\$500/MTH, OFFICE D-80 SF-\$375/MTH, OFFICE E- 55 SF- \$300/MTH. COMMON KITCHEN AREA FOR ALL OFFICES. RENT INCLUDES ALL UTIL., HEAT/AC, ELECTRIC, CLEANING, PARKING, SNOW REMOVAL. POSSIBLE USE OF A SHARED CONFERENCE ROOM. ALL OFFICES ARE CURRENTLY FURNISHED WITH DESKS, FILE CABINETS, AND SHELVES! STEPS AWAY FROM METRA, RESTAURANTS, SHOPPING IN BEAUTIFUL DOWNTOWN BARRINGTON.**

Approximate Age: <b>Older</b>	Misc. Outside:
Type Ownership:	# Parking Spaces: <b>20</b>
Frontage Acc:	Indoor Parking:
Docks/Delivery:	Outdoor Parking:
# Drive in Doors: <b>0</b>	Parking Ratio:
# Trailer Docks: <b>0</b>	Misc. Inside:
Geographic Locale: <b>Northwest Suburban</b>	Floor Finish: <b>Carpet</b>
Location:	Extra Storage Space Available:
Construction: <b>Concrete</b>	Water Drainage:
Building Exterior:	Utilities To Site:
Foundation:	HERS Index Score:
Roof Structure:	Green Disc:
Roof Coverings:	Green Rating Source:
Air Conditioning: <b>Central Air</b>	Green Feats:
Heat/Ventilation: <b>Central Bldg Heat, Central Heat/Indiv Controls, Forced Air</b>	Known Encumbrances:
Electrical Svcs: <b>Circuit Breakers</b>	Backup Info:
Fire Protection: <b>Fire Extinguisher/s</b>	Tenant Pays: <b>Other</b>
Current Use:	Possession:
Potential Use:	Sale Terms:
Client Needs:	Investment:
Client Will:	Users:

Financial Information	Real Estate Taxes:
Gross Rental Income:	Tax Year:
Total Income/Month:	Total Annual Expenses:
Total Income/Annual:	Expense Year:
Annual Net Operating Income:	Expense Source:
Net Operating Income Year:	Loss Factor:
Cap Rate:	

Broker Private Remarks:

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Broker Owned/Interest: <b>No</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Lock Box: <b>None</b> (Located at <b>None</b> )
Listing Type: <b>Exclusive Right to Lease FOR COMMERCIAL LEASE PROPERTIES, NET COMPENSATION MAY BE PAID ON NEGOTIATED VARIABLES AS INDICATED IN THE COMPENSATION/COMMISSION AGREEMENT.</b>	Address on Internet: <b>Yes</b>	Special Comp Info: <b>None</b>
Coop Comp:	Other Compensation: <b>0</b>	Call for Rent Roll Info:
Information: <b>Short Notice OK</b>	Cont. to Show?:	Expiration Date: <b>05/13/2022</b>
Showing Inst: <b>CALL LISTING AGENT 773-818-1888</b>		
Broker: <b>Coldwell Banker Realty (24988) / (847) 382-3600</b>		
List Broker: <b>Lisa Gagliano (27215) / (773) 818-1888 / lisagaglianosells@gmail.com</b>		
CoList Broker:		More Agent Contact Info: <b>Lisa Gagliano</b>



**Office/Tech**  
 Status: **ACTV**  
 Area: **10**  
 Address: **126 S Northwest Hwy Unit B, Barrington, IL 60010**  
 Directions: **LAKE COOK RD TO NORTHWEST HWY, GO SOUTH ON NW HWY TO OFFICE, TURN RIGHT ON KLINGENBERG TO PARKING LOT**  
 Sold by:  
 Closed:  
 Off Mkt:  
 CTGF:  
 County: **Cook**  
 Year Built: **1855**  
 Subtype: **Office**  
 Zoning Type: **Commercial**  
 Actual Zoning: **B-1**

MLS #: **10714302** List Price:  
 List Date: **05/13/2020** Orig List Price:  
 List Dt Rec: **05/13/2020** Sold Price:  
 Contract:  
 Concessions:  
 Mkt. Time (Lst./Tot.): **631/751**  
 Township: **Barrington**  
 PIN #:  
 Blt Before 78: **Yes**  
 # Stories: **3**  
 # Units: **1**  
 # Tenants: **1**  
 Unit SF: **1000** (Leasable Area Units: **Square Feet**)

Lease SF/Y: **\$18**  
 Rented Price:  
 Mthly. Rnt. Price: **\$1,500**  
 Multiple PINs:  
 Min Rent. SF: **1,000**  
 Max Rent. SF: **1,000**  
 Relist:

Mobility Score: **38 - Minimal Mobility.**  
 List Price Per SF: **\$0** Sold Price Per SF: **\$0**

Lot Dimensions: Approx Total Bldg SF: Estimated Cam/Sf: **\$0**  
 Acreage: **0** Gross Rentable Area: Est Tax per SF/Y: **\$0**  
 Land Sq Ft: Net Rentable Area: Lease Type: **Modified Gross**

Remarks: **\$1,500/MTH. 1,000 SF OFFICE SPACE WITH PRIVATE ENTRANCE. OFFICE IS CURRENTLY FURNISHED. PRIVATE BATHROOM AND KITCHENETTE. RENT INCLUDES, PARKING, LANDSCAPING, SNOW REMOVAL, AND WATER. AMPLE PARKING. MOVE IN READY. STEPS AWAY FROM METRA, RESTAURANTS, SHOPPING IN BEAUTIFUL DOWNTOWN BARRINGTON.**

Approximate Age: **Older**  
 Type Ownership:  
 Frontage Acc:  
 Docks/Delivery:  
 # Drive in Doors: **0**  
 # Trailer Docks: **0**  
 Geographic Locale: **Northwest Suburban**  
 Location:  
 Construction: **Concrete**  
 Building Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Pitched**  
 Roof Coverings: **Fiberglass**  
 Air Conditioning: **Central Air**  
 Heat/Ventilation: **Central Heat/Indiv Controls, Forced Air, Gas**  
 Electrical Svcs: **Circuit Breakers, 101-200 Amps**  
 Fire Protection: **Fire Extinguisher/s**  
 Current Use:  
 Potential Use:  
 Client Needs:  
 Client Will:

Misc. Outside:  
 # Parking Spaces: **20**  
 Indoor Parking:  
 Outdoor Parking:  
 Parking Ratio:  
 Misc. Inside: **Private Restroom/s, Storage Inside, Pre-wired PC Network**  
 Floor Finish: **Carpet, Slate/Marble, Other**  
 Extra Storage Space Available: **No**  
 Water Drainage: **Drain Tiles, Floor Drains, Storm Sewers**  
 Utilities To Site:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Known Encumbrances:  
 Backup Info:  
 Tenant Pays: **Air Conditioning, Electric, Heat, Insurance**  
 Possession:  
 Sale Terms:  
 Investment:  
 Users:

Financial Information  
 Gross Rental Income:  
 Total Income/Month:  
 Total Income/Annual:  
 Annual Net Operating Income:  
 Net Operating Income Year:  
 Cap Rate:

Real Estate Taxes:  
 Tax Year:  
 Total Annual Expenses:  
 Expense Year:  
 Expense Source:  
 Loss Factor:

Broker Private Remarks:

Internet Listing: **Yes**  
 VOW AVM: **Yes**  
 Listing Type: **Exclusive Right to Lease**  
 Coop Comp: **FOR COMMERCIAL LEASE PROPERTIES, NET**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **Yes**  
 Address on Internet: **Yes**  
 Other Compensation: **0**

Broker Owned/Interest: **No**  
 Lock Box: **None**  
 Special Comp Info: **None**  
 Call for Rent Roll Info:

**COMPENSATION MAY BE PAID ON NEGOTIATED VARIABLES AS INDICATED IN THE COMPENSATION/COMMISSION AGREEMENT.**

Information: **Short Notice OK** Cont. to Show?: Expiration Date: **05/13/2022**

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