

FOR LEASE OR SALE

DAVIS PARK CENTRE

ELGIN, ILLINOIS



ADDRESS:

1275 Davis Road
Elgin, Illinois

AVAILABLE:

Total Size:	43,200 SF
Total Space Available:	26,145 SF
Largest Contiguous Space:	24,900 SF
Smallest Space:	1,245 SF

RATE:

\$14.50/SF Gross

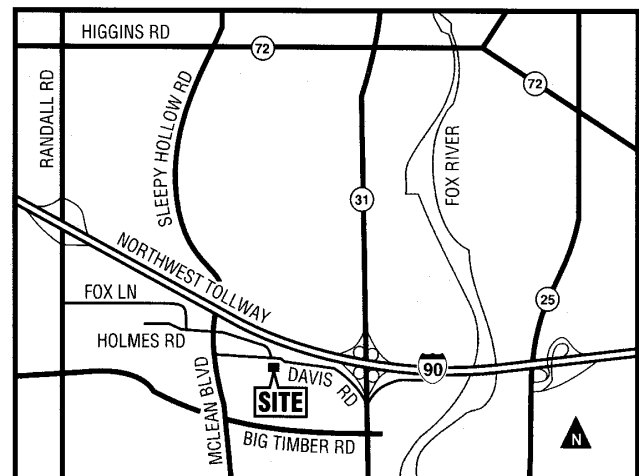
PURCHASE PRICE: \$2 million

BUILDING FEATURES:

- ◆ Located in the Elgin Tollway Business Park
- ◆ Easy access to Route 90
- ◆ Newly renovated lobby
- ◆ PACE bus
- ◆ Ideal user/investor opportunity

TAX AND OPERATING EXPENSES:

- 2007 Actuals - \$5.04 PSF combined
- 2008 Projected - \$5.17 PSF combined



CONTACT:

David Florent

847-698-8258

dflorent@colliersbk.com

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