

**MIDLANDS COURT
OFFICE BUILDING
SYCAMORE, ILLINOIS**

MILNER & ASSOCIATES
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MILNER AND ASSOCIATES, INC.

Milner and Associates Commercial Real Estate, Inc., is a full service commercial real estate firm located in DeKalb County. The company is actively involved in the selling, leasing and development of Commercial, Industrial, Retail and Multi-Family properties. Milner and Associates has helped individuals, corporations and partnerships meet their commercial and investment real estate goals for over 20 years. Their expertise in the DeKalb market area is inestimable in evaluating area investment, expansion, relocation and development.

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CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective purchasers in determining their intention with respect to the potential of acquisition of the property located on **Midlands Court, Sycamore, Illinois**.

Any sketches, plats, or drawings included in this Market Report are included to assist the reader in visualizing the property. Milner & Associates, Inc. has made no survey of the property or properties referenced in this report.

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PROPERTY INFORMATION - Midlands Condominium Office Building

Location:	The Midlands Condominium Office Building is located south of the main entrance to the Midlands Professional Campus. The main entrance is just south of the intersection of Route 23 (DeKalb Avenue) and Midlands Court in Sycamore, Illinois. Midlands Professional Campus is located minutes from Peace Road and I-88.
Access:	This office building can be accessed from Midlands Court just south of the entrance to the campus.
Traffic Count:	The average daily traffic count for the intersection of Route 23 and Midlands Court is 20,000 cars.
Professional Trade Area:	Midlands Condominium Office Building is centrally located between Sycamore and DeKalb. Within the immediate radius of this site are many full service banks, restaurants, offices, and health care providers.
Medical Facilities:	Midlands Campus is located within ½ mile of the newly constructed 100 bed, 230,000 square foot Kishwaukee Hospital, which opened Fall of 2007. Located on Midlands campus is a free standing certified surgical center.
Building Description:	This masonry building will be constructed of brick with lime stone accents, decorative columns, metal roof, 14' high ceilings, and separate front and rear accesses to each suite.
Minimum Square Footage Available:	1,619 square feet with dimensions of 23 feet wide by 70 feet deep.
Maximum Square Footage Available:	6,427 square feet with dimensions of 91.8 feet wide and 70 feet deep.

Partitions and Floor: The demising partitions are provided. The floor is poured concrete.

HVAC, Plumbing & Electrical: Each suite includes an AC condenser and furnace (to be installed by buyer), plumbing stubbed to rear of suite, and a 200 amp electrical service stubbed to rear of suite.

Parking: There are a total of 72 parking spaces with the required number of ADA. Please refer to the enclosed site plan.

Site Description: The buildings and the architecture are in Midlands Professional Campus is in Prairie style. This improved parcel consists of 1.3 acres.

Occupancy: Occupancy is anticipated early Summer 2008.

Utilities:

Water/Sewer:
City of Sycamore (815) 895-2548

Electric:
ComEd
(800) 334-7661

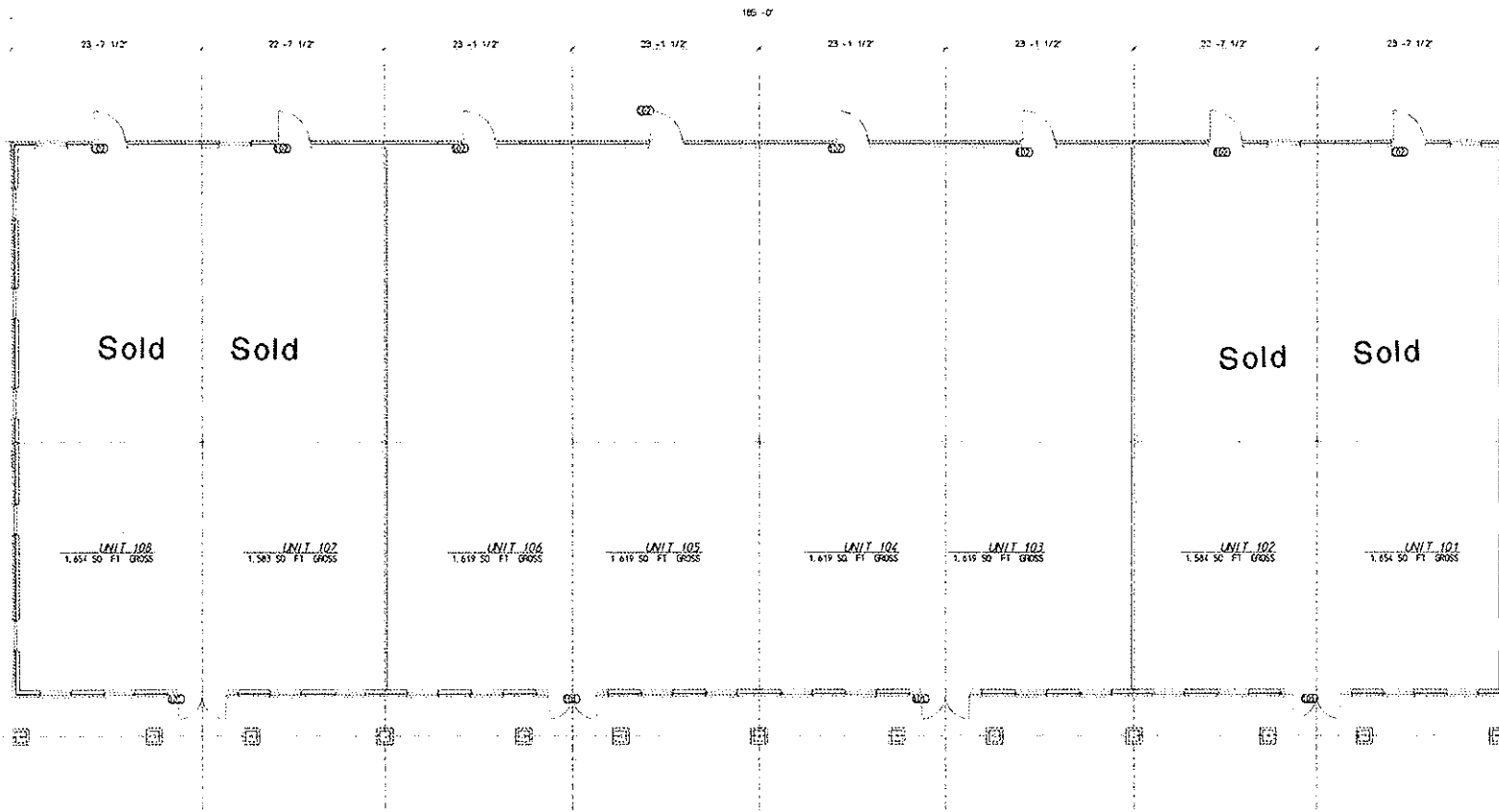
Natural Gas:
Nicor
(888) 642-6748

Telephone:
Verizon (800) 483-4600

This Building is Being Offered for Sale:

Purchase Price: \$190.00 per square foot.





Sold

Sold

Sold

Sold

UNIT 108
1,654 SQ. FT. GROSS

UNIT 107
1,583 SQ. FT. GROSS

UNIT 106
1,619 SQ. FT. GROSS

UNIT 105
1,619 SQ. FT. GROSS

UNIT 104
1,619 SQ. FT. GROSS

UNIT 103
1,619 SQ. FT. GROSS

UNIT 102
1,584 SQ. FT. GROSS

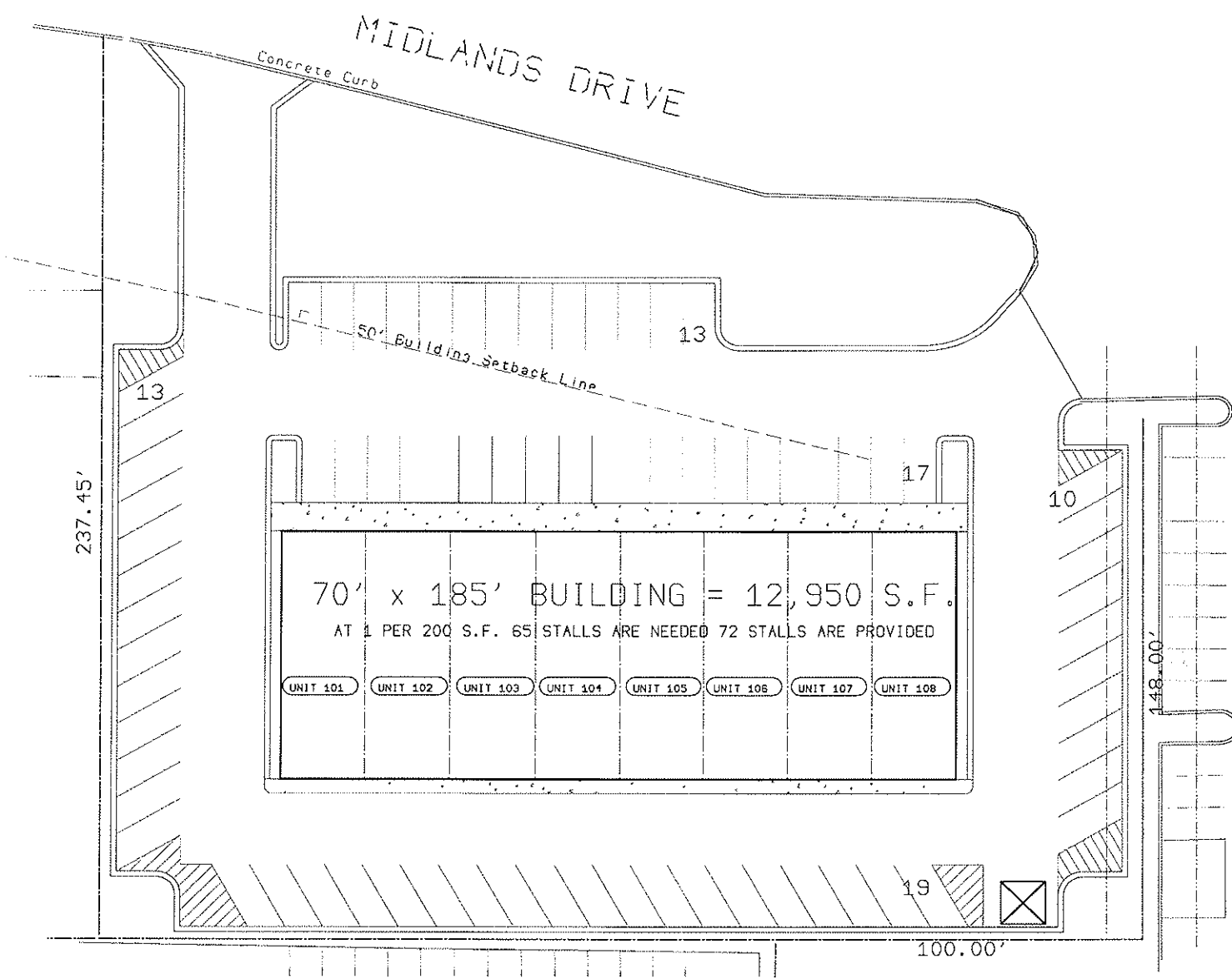
UNIT 101
1,654 SQ. FT. GROSS

BUILDING PLAN

12,950 SF. GROSS

PAPAS DEVELOPMENT
RID. 2025-0116

SHEET



SITE PLAN

SCALE: 1" = 20'-0"





Route 23 - Sycamore Rd.

Midlands Ct.

Phase I
Lot 3

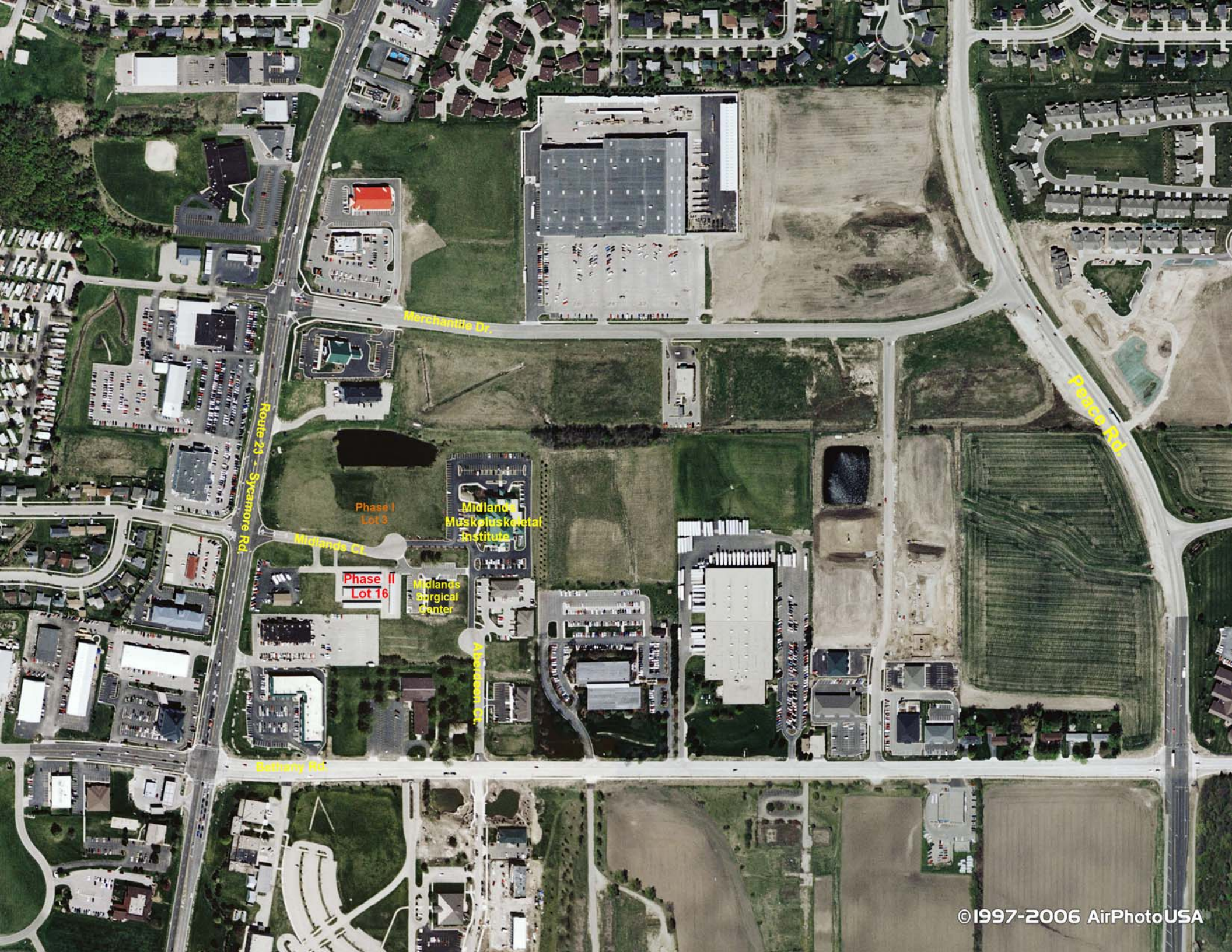
Midlands
Muskoluskeletal
Institute

Phase II
Lot 16

Midlands
Surgical
Center

Aberdeen Ct.

Bethany Rd.



Merchantile Dr.

Route 23 - Sycamore Rd

Pascoe Rd

Phase I
Lot 3

Midland
Musculoskeletal
Institute

Midlands Ct

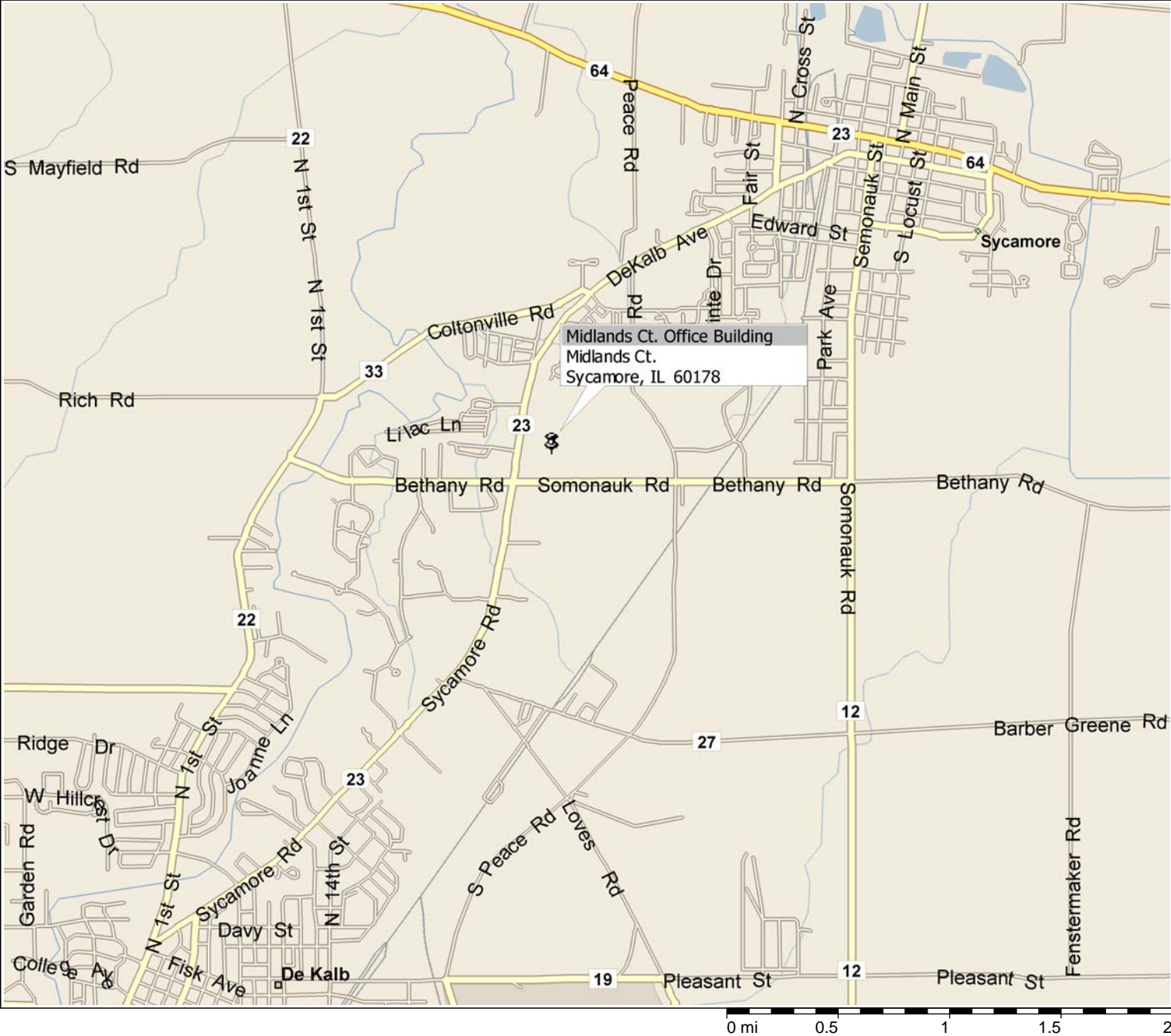
Phase II
Lot 16

Midland
Surgical
Center

Abbeville Ct

Bethany Rd

Midlands Court Office Building - Pappas



DeKalb County, Illinois

