

**MIDLANDS COURT
PROFESSIONAL OFFICE
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 25 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 lessees 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.

This Market Report has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Market Report and its contents are of a confidential nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose the Market Report or any of its contents to any other entity without the prior written authorization of the Owner and/or Milner & Associates, Inc. The recipient further agrees not to use the Market Report or any of its contents in any fashion or manner detrimental to the interest of the Owner, its affiliates or Milner and Associates, Inc.

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**PROPERTY INFORMATION - Midlands Condominium
Professional Office**

Presentation: We are pleased to present the following information on professional office space available for lease within the Midlands Condominium Office Building for the discriminating tenant. This office suite is located on east side of this newly constructed building and features above standard tenant finishes including windows on two elevations.

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 23,000 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 is constructed of brick with lime stone accents, decorative columns, metal roof, 14' high ceilings, and separate front and rear accesses to each suite.

Square Footage Available:

Units 107 and 108 consisting of 3,237.50 square feet is available for lease.

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 Fall 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 Suite is Being Offered for Lease:

Lease Rate:

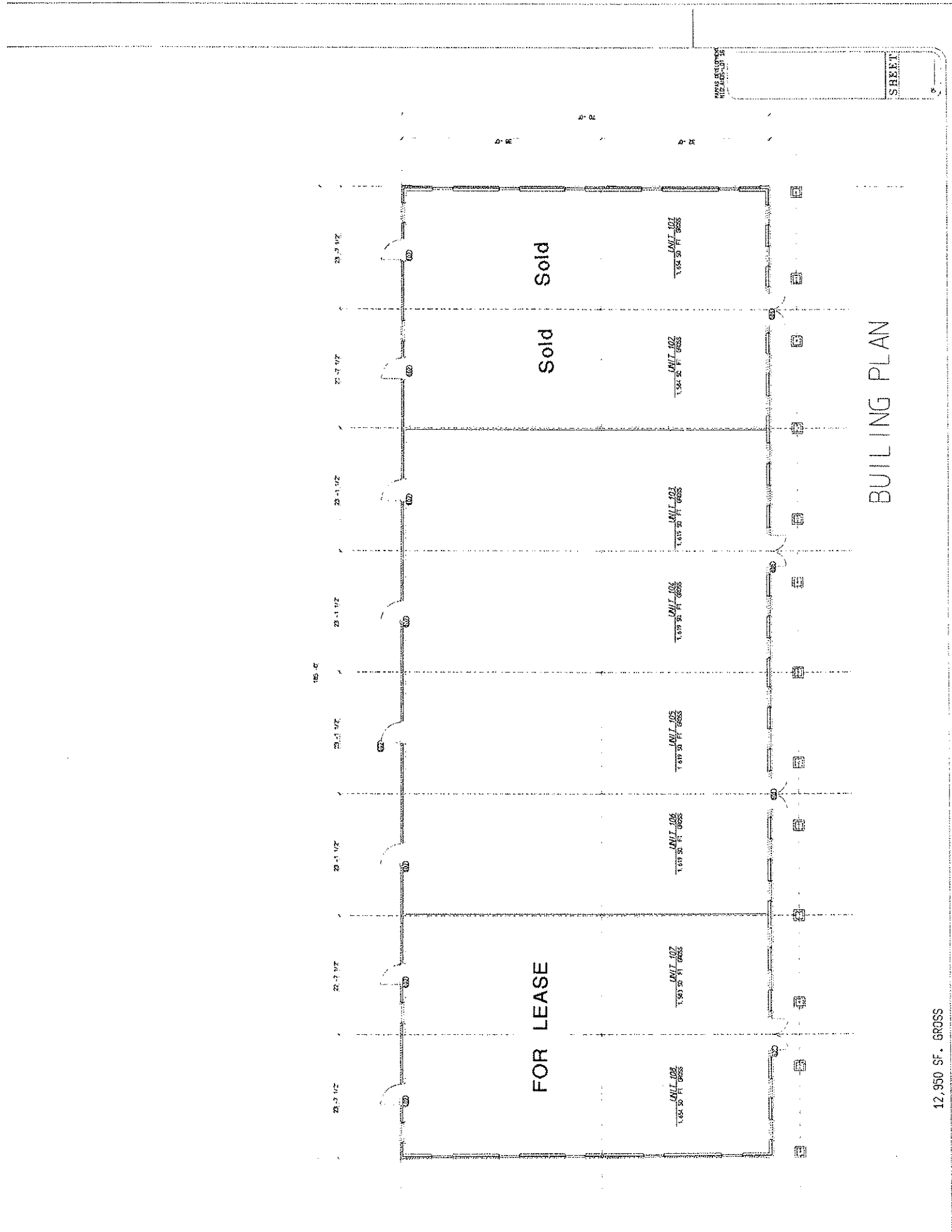
\$18.00 per square foot/nnn

Lease Terms and Conditions:

Subject to Negotiation.

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Revised 03/08





PLEASE CONSULT
 102-A-05-107-36
 SHEET

BUILDING PLAN

12,950 SF. GROSS

MIDLANDS DRIVE

Concrete Curb

13

50' Building Setback Line

17

237.45'

70' x 185' BUILDING = 12,950 S.F.
AT 1 PER 200 S.F. 65 STALLS ARE NEEDED 72 STALLS ARE PROVIDED

UNIT 101 UNIT 102 UNIT 103 UNIT 104 UNIT 105 UNIT 106 UNIT 107 UNIT 108

19

100.00'

148.00'

SITE PLAN

SCALE: 1" = 20'-0"





Merchante Dr

Phase I Lot 3

Phase II Lot 16

Midlands C1

Midlands Surgical Center

Midlands Musculoskeletal Institute

Alvord Dr

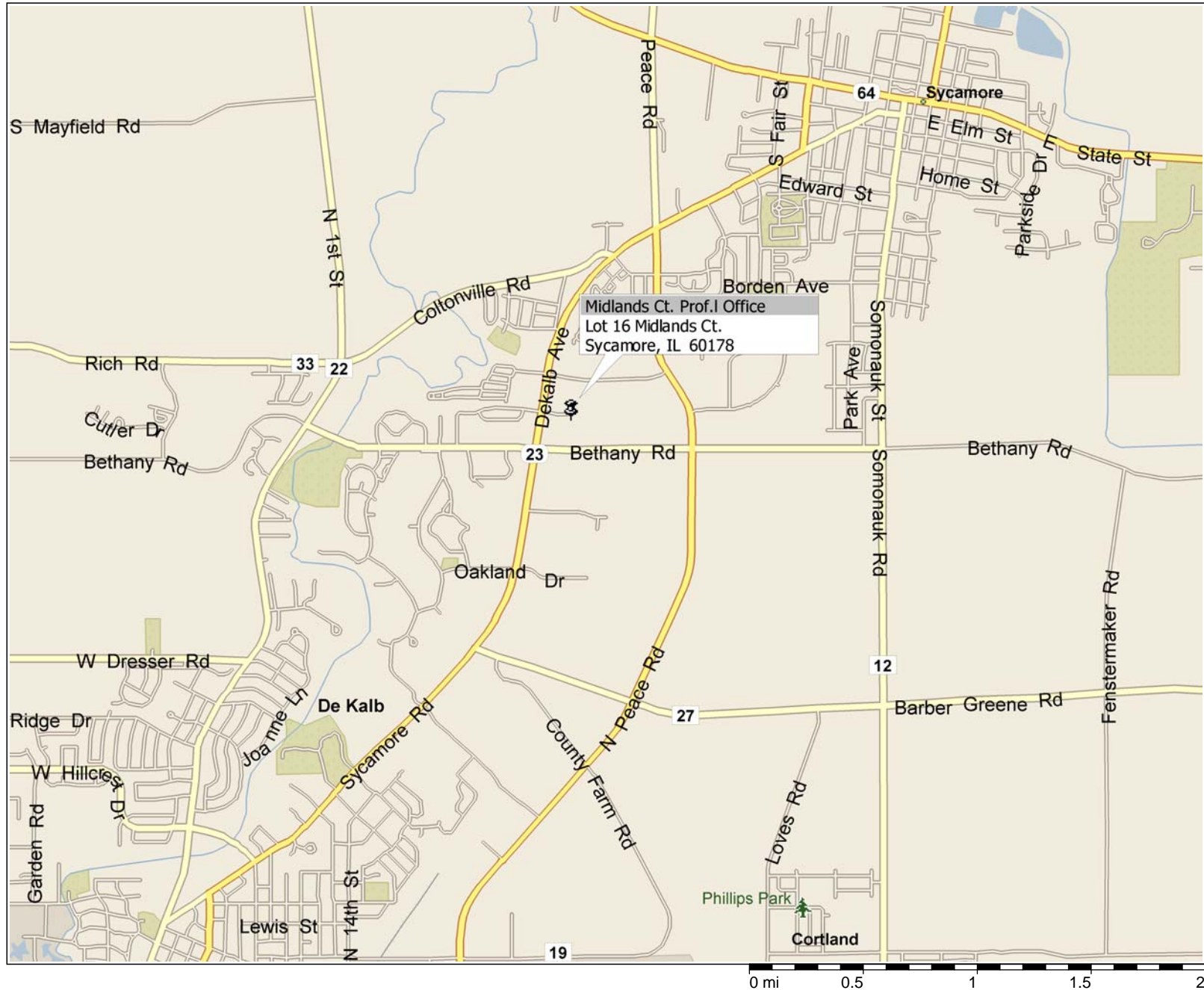
Bathory Rd

Peters Professional Park

Gateway Dr

New Kishwaukee Hospital

Midlands Court Professional Office - LEASE



DeKalb County, Illinois

