

OFFICE SPACE FOR LEASE

141 ELM STREET

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 at **141 Elm Street, 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: 141 ELM ST., SYCAMORE, IL 60178

Property Address: 141 Elm Street Sycamore, IL 60178

Location: The subject property is located on the corner of Elm and Locust Streets in downtown Sycamore. The property is located one block south of Route 64 and is within the Sycamore Business District. (Please refer to enclosed map.)

Traffic Count: The average daily traffic count for this address is 2,550; however, one block to the north boasts an average daily traffic count in excess of 12,700.

Building Description: In 2008 this one-story brick building was totally remodeled and an addition was added to bring the total square footage up to 1,600.

Total Available Building Area: The entire building is available.

Interior Features: The first floor currently consists of two exam rooms which have water stubbed to each, a private office with private entrance and covered parking, lab room with water, storage room, waiting area, large reception area, extra wide ADA accessible hallway and an ADA restroom. The basement offers abundant storage, two restrooms, and a break area. There are a total of three separate entrances to the building. Please refer to the enclosed floor plan.

Heating and Air: The entire building is equipped with a newer gas forced heat furnace and central air conditioning.

Electrical: The building is equipped with a 200 amp electrical service.

Parking: There are a total of approximately 15 off-street parking spaces. The main parking lot is located on Locust; however, there are 3 off-street parking spaces on Elm Street.

Non-Compete: A non-compete applies to the property which excludes Banks and Accountants.

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

Electricity:
ComEd (800) 334-7661

Gas:
Nicor (888) 642-6748

Telephone:
Verizon (800) 483-4600

Lease Rate: \$1,600.00 per month triple net.

**NNN Expenses: \$ TBD per square foot.
The expenses for real estate taxes are \$6,000.00 per year.**

Terms: Three (3) to Five (5) years. Landlord may consider options to renew.

Escalator: Two and one half (2.5%) per year.



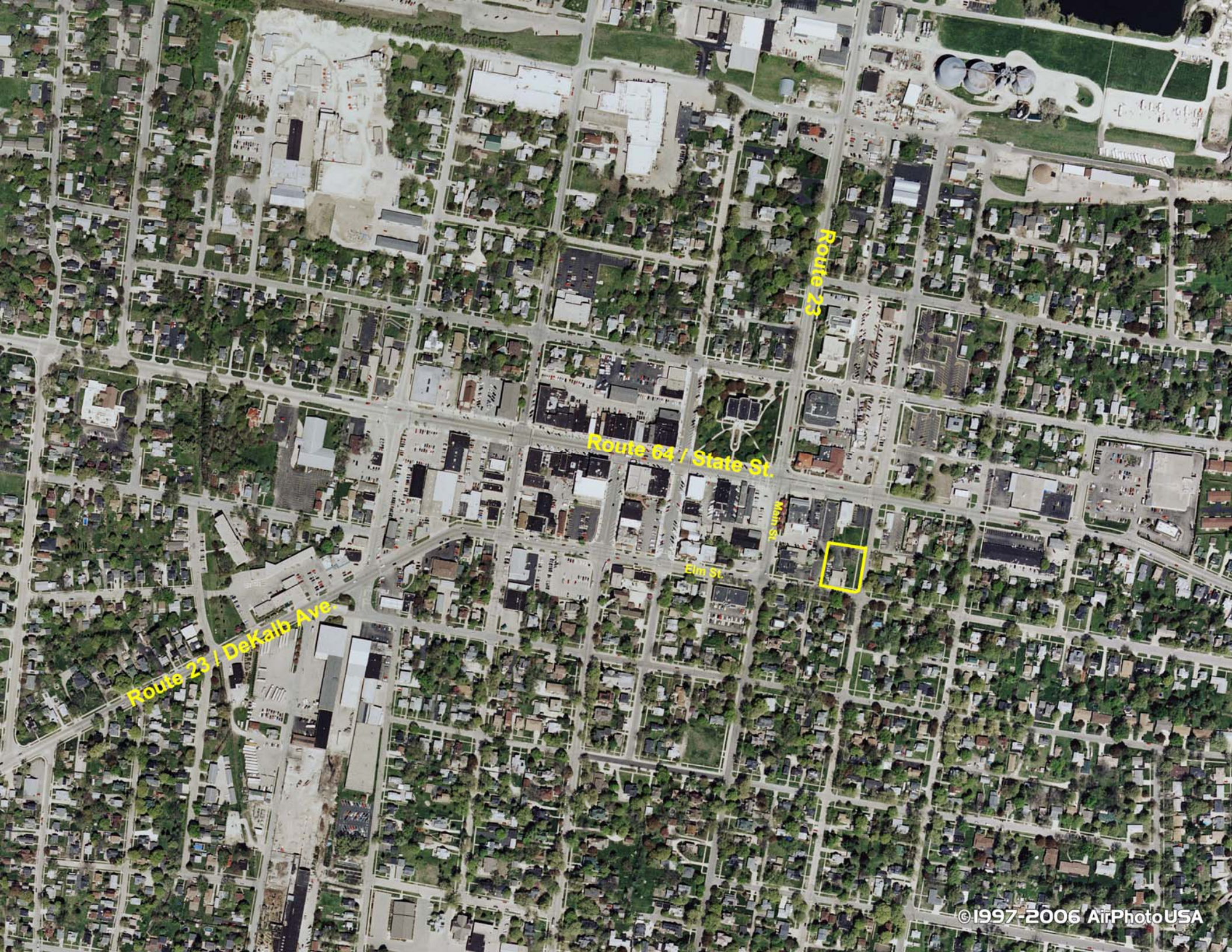


Route 64 / State St.

Main St.

Elm St.





Route 23 / DeKalb Ave

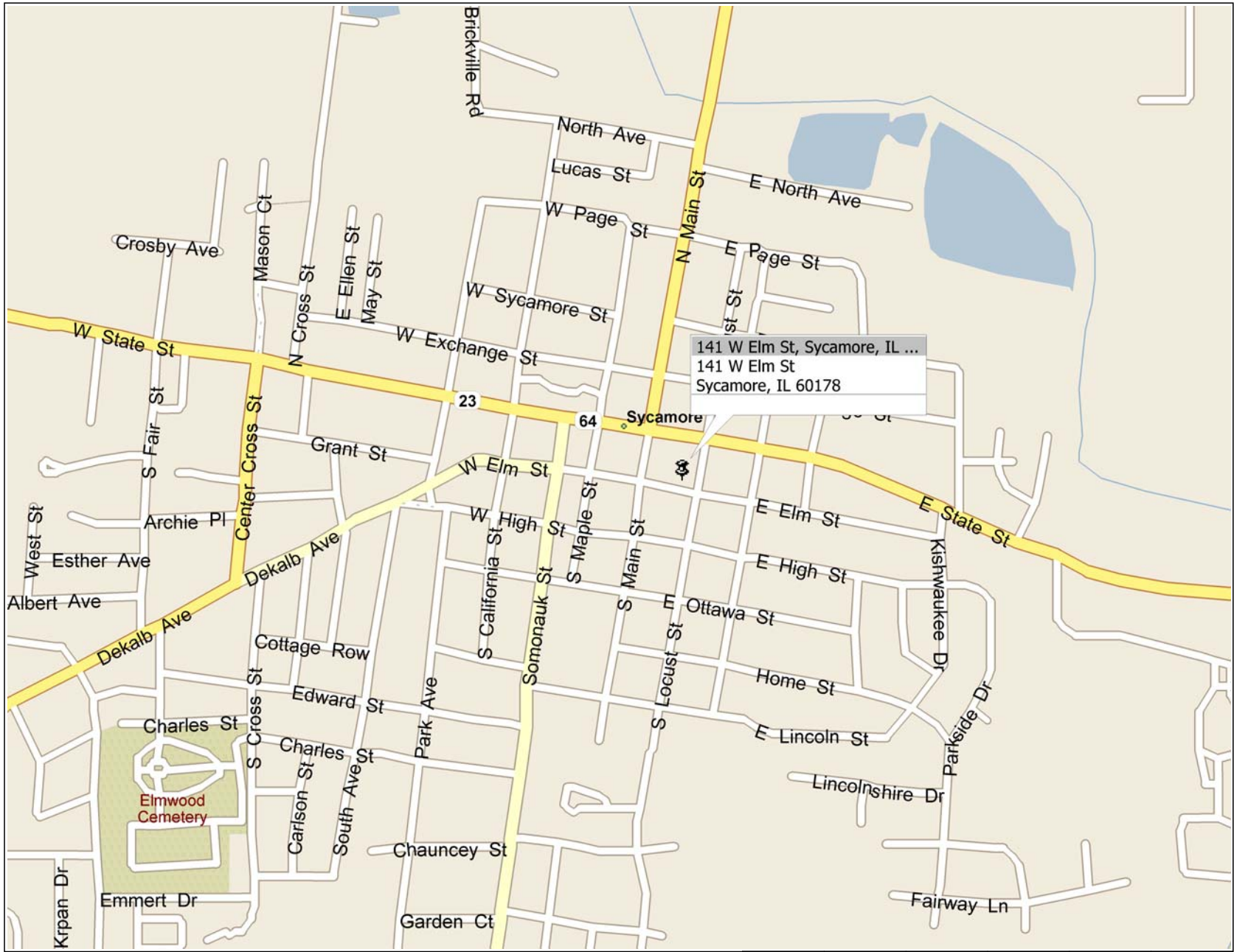
Route 64 / State St

Route 23

Elm St

Main St

141 Elm St - Sycamore



0 mi 0.2 0.4 0.6

DeKalb County, Illinois

