

**OFFICE/MEDICAL CONDOS  
1815 MEDITERRANEAN DRIVE  
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 purchasers or lessees in determining their intention with respect to the potential acquisition of the property located at **1815 Mediterranean Drive, 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 – 1815 MEDITERRANEAN DRIVE

Location:	This professional office or medical condominium is located in the Bethany Business Campus and is easily accessible from Peace Road or Route 23. The address is 1815 Mediterranean Drive, Sycamore, IL 60178
Access:	This site is accessible via Route 23 to Bethany Road east to Mediterranean Drive, north to property or via Peace Road to Bethany Road west to Mediterranean Drive, north to property.
Traffic Count:	The average daily traffic count for the intersection of Bethany Road and Mediterranean Drive is 6,100 cars; however, Peace Road has in excess of 10,000 cars and Route 23 has in excess of 25,000 cars.
Trade Area:	Bethany Business Campus is located on the border between Sycamore and DeKalb and is surrounded by other professional offices and health care facilities, banks, and restaurants. Demographic packages are available upon request.
Medical Facilities:	Bethany Business Campus is located within 2 miles of the newly constructed 100 bed, 230,000 square foot Kishwaukee Hospital. The Hospital opened Fall of 2007.
Site Description:	This improved parcel encompasses a total of 0.62 acres and is irregular in shape measuring 121.24 x 235.38 x 120 x 220.04 feet.
Building Size:	The building's exterior dimensions are 85 feet wide by 70 feet deep which equates to 5,950 square feet of interior space. Please refer to the enclosed rendering.

Building Description:	This free standing brick and stone building was constructed in 2006. The building features a pitched roof with architectural shingles, the entrance doors are anodized aluminum, and the windows are Pella with wood-clad casements and micro-blinds.
Building Division:	The building has been set up to accommodate three separate suites.
Minimum Square Footage Available:	1,983 square feet with dimensions of 28 feet wide by 70 feet deep.
Maximum Square Footage Available:	5,950 square feet.
Mechanical/Electrical:	Each suite has 200 amp, 3 phase electric service, individual gas and water service. There is one house meter for the exterior lighting. The concrete floor will be left open for plumbing locations. A finished concrete floor will be provided by owner after plumbing work is complete.
Signage:	A monument sign constructed of the same materials as the building is located on Mediterranean Drive. Each owner/tenant will have space on this dual sided sign.
Parking:	There are a total of 35 parking spaces including required ADA spaces. Parking is located in the front and rear of the building.
Zoning:	C-3 Planned Unit Development, which allows for numerous business and commercial uses.

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

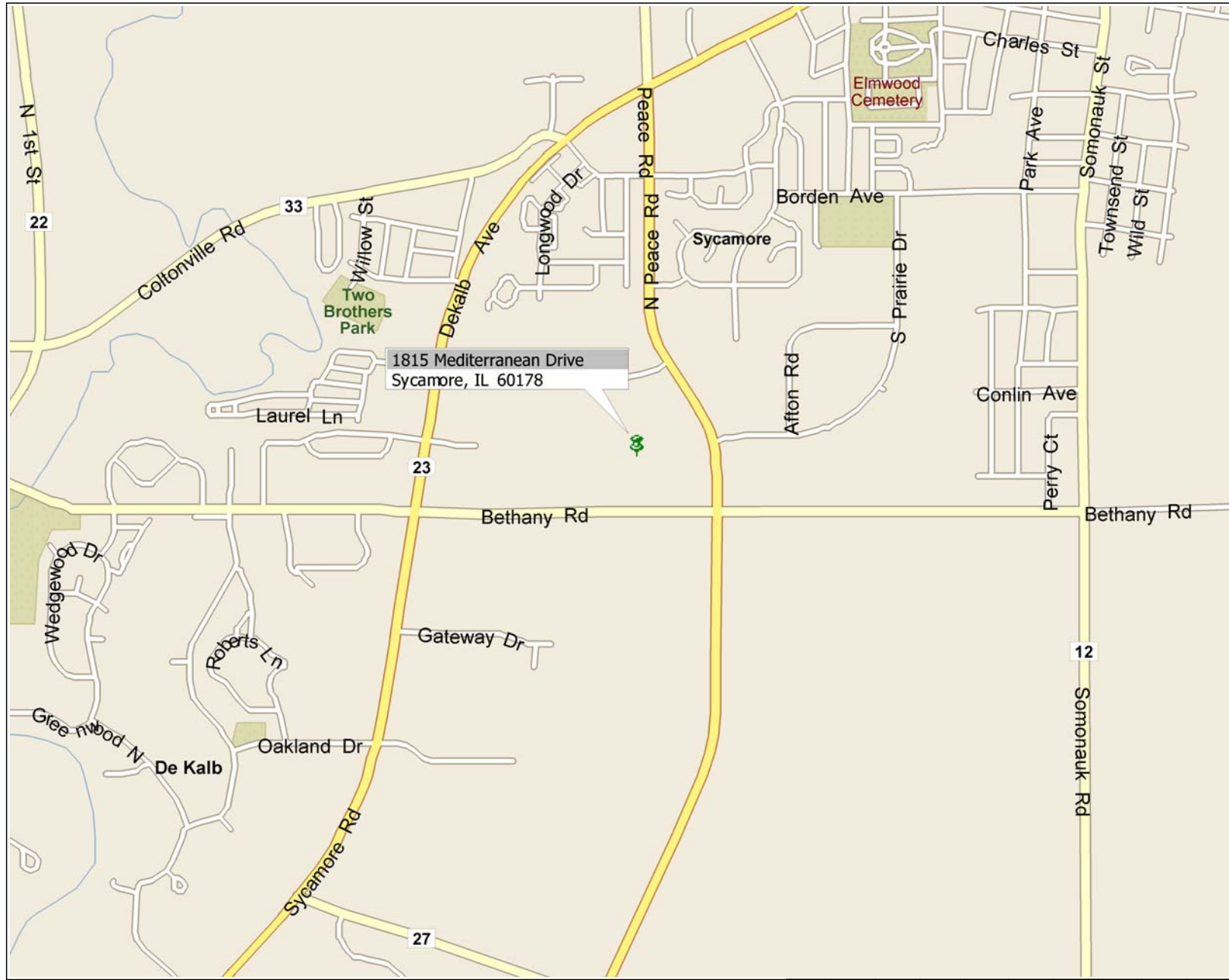
The building is available for sale or lease:

Asking Price:	\$140.00 per square foot.
Real Estate Pin Number:	09-06-398-006
Real Estate Taxes:	2007 payable in 2008 were \$14,077.98
Lease Rate:	\$14.00 per square foot/nnnn
Common Area Maintenance:	Estimated at \$2.00 per square foot





# 1815 Mediterranean Drive - Sycamore



# DeKalb County, Illinois

