

OFFICE SPACE
220 EAST STATE STREET
SYCAMORE, ILLINOIS

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
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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 lessors in determining their intention with respect to the potential of acquisition of the property located at **220 ½ East State 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.

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PROPERTY INFORMATION: 220 1/2 State St., Sycamore, IL 60178

Property Address: 220 1/2 State Street (aka Route 64)
Sycamore, IL 60178

Location: The subject property is located on the South side of State Street near the intersection of Locust, which is just 1 block east of the court house and the City of Sycamore's downtown business district. (Please refer to enclosed map.)

Building Description: This 1,425 square foot free standing building is currently configured for two medical/professional offices.

Year Built: The approximate age of construction is mid-1950's.

Traffic Count: The average daily traffic count for this address is 12,700.

Total Available Building Area: The rear 825 square foot suite is currently available for lease. The suite is configured for a medical office but could easily be used for a professional office.

Interior Features: The suite has three entrances with one being private, waiting area, reception, main office, private office, two exam rooms, restroom, storage, and a full basement with an internal entrance.

Plumbing: There is one unisex restroom located in the suite. It is not configured for ADA.

Heating and Air: The building is equipped with a newer furnace which supplies the suite with gas forced heat and central air conditioning.

Parking: There are 5 off street parking spaces available on the site.

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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:

\$12.00 per square foot triple net. Tenant is responsible for compensating the landlord for tenant's pro-rata share of gas and electric.

NNN Expenses:

\$4.17 per square foot

The expenses are as follows; 2.10 p.s.f. for real estate taxes, .41 p.s.f. insurance and 1.66 p.s.f. CAM.

Terms:

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

Escalator:

Three (3%) per year.

899-2700

SUN SPA
THERAPY

OPEN

899-2700

ACUPRESSURE
SWEDISH

ORIENTAL
MASSAGE

FOR LEASE

Milner

& ASSOCIATES, INC.

COMMERCIAL

REAL ESTATE

CCM

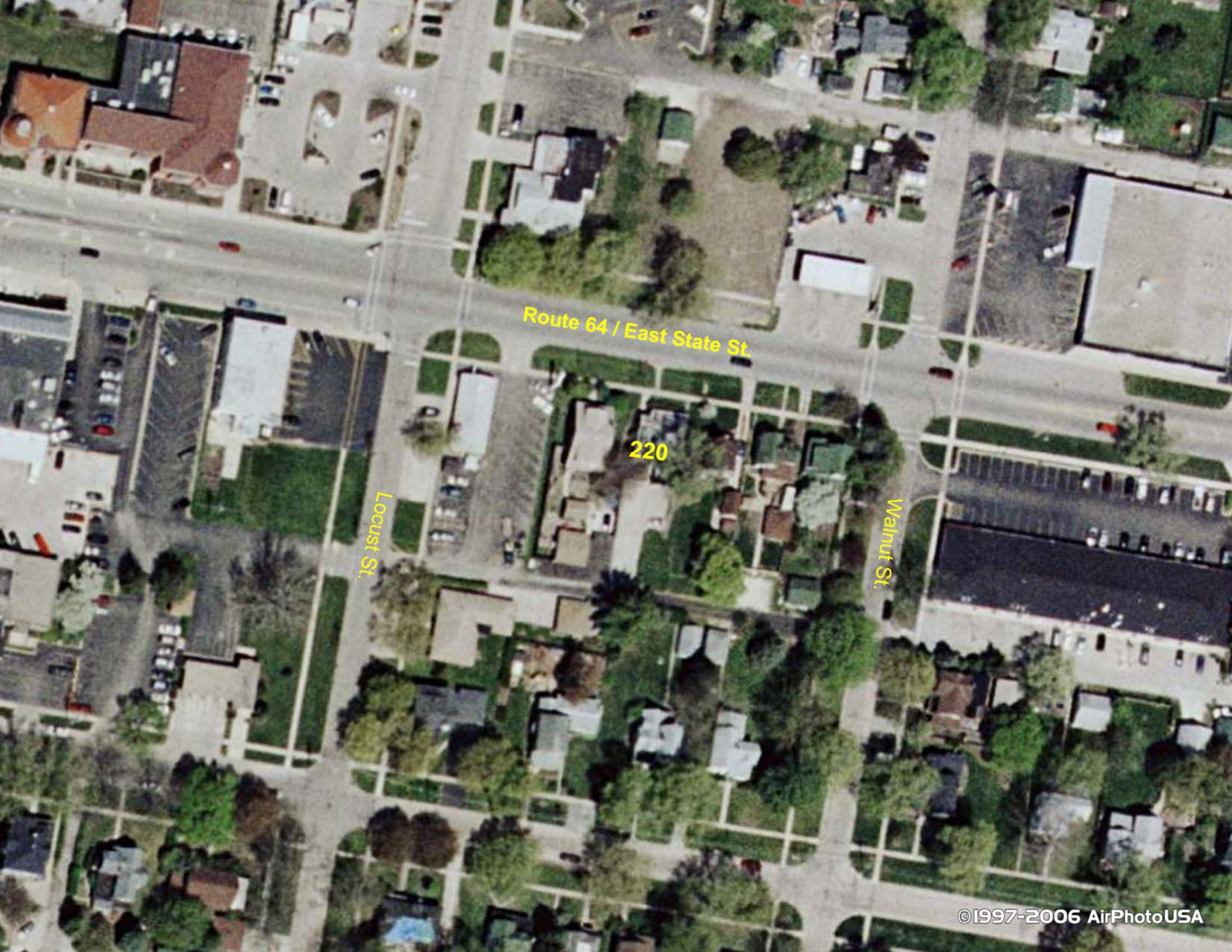


815/758-2100

SUN THERAPY
899-2700

MARCZEWSKI
OPTOMETRY

Dr. Kristy
Marczewski 815-895-3366



Route 64 / East State St.

Locust St.

Walnut St.

220

**DOWNTOWN
SYCAMORE**

Route 23 / Main St.

Route 64 / East State St.

220

DeKalb County, Illinois

