

**GATEWAY PROFESSIONAL CENTER
AT HAUSER ROSS 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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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 of acquisition of the property located in **Gateway Professional Center, Hauser Ross 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.

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PROPERTY INFORMATION – GATEWAY PROFESSIONAL CENTER

- Location:** The Gateway Professional Center is located 1 block east of the intersection of Gateway Drive and Route 23 on Hauser Ross Drive in Sycamore, Illinois 60178.
- Access:** Access is available from the stop light intersection of Route 23/ Sycamore Road and Gateway Drive. Follow Gateway drive east to Hauser Ross Drive and turn right. The professional center will be on the left.
- Traffic Count:** The average daily traffic count for the intersection of Route 23 and Gateway Drive is 20,000 cars.
- Trade Area:** Gateway Professional Center is centrally located between Sycamore and DeKalb and is surrounded by shopping, restaurants, offices banks and health care facilities.
- Medical Facilities:** Gateway Professional Center is located within 1/4 mile 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 3.5 acres.
- Building Size:** In Phase 1, there are a total of five free standing buildings as illustrated on the enclosed site plan totaling 33,200 s.f. Individual free standing buildings are available from 3,600 sf. Each building has a very flexible design which could accommodate multiple suites or may be utilized for a single tenant.
- Phase 2 will be a mirror image offering 5 new buildings of similar size. Build to suit is also available.

Building Description:

These masonry buildings are all brick with the timeless appeal of Old World Design. Pitched roofs are enhanced with architectural shingles. Thermal windows are fully operational; aluminum clad, casements with transoms above. For further details please refer to the enclosed Construction Specifications.

Minimum Square Footage Available:

1,500 square feet with dimensions of 30' wide by 50' deep.

Maximum Square Footage Available:

Owner will consider combining or altering suites on a case by case basis.

Floor Plans:

Space planning is available. Owner can provide interior build-out services to your specifications at an additional cost. Sample floor plans are included in the brochure.

Interior Finishes:

Shells include: water & sewer brought into suite; 1 - 200 amp, 3 phase electrical service, gas line brought to exterior of suite; 1" empty electrical pipe run from outside telephone box to electrical service for future phone lines; the demising walls shall be drywalled; the exterior walls and roof trusses are studs only; the floor is gravel.

Mezzanine space is available on the end units only.

Condo Association:

All owners will be members of a condominium association that is responsible for the maintenance and repair of the common areas. Each condominium owner is responsible for the maintenance of their interior space and the real estate taxes pertaining to their condominium.

Signage: A monument sign constructed of the same materials as the buildings design is erected on Gateway Drive at the entrance. Building signage can be purchased and installed by purchasers as allowed by Sycamore's sign ordinance.

Parking: There are a total of 155 parking spaces with 6 being ADA. (89 spaces are located in the front of the buildings and an additional 66 spaces are located along the rear of the buildings.)

Zoning: C-3 Planned Unit Development, which allows for numerous business and commercial uses.

Landscaping: The site is extensively landscaped as designed by a professional Landscape Architect.

Occupancy: Immediate occupancy and build to suit available.

Utilities:

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

Electric:
Com Ed (800) 334-7661

Natural Gas:
Nicor (888) 642-6748

Telephone:
Verizon (800) 483-4600

Gateway Professional Center

Price List

Suite	Size	Status	Price	Price Per Square Foot
Suite 100	2,000 s.f.	Under Cons. Shell Loft Available	Sold/Pending	\$160.00 + Loft
Suite 150	1,620 s.f.	Under Cons. Shell Loft Available	\$251,100.00	\$155.00 + Loft
Suite 200	1,560 s.f.	Shell Loft Available	Sold/Pending	\$155.00 + Loft
Suite 225	2,460 s.f.	Shell	Sold/Pending	\$145.00
Suite 250	2,000 s.f.	Shell	\$290,000.00	\$145.00
Suite 325	1,400 s.f.	Completely Finished	\$308,000.00	\$220.00
Suite 500 Free Standing Building	4,970 s.f.	To be Built Divisible Loft Available	\$795,200.00	\$160.00 + Loft

- Shells include: Water and sewer brought into suite; 1 - 200 amp, 3 phase electrical service, gas line brought to exterior of suite, 1" empty electrical pipe run from outside telephone box to electrical service for future phone lines; the demising walls shall be drywalled; the exterior walls and roof trusses are stud only and the floor is gravel.
- Lofts in shell include: All structural requirements, 12" wood floor trusses and plywood sheeting. The stairs are to be built as a part of the final build out. Price of loft is \$30,000.00 for approximately 800 square feet.
- Suites 200, 225 and 250 can be combined in any combination or portion thereof to create a larger suite, For example, Suite 250 can be combined with 50% of Suite 225 to create 3,479 s.f. or any other portion to achieve any certain desired size.

Gateway Professional Center

Price List

All Suites are available for lease for a minimum base rent rate of \$18.00 per square foot triple net. Common area maintenance is estimated at \$2.50 per square foot. Real estate taxes would be estimated at approximately \$2.00 per square foot.



GATEWAY
PROFESSIONAL CENTER
2340

Available

Gateway Family
Dentistry



Gateway Family
Dentistry

GATEWAY
PROFESSIONAL CENTER
2550

Partners in
Children's Health

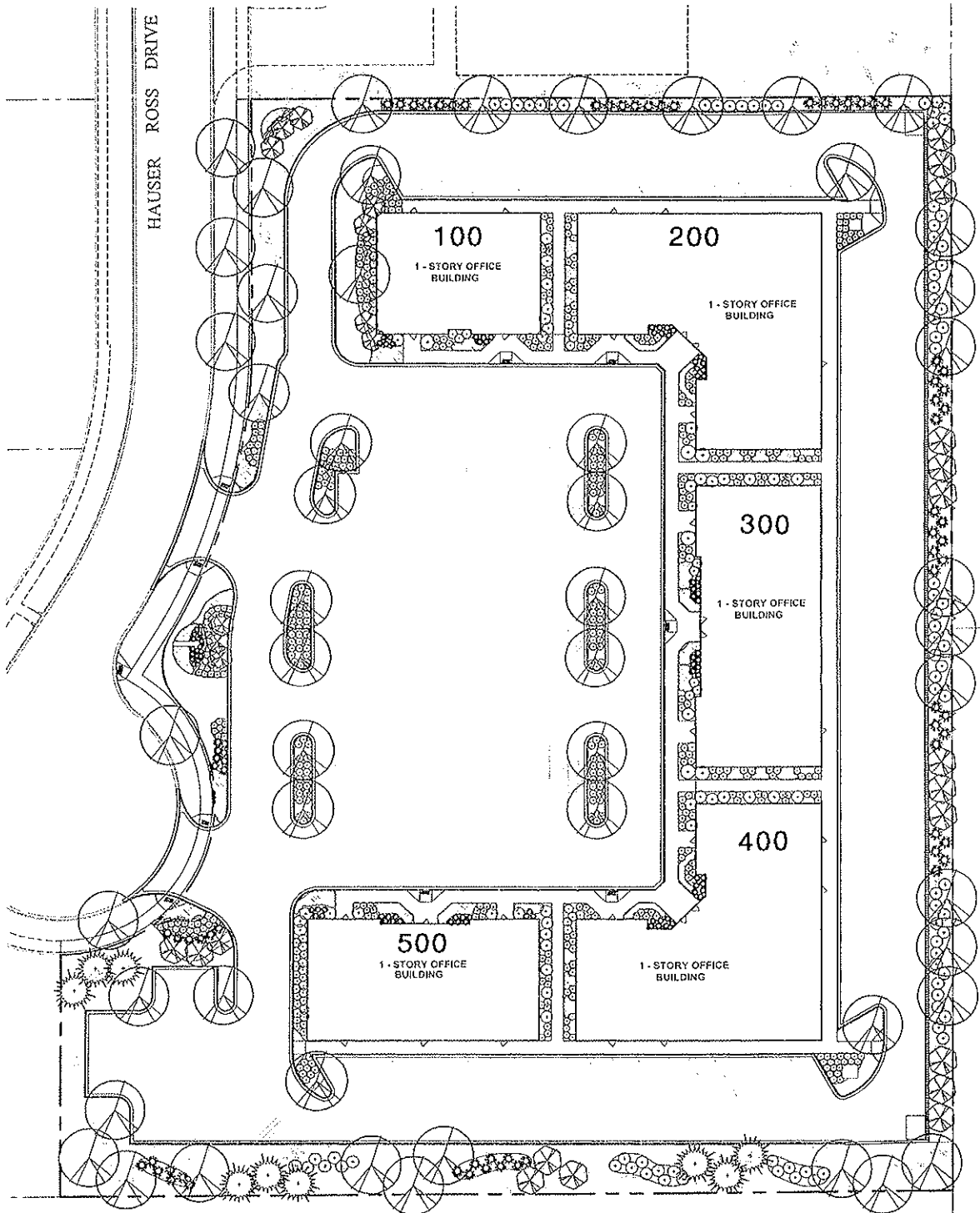




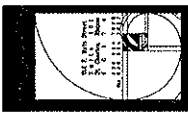
FOOT & ANKLE
PROFESSORS & CLINICAL

GATEWAY
PROFESSIONAL CENTER
2500

Sycamore Medical
Associates



LANDSCAPE PLAN
0 10 20 40 60
SCALE: 1"=20'
NORTH

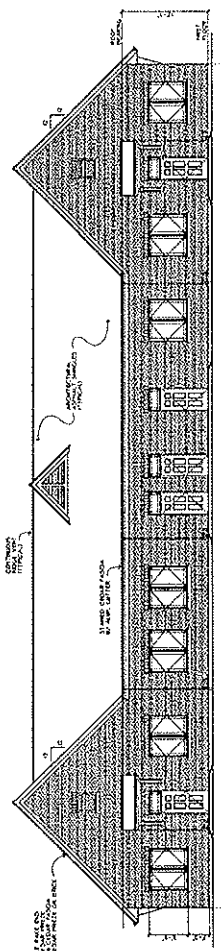


PROPOSED NEW OFFICE: BUILDING THREE
GATEWAY PROFESSIONAL CENTER
 BUILDING THREE - HAUSER ROSS COURT - SYCAMORE, IL
 SOUTHWEST ENTERPRISES, LTD.

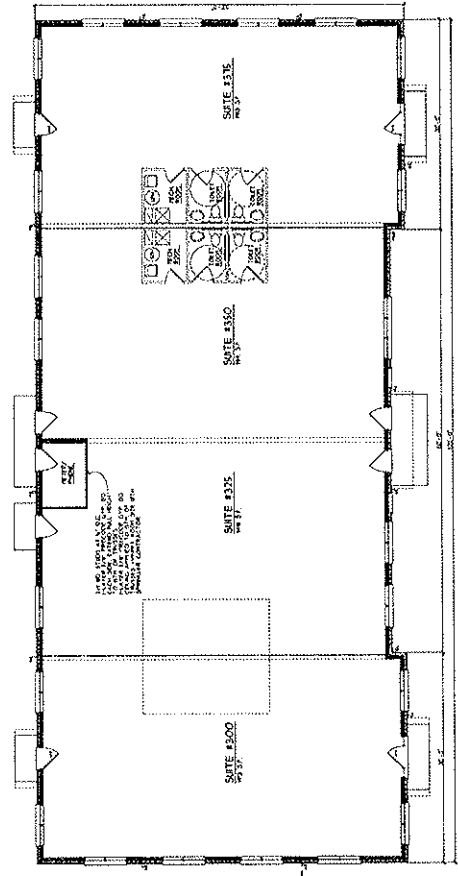
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SCALE:	
PROJECT:	
CLIENT:	
DESIGNER:	

Commission: MCL
 Issue Date:
 Drawn By: GLODOP
 ELEVATION PLAN

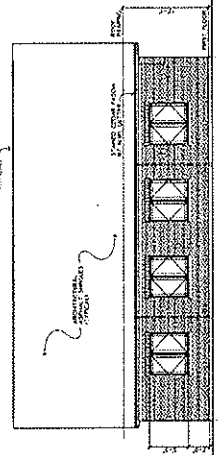
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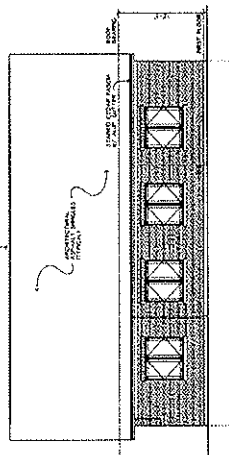
EAST ELEVATION - BUILDING 3
SCALE: 1/4" = 1'-0"



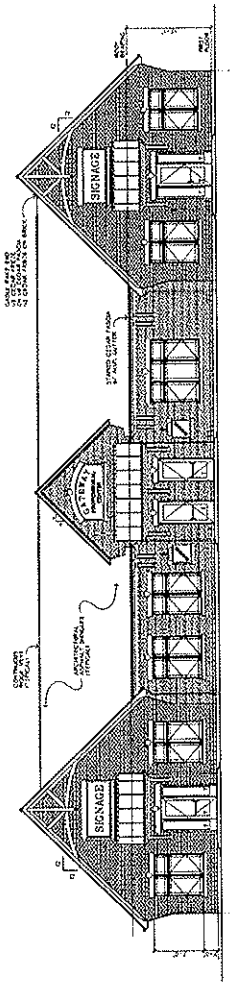
FLOOR PLAN - BUILDING 3
SCALE: 1/4" = 1'-0"



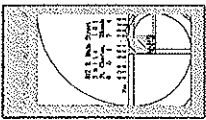
NORTH ELEVATION - BUILDING 3
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - BUILDING 3
SCALE: 1/4" = 1'-0"



WEST ELEVATION - BUILDING 3
SCALE: 1/4" = 1'-0"

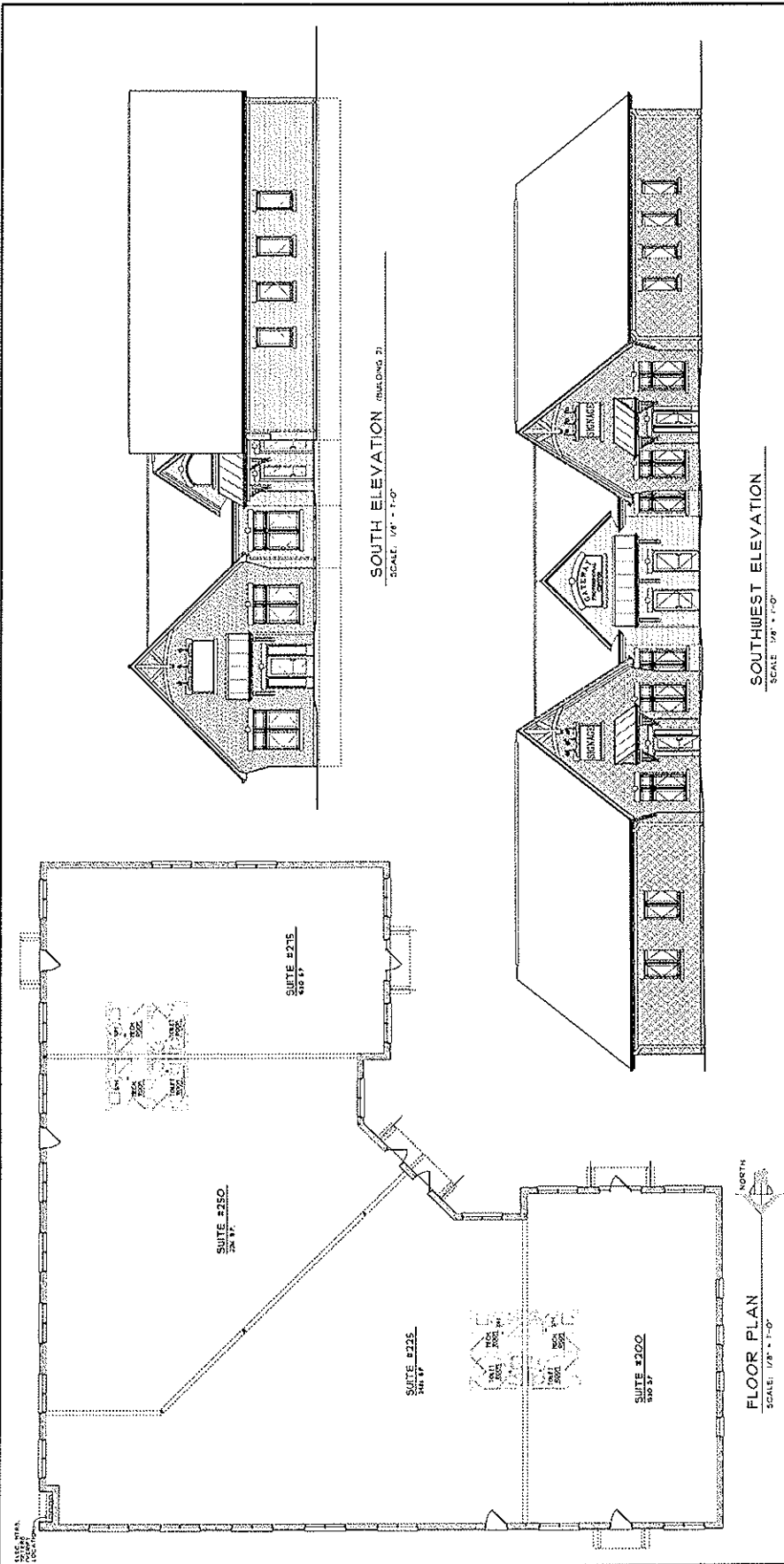


PROPOSED NEW OFFICE BUILDING TWO
 GATEWAY PROFESSIONAL CENTER
 HAUSER ROSS COURT - SYCAMORE, IL
 WORTHINGTON ENTERPRISES, LTD.
 BLDG. 2

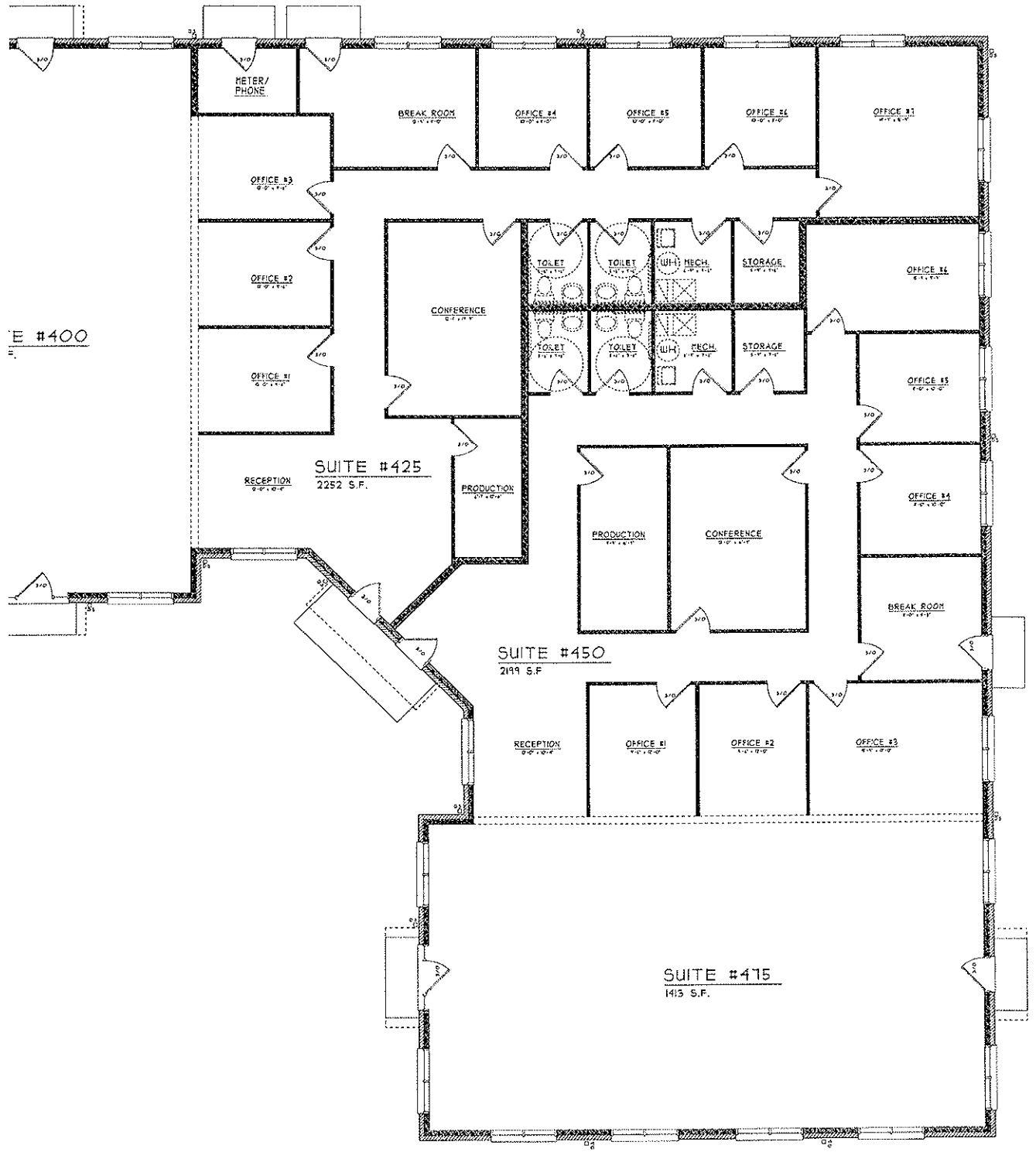
REVISIONS

CONTRACT NO. 102
 DATE DRAWN 11-10-10
 DRAWN BY: C.D.Z.
 EXAMINED BY: J.P.K.

Sheet
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 of 1



5545 S. RYAN
 SUCRA
 LOCATIONS



BUILDING 4 - OFFICE BUILD-OUTS
 SCALE: 1/8" = 1'-0"

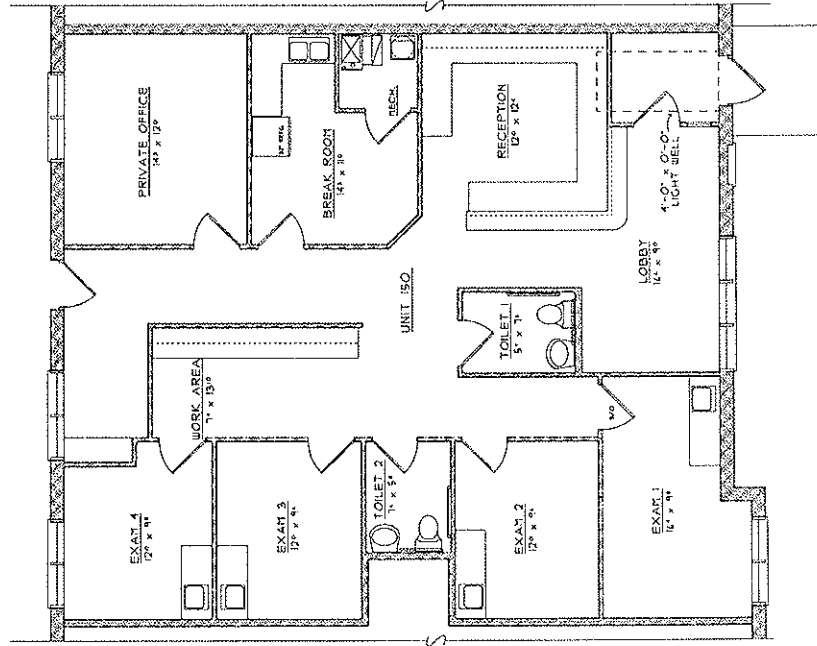
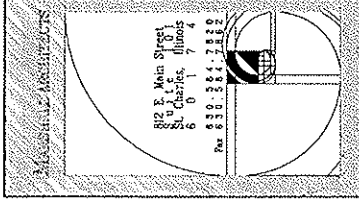


SQUARE FOOTAGE
GROSS SQ. FT. 1198 SQ. FT.
NET SQ. FT. 1289 SQ. FT.

THORWOOD PROFESSIONAL CENTER
NORTHINGTON ENTERPRISES, LTD
2817 150-1072 BRAYCOTE DRIVE
SOUTH ELGIN, IL

OFFICE BUILD-OUT

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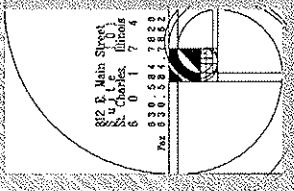
OFFICE PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE
 BUILD-OUT
 1,600 SQ. FT.
 TOTAL:
 1,600 SQ. FT.

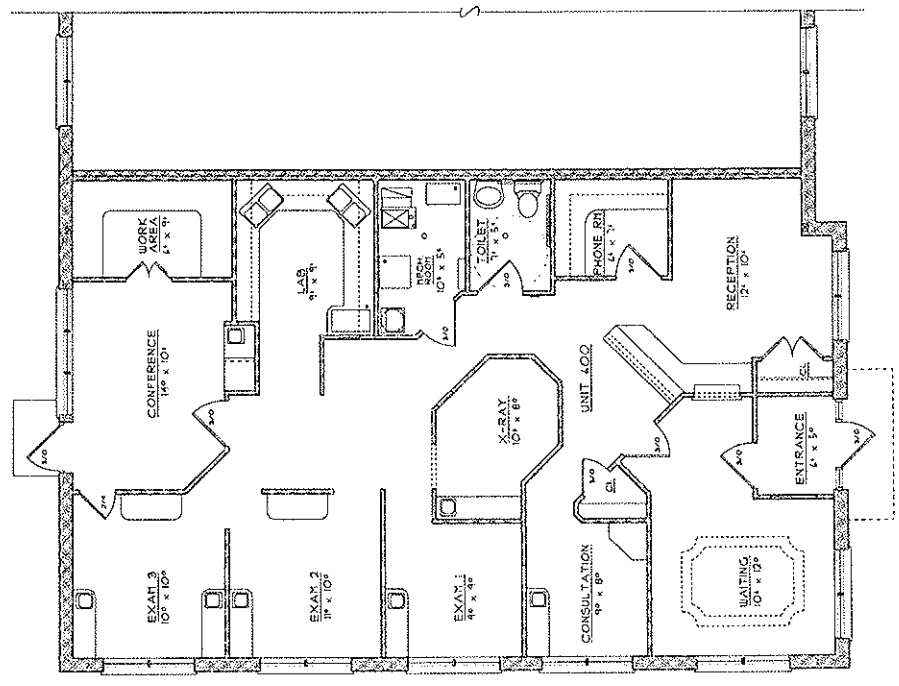
THORNGOOD PROFESSIONAL CENTER
 UNIT 100-107-BREKIDGATE DRIVE
 SOUTH ELGIN, IL
 OFFICE BLDG-OUT

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MARSHALL ARCHITECTS

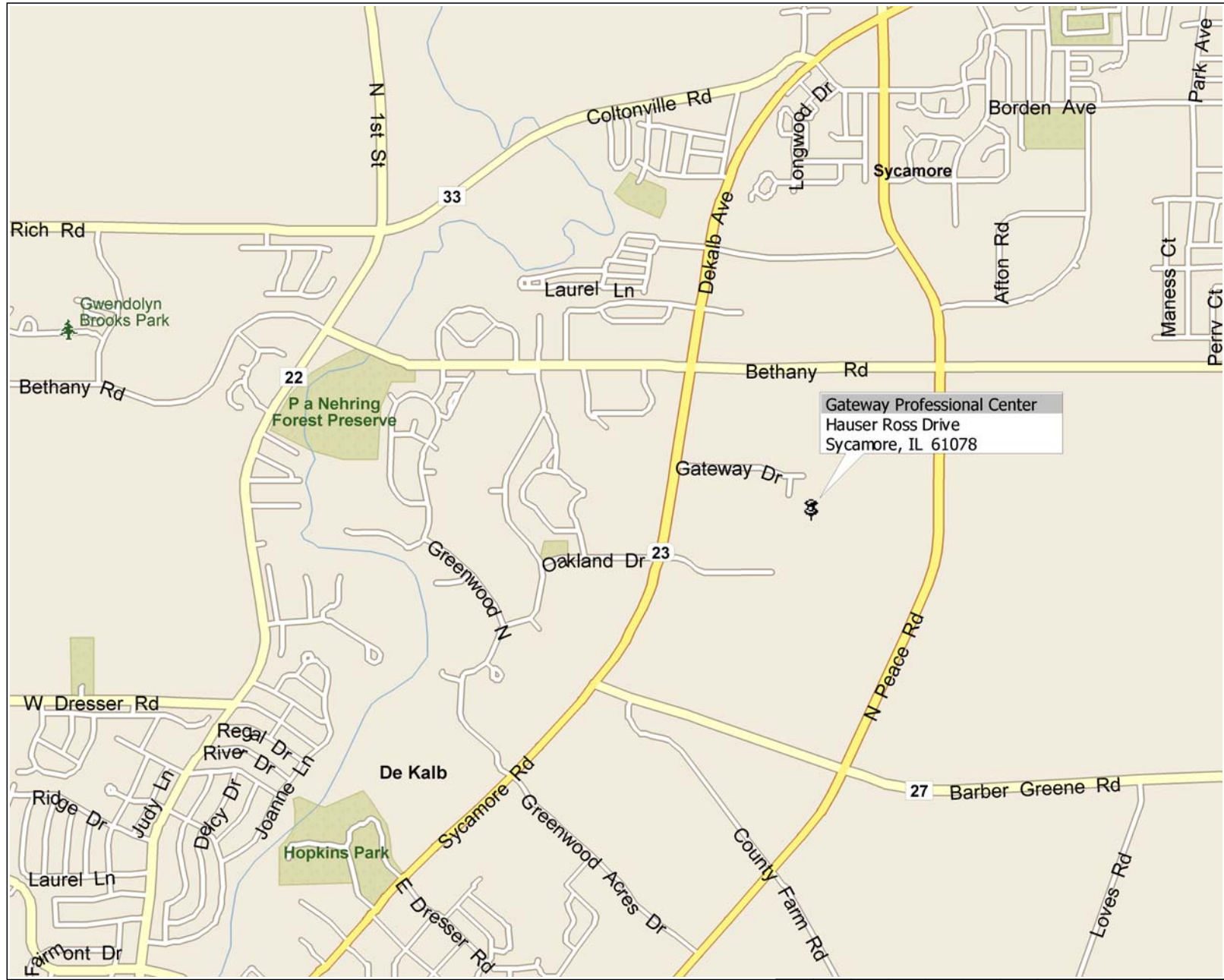


812 E. Main Street
 Du Quoin, Illinois
 62001
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FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Gateway Professional Center - Sycamore



DeKalb County, Illinois

