

FOR LEASE

3,000 SF | SECOND FLOOR SPACE
2400 HUNTINGTON DRIVE
ALGONQUIN, IL



PROPERTY SPECIFICATIONS

Property Name:	Algonquin State Bank
Building Size:	29,700 SF
Lot Size:	2.99 Acres
Property Class:	Class A
Available Space:	<u>Second Floor</u> 3,000 SF (+/-)
Gross Lease Rate:	\$14.00 SF
Space Condition:	Finished Build-Out w/ 6 Offices and Open Work Area Common Access & Restrooms
Utilities:	Electric & HVAC Included
Age:	1995
Zoning:	B-2 PUD
Water / Sanitary:	Municipal
Sprinklered:	Yes
Elevator:	Yes
Parking:	110 Spaces

PROPERTY HIGHLIGHTS

- Situated Along Algonquin's Primary Retail Corridor | Randall Road Frontage | Stoplight Intersection
 - Close to Shopping, Restaurants, Entertainment, & Residential Neighborhoods



BLUE CHIP

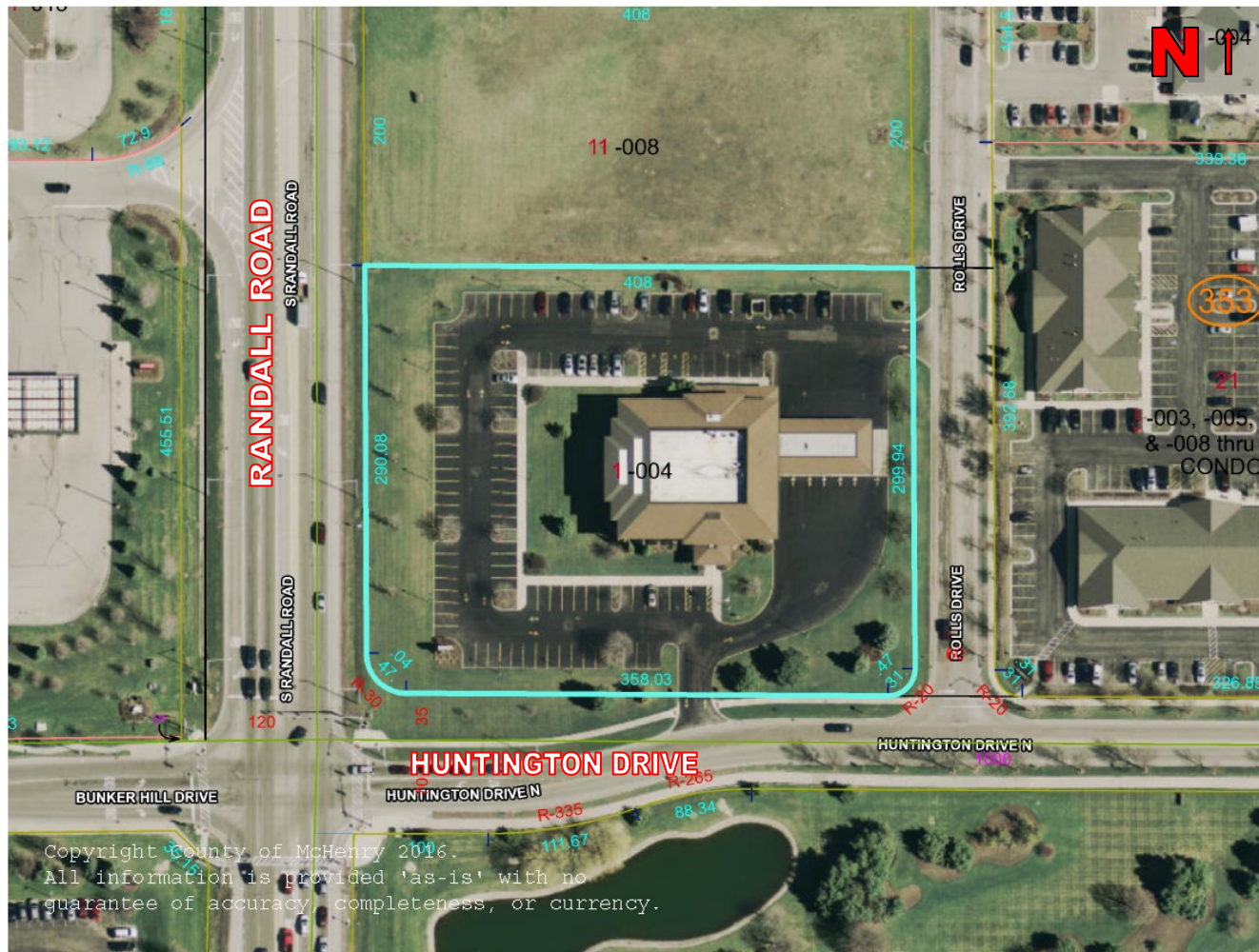
Commercial Real Estate, LLC.
Development | Investments | Brokerage

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NEIGHBORHOOD MAP



AERIAL TAX MAP

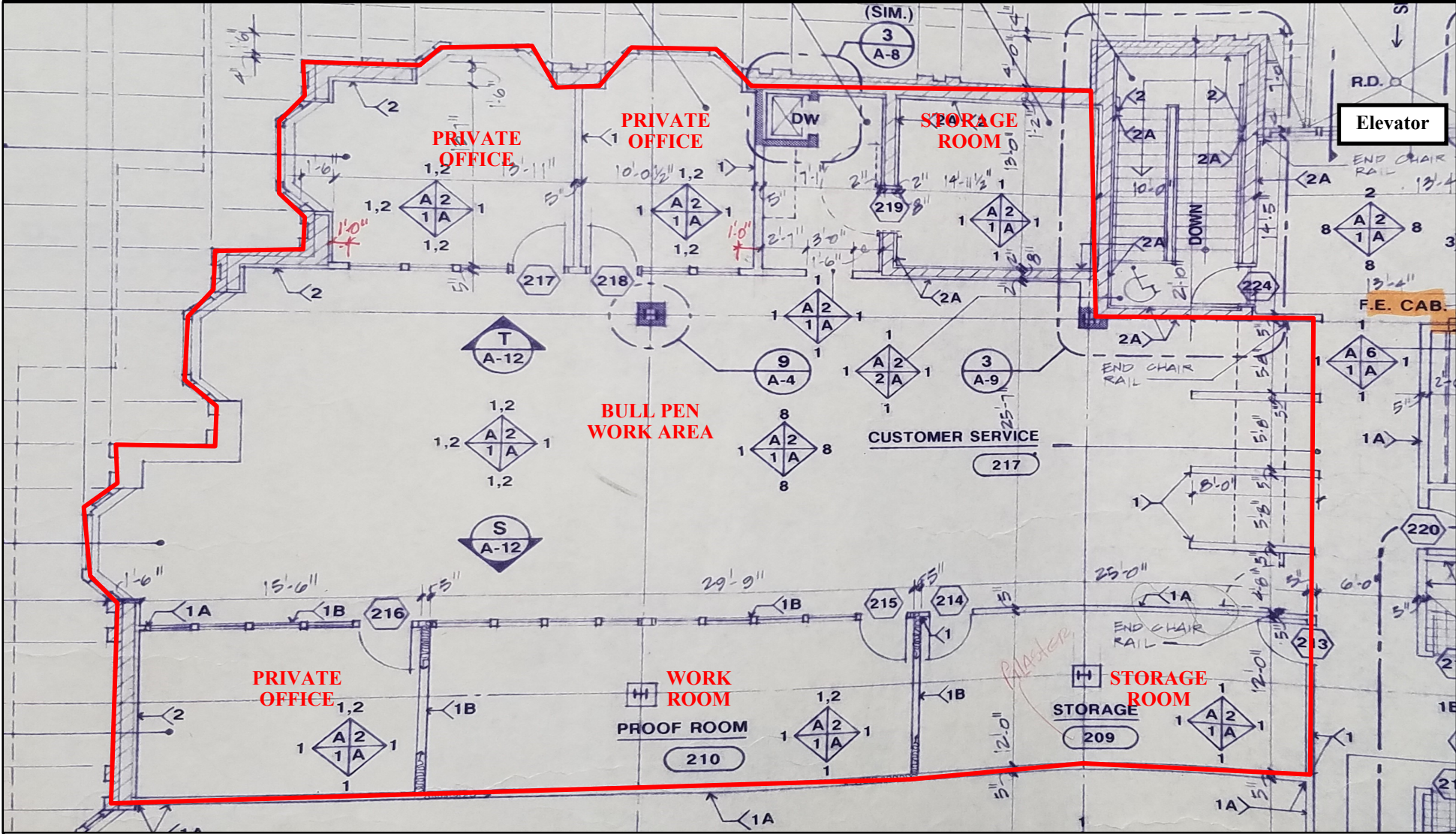


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FLOOR PLAN



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FEATURED PHOTOS



SOUTH ELEVATION



NORTHWEST ELEVATION



NORTH LOBBY



BULL PEN AREA



BULL PEN | SOUTH OFFICES



BULL PEN | NORTH OFFICES



PRIVATE OFFICE

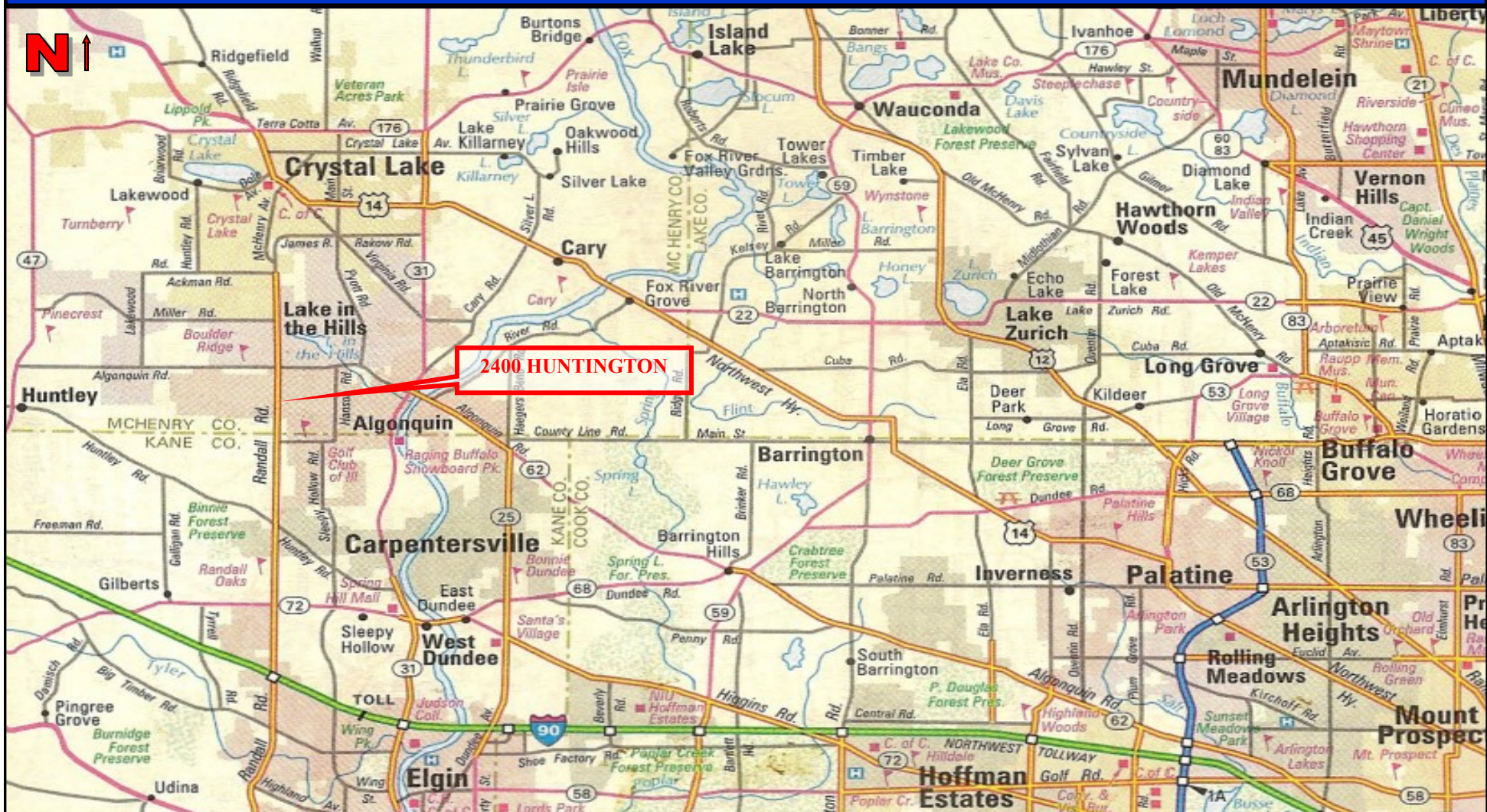


BULL PEN | SOUTH OFFICES



COMMON HALLWAY

STREET MAP & DEMOGRAPHICS



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2015 Est. Population	2,342	46,866	153,091
2015 Est. Average Income	\$127,500	\$103,424	\$95,787
2015 Est. Households	813	15,644	49,718

Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.