

Savard and Associates

Commercial Real Estate

410 East Main Street
Barrington, IL 60010
847-382-1121
Fax 224-

PROPERTY PROFILE-FIRST FLOOR REAR **BARRINGTON MAIN STREET OFFICES - 2 BLOCKS FROM METRA!!**

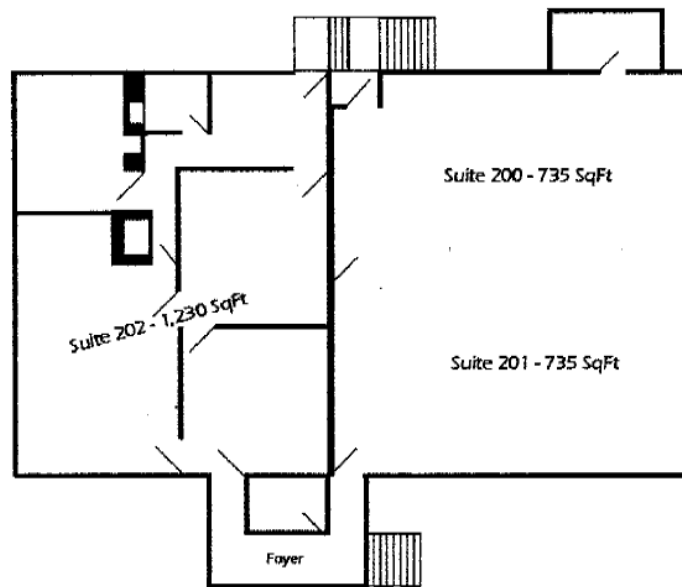


PRIME MAIN STREET LOCATION!!!

LOCATION:	Suite 202 – 1,230 rsf - 2 nd floor rear 410 E. Main Street, Barrington, IL
DESCRIPTION:	Prime office suite in downtown Barrington - Newly decorated!
LEASE RATE:	\$1,900.00/Month (Lease rate includes base year taxes, CAM and Insurance; plus water, sewer and trash!)
HEAT/AIRCONDITIONING:	By tenant
PARKING:	Reserved parking !! Two private entrances!
SIGNAGE:	West side of building
COMMENTS:	- Centrally located in the heart of Barrington -Ideal space for financial/business executive, therapist, attorney, chiropractor, etc.
CONTACT:	SAVARD AND ASSOCIATES Cassandra G. Savard 847-382-1121; Cell-847-226-6904 csavard@savardcommercial.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions,
and to change of price or terms, prior sale or lease, all without notice.

Second Floor Layout



Drawing is to provide a reference, and does not represent the exact placement or blueprint of any structure depicted.



ILLINOIS ASSOCIATION OF REALTORS®
DISCLOSURE AND CONSENT TO DUAL AGENCY
(DESIGNATED AGENCY)



NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED.

The undersigned Cassandra G. Savard/Savard and Associates, ("Licensee"),

(insert name(s) of Licensee undertaking dual representation)

may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualification of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT: _____

Date: _____

Document presented on _____, 20____
By: _____
(Broker/Licensee Initials)

CLIENT: _____

Date: _____

LICENSEE: Cassandra G. Savard

Date: _____