



SMALL OFFICE CONDO FOR SALE/LEASE FURNITURE INCLUDED!

106 S. WYNSTONE DRIVE, SUITE 101
NORTH BARRINGTON, IL 60010

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Property Summary



Sale Price: **\$215,000**

Lease Rate: **\$18.00 SF / YR MG**

OFFERING SUMMARY

Available SF: 1,734 SF

2020 Taxes: \$4.38 PSF

CAM/Association: \$2.08 PSF

Year Built: 2009

Market: Chicago

Submarket: Northwest Suburbs

County: Lake

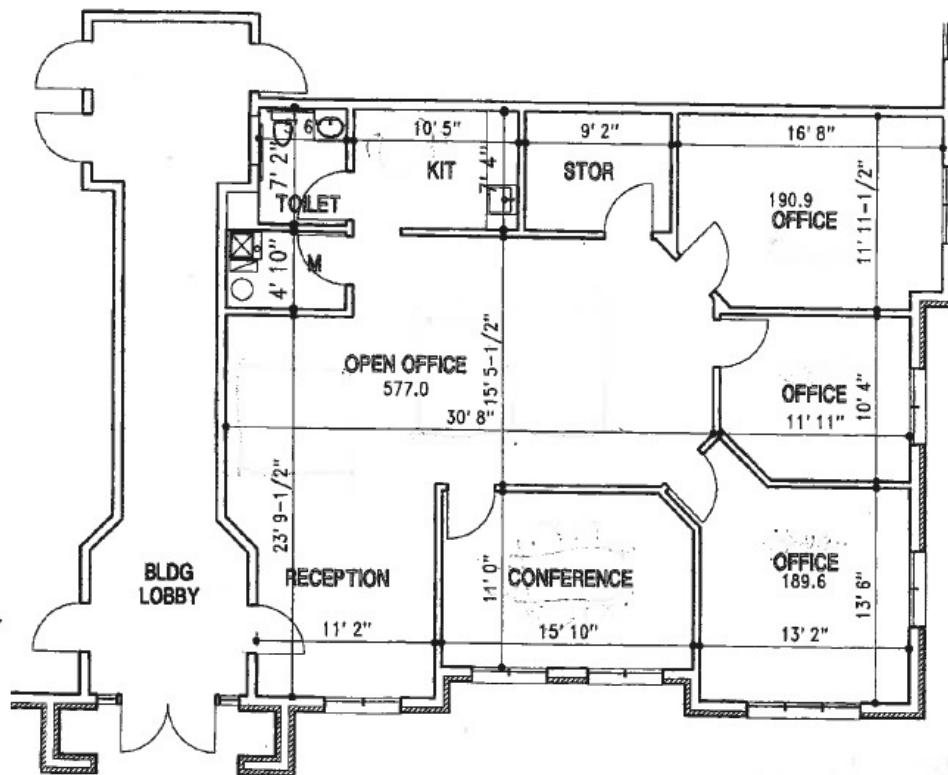
PROPERTY OVERVIEW

This is a true plug and play opportunity! Single story, rarely available small office condo with gorgeous finishes throughout. Space includes perimeter offices, conference room, large open space, storage/IT room, break room with plumbing, bathrooms, reception area and extensive window-line throughout. Beautiful common lobby leads to the suite entrance. Association takes care of landscaping, snowplowing, trash removal, building insurance and maintenance of exterior of building and common areas. These expenses are already included in the rental rate, they are not an additional expense. All furniture is included in sale and lease price, should it be preferred. This is an ideal location for local business owners or companies looking for a high image and conveniently accessible property.

PROPERTY HIGHLIGHTS

- 1,734sf Office Condo for Sale or Lease
- Located Within Prestigious Wynstone Office Park
- Furniture Included in Asking Price if Desired
- High End Finishes Throughout
- Located Immediately Off IL Route 12 [Rand Road]
- Association Cares For Building and Grounds Maintenance
- Minutes From Fine Dining and Entertainment

Suite 101 Floor Plans



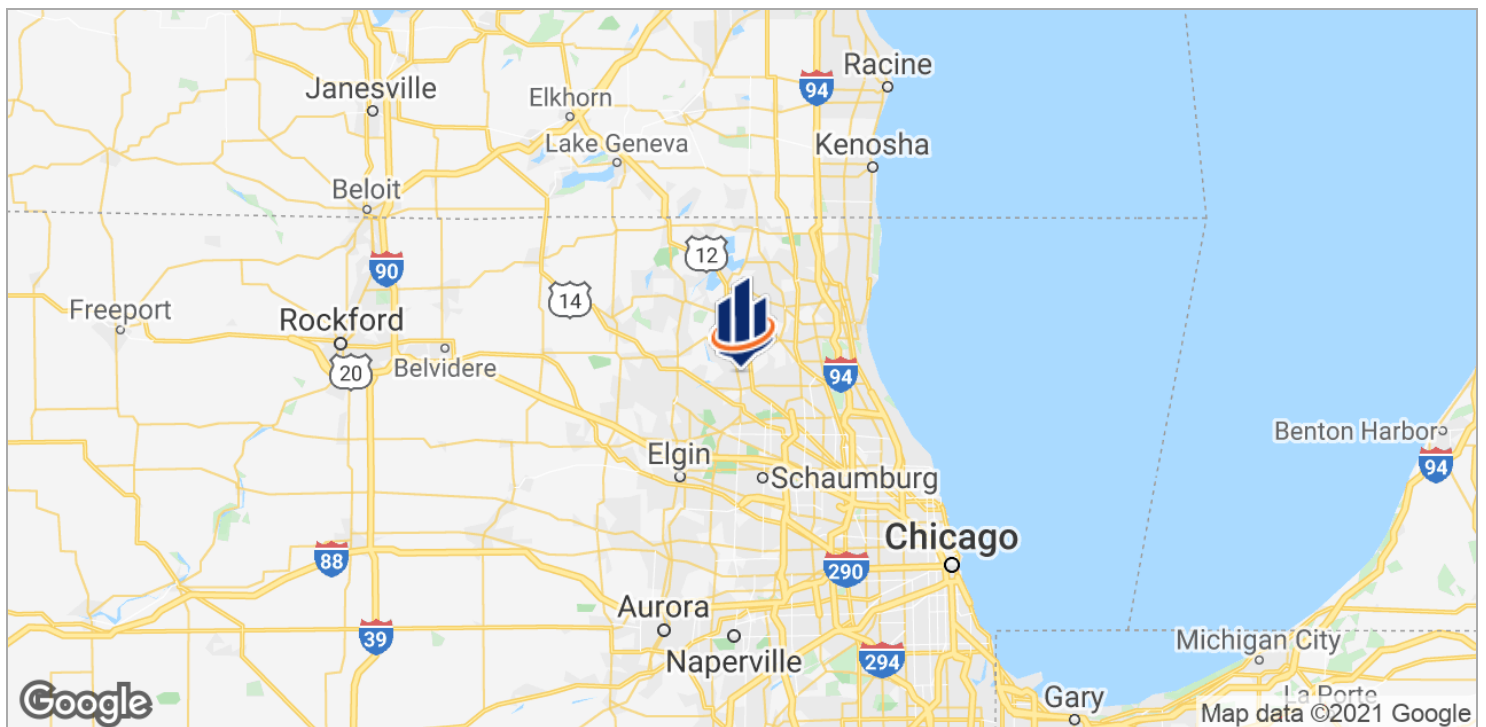
Additional Photos



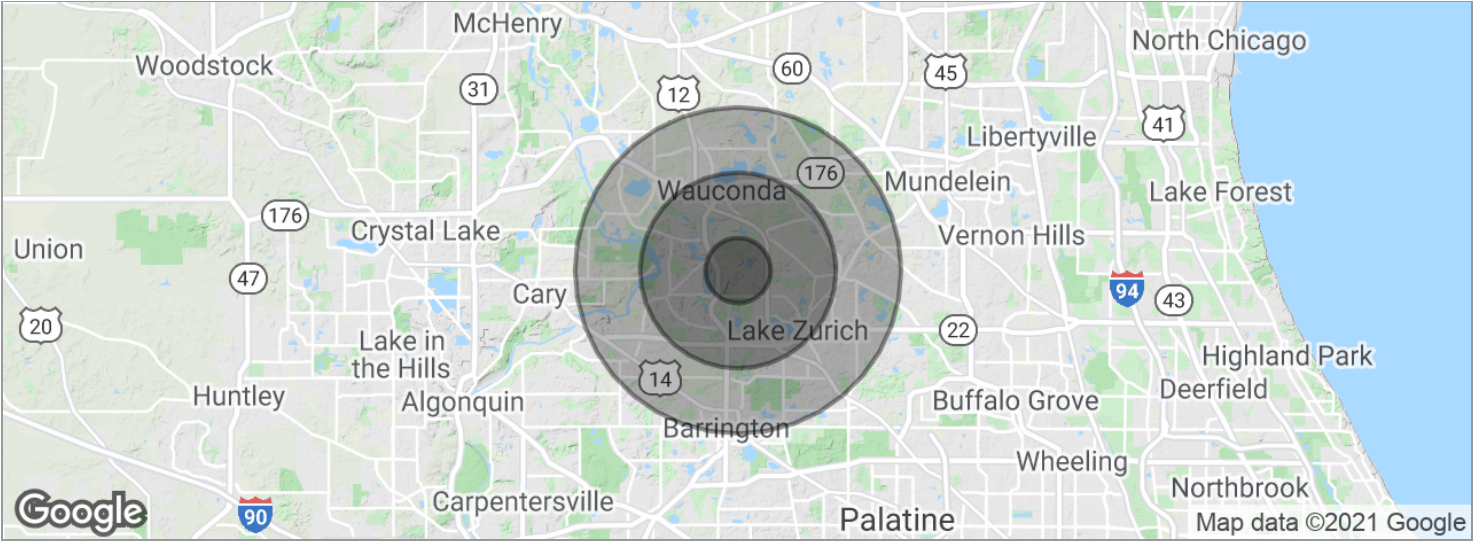
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,222	26,818	73,849
Median age	55.3	43.3	40.8
Median age [Male]	54.4	43.2	40.2
Median age [Female]	55.6	43.3	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,453	10,199	26,319
# of persons per HH	2.2	2.6	2.8
Average HH income	\$187,766	\$138,775	\$131,599
Average house value	\$641,019	\$416,531	\$434,967

** Demographic data derived from 2010 US Census*



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