

Available for Lease - Up to 29,450 SF



# 2150 Point Blvd | Elgin, IL

## High Quality Flex Building

### Highlights

- Located in Elgin's prominent Randall Point Executive Center
- Immediate access to I-90/Randall Rd Interchange
- Excellent parking ratio
- Close proximity to dining, entertainment, hospitality, and retail
- Low Kane County taxes
- Redundant power & data (Comcast and AT&T)

### Details

- Total Building: 46,206 SF
- Total Land: 4.46 Acres
- Ceiling Height: 15' Clear
- Parking Ratio: 4/1,000 SF
- Loading: 1 Exterior Dock / 1 DID
- Year Built: 2003
- Zoning: PORI (Planned Office Research Industrial)

### Pricing & Availability

- Total SF: 4,977 - 28,777SF
- Office Lease Rate: \$14.00 PSF Net
- Flex Lease Rate: \$8.50 PSF Net
- Taxes: \$1.61 PSF (2015)
- Opex: \$2.44 PSF (2016 Estimates)



For More Information, Contact:

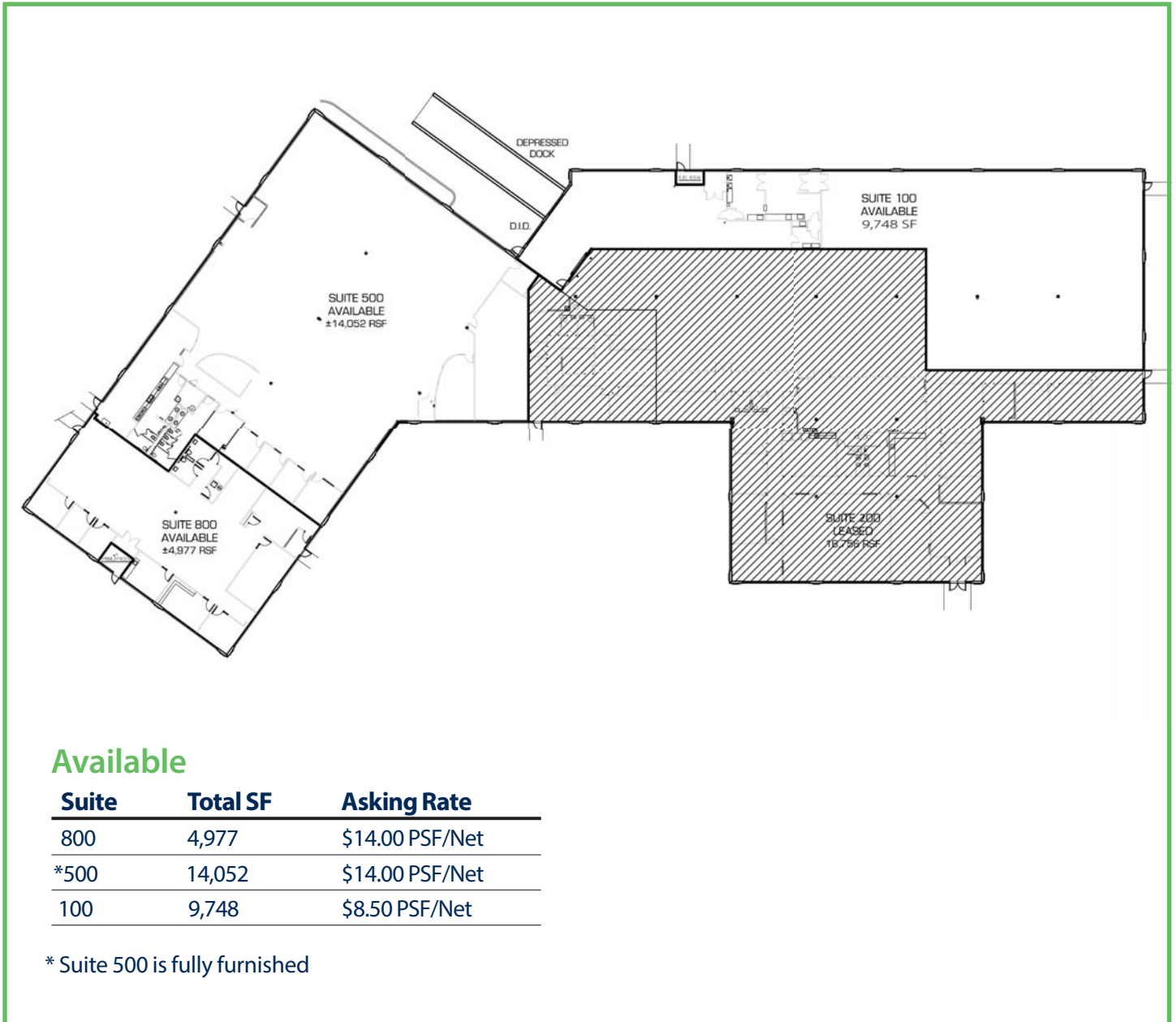
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# Floor Plan

Up to 29,450 SF



## Available

Suite	Total SF	Asking Rate
800	4,977	\$14.00 PSF/Net
*500	14,052	\$14.00 PSF/Net
100	9,748	\$8.50 PSF/Net

\* Suite 500 is fully furnished

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