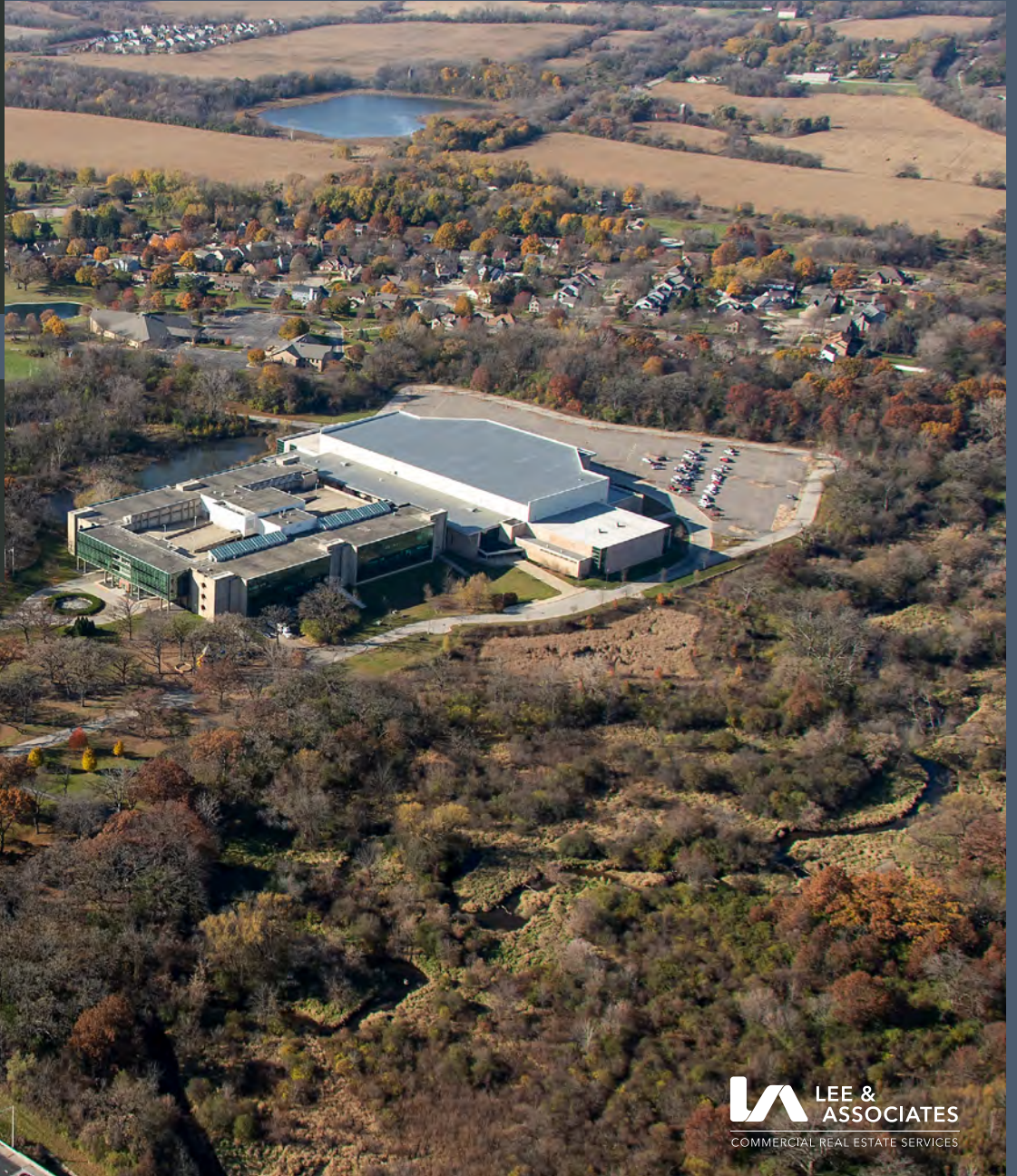




1000 NORTH
RANDALL ROAD
ELGIN, IL 60123

FOR SALE OR LEASE

**82-ACRE HIGH IMAGE
CAMPUS REDEVELOPMENT
NEAR I-90**



CBRE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

THE OFFERING

As exclusive agents, we are pleased to present the rare opportunity to purchase 1000 N. Randall Road ("the Property"), a high image campus in a natural setting close to I-90 in the northwest suburbs of Chicago with surplus land available for development or expansion. The signalized entrance at Randall Road is only 2 miles south of the full interchange at I-90 (Northwest Tollway).

This 81.79 acre property is currently improved with several structures including a 292,400 SF Administrative Facility, a 950+ car parking garage, and a 177,540 SF Multi-Purpose Facility which is expandable to 206,498 SF. These facilities also benefit from 450+ surface parking spaces. Amenities include a 2,100 seat auditorium, athletic center, production studios, training rooms, cafeteria with full kitchen, visitor café and related support areas. The large land site can accommodate an expansion of facilities.



PROPERTY DESCRIPTION

OFFERING & PROPERTY OVERVIEW

ADDRESS	1000 N. Randall Road Elgin, IL 60123
MARKET/ SUBMARKET	Far Northwest Chicago suburbs
COUNTY	Kane
SQUARE FOOTAGE	469,940 RSF
LOT SIZE	81.79 Acres
YEAR BUILT	Administrative Facility: 1993/ 2003 Renovation Multi-Purpose Facility: 2007
PINS	06-09-100-015, 06-08-200-022, 06-08-200-024, 06-08-200-016, 06-08-200-035, 06-09-100-007, 06-08-200-034, 06-09-100-002, 06-09-100-003
TAXES	Currently Tax Exempt
PRICING	Subject to Offer



PROPERTY HIGHLIGHTS



REDEVELOPMENT OPPORTUNITY

- 469,940 RSF Total with Surplus Land for Development or Expansion
- 81.79 Acres
- 2 Existing Commercial Buildings
- Potential Adaptive Re-Use Scenarios Include:
 - Mixed-Use
 - Multi-Family Residential
 - Senior Housing
 - Senior Care Operations
 - Flex/Technology
 - Medical Office and Related Uses
 - R&D
 - Corporate HQ



FAVORABLE ZONING AND TAX STATUS

- Current Planned Community Facility Zoning Allows:
 - Existing Tax-Exempt Status
 - Seller is Willing to Stay in the Multi-Purpose Facility and Either Maintain Ownership of it or Structure a Sale/Leaseback of this Facility



DESIRABLE LOCATION

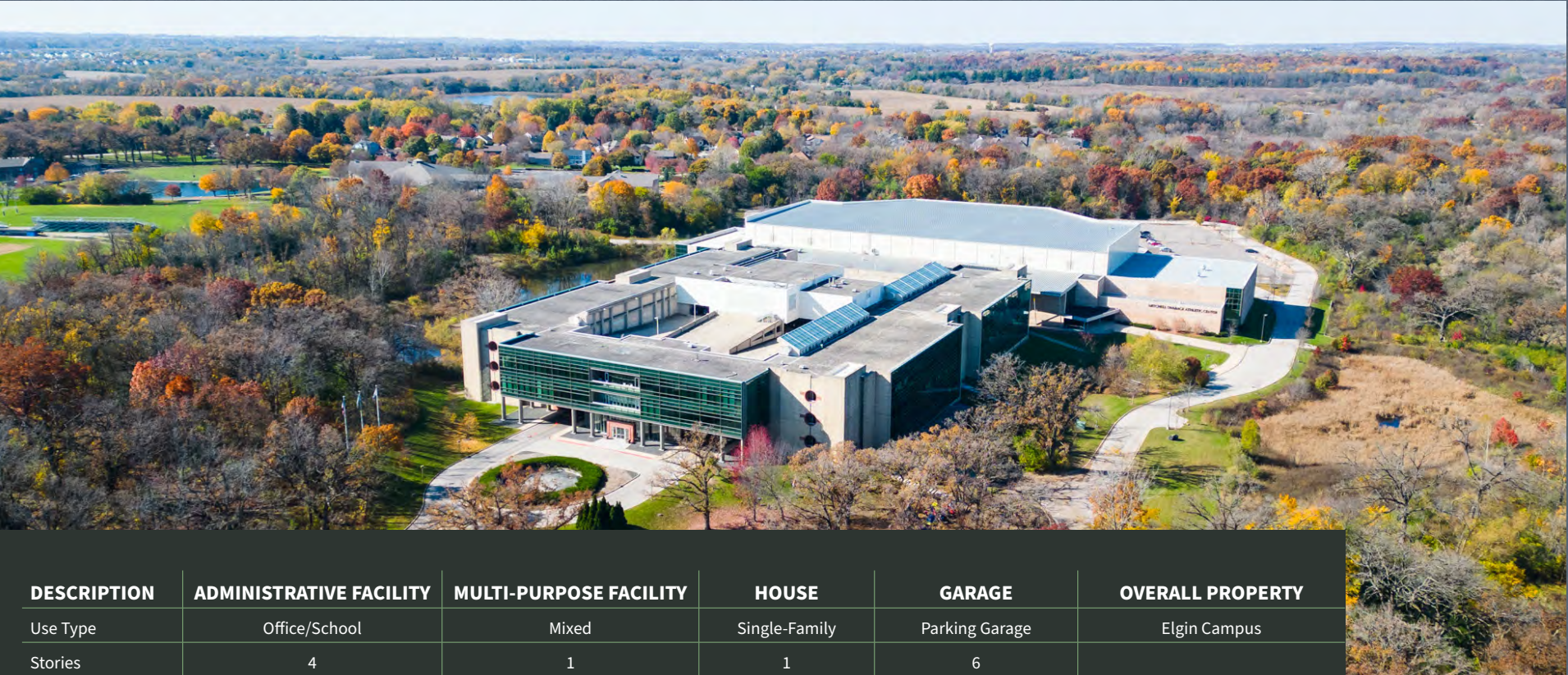
- Signalized Entrance at Randall Road
- 2 Miles From 4-Way Interchange at I-90
- Close Proximity to Advocate Sherman Hospital
- Easy Access to Area Employment Hubs, Essential Services and Amenities
- Nearby Parks, Schools, and Shopping Centers



ACCESS TO MAJOR INSTITUTIONS

- Advocate Sherman Hospital
- Northwestern Memorial Care
- Presence Health
- Elgin Community College
- Judson University

PROPERTY DESCRIPTION



DESCRIPTION	ADMINISTRATIVE FACILITY	MULTI-PURPOSE FACILITY	HOUSE	GARAGE	OVERALL PROPERTY
Use Type	Office/School	Mixed	Single-Family	Parking Garage	Elgin Campus
Stories	4	1	1	6	
Built	1993	2007	1970	1993	
Renovated	2003	-	-	2003	
Construction	Masonry	Masonry	Wood	Reinforced Concrete	

PROPERTY AREAS

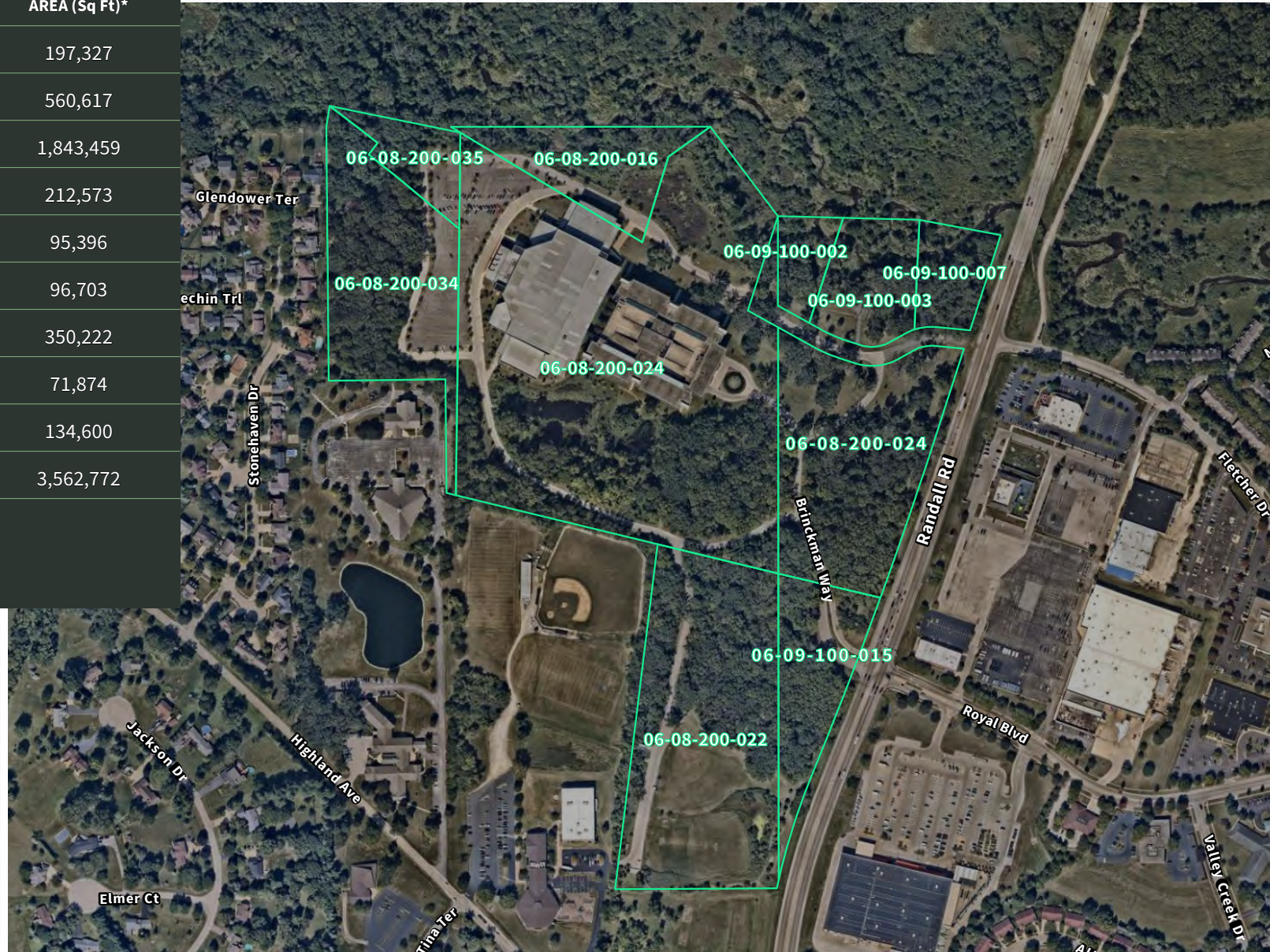
Gross Building Area (SF)	292,400	177,540, (expandable to 206,498)	2,080	270,000	742,020
Rentable Area (SF)	292,400	177,540, (expandable to 206,498)	1,048	-	469,940
Land Area (Acres)					81.79 Acres
Special Features	The subject contains a 6-story parking garage located in the office building totaling 270,000 square feet. There is 28,958 SF of unfinished space in the Multi-Purpose Facility that may be built out to increase the total area to 206,498 SF. Additionally, the subject contains a small data center component.				
Landscaping	The subject contains softball and soccer fields.				

PARCEL SUMMARY & MAP

PARCEL ID	AREA (Acres)*	AREA (Sq Ft)*
06-09-100-015	4.53	197,327
06-08-200-022	12.87	560,617
06-08-200-024	42.32	1,843,459
06-08-200-016	4.88	212,573
06-08-200-035	2.19	95,396
06-09-100-007	2.22	96,703
06-08-200-034	8.04	350,222
06-09-100-002	1.65	71,874
06-09-100-003	3.09	134,600
Totals	81.79	3,562,772

Source: Public Records

*Subject to survey.

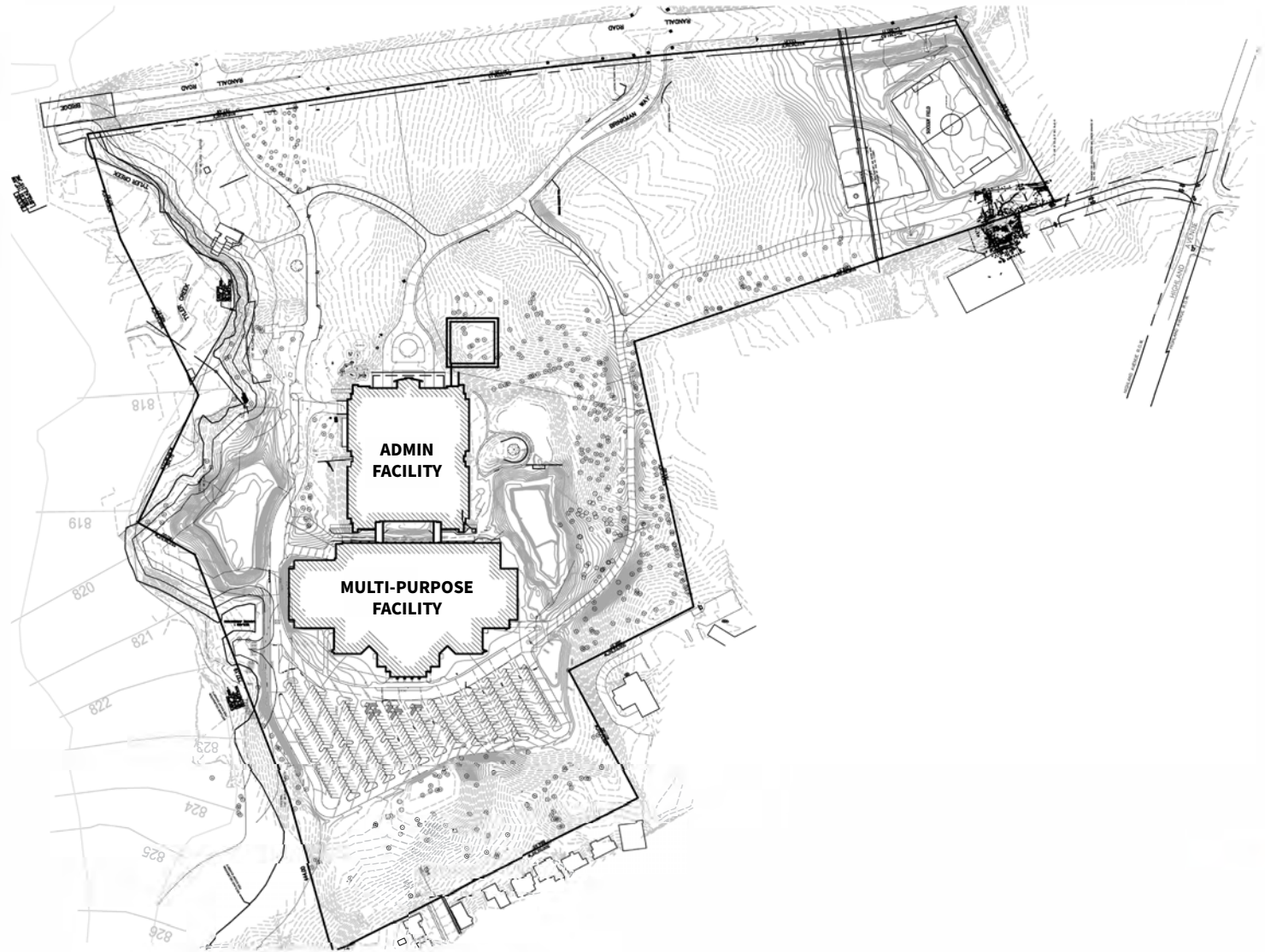






PROPERTY PLANS

SITE PLAN

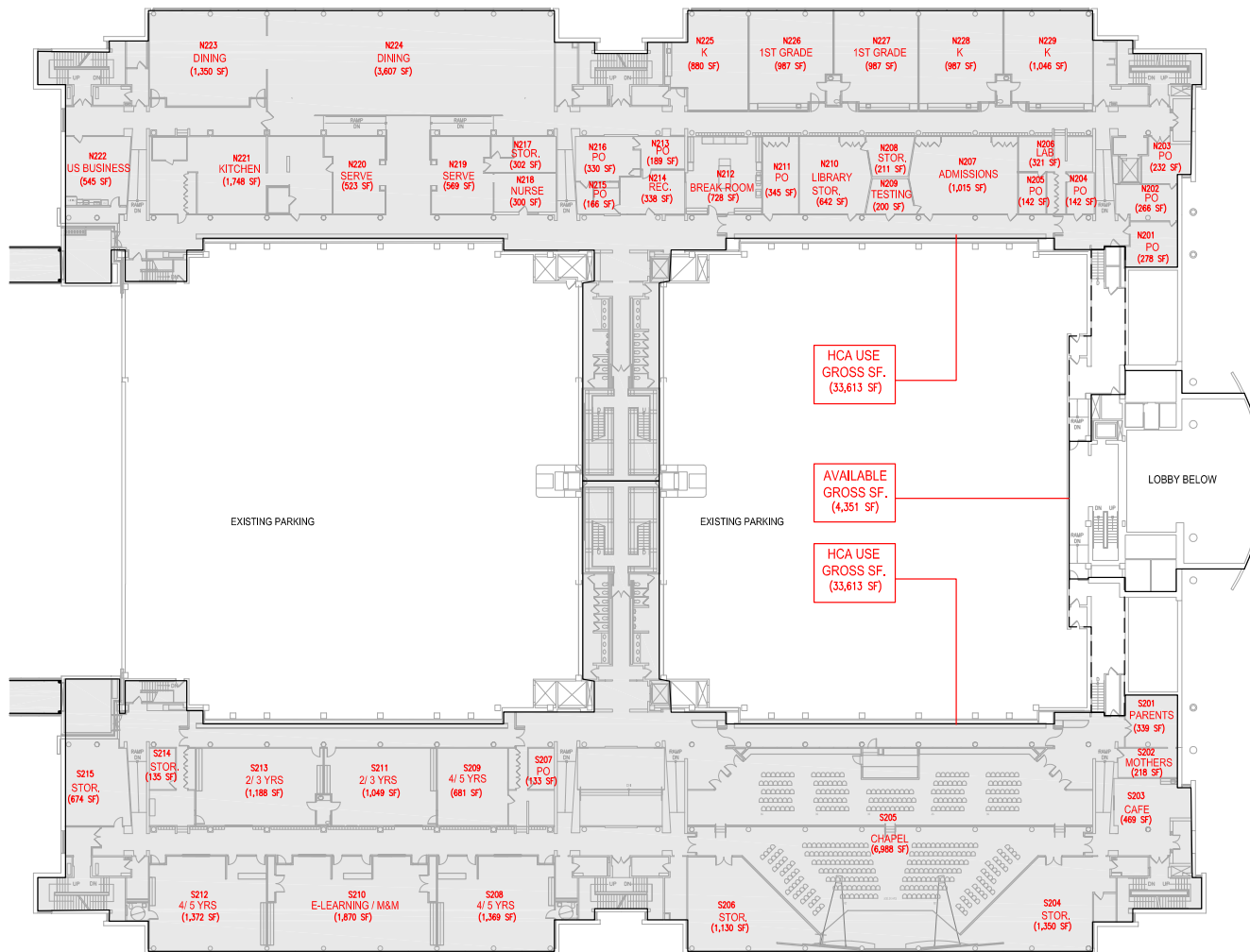


81.79 ACRE, 2-BUILDING CAMPUS
1000 RANDALL ROAD
ELGIN, IL 60123

FLOOR PLAN | LEVEL 100



FLOOR PLAN | LEVEL 200



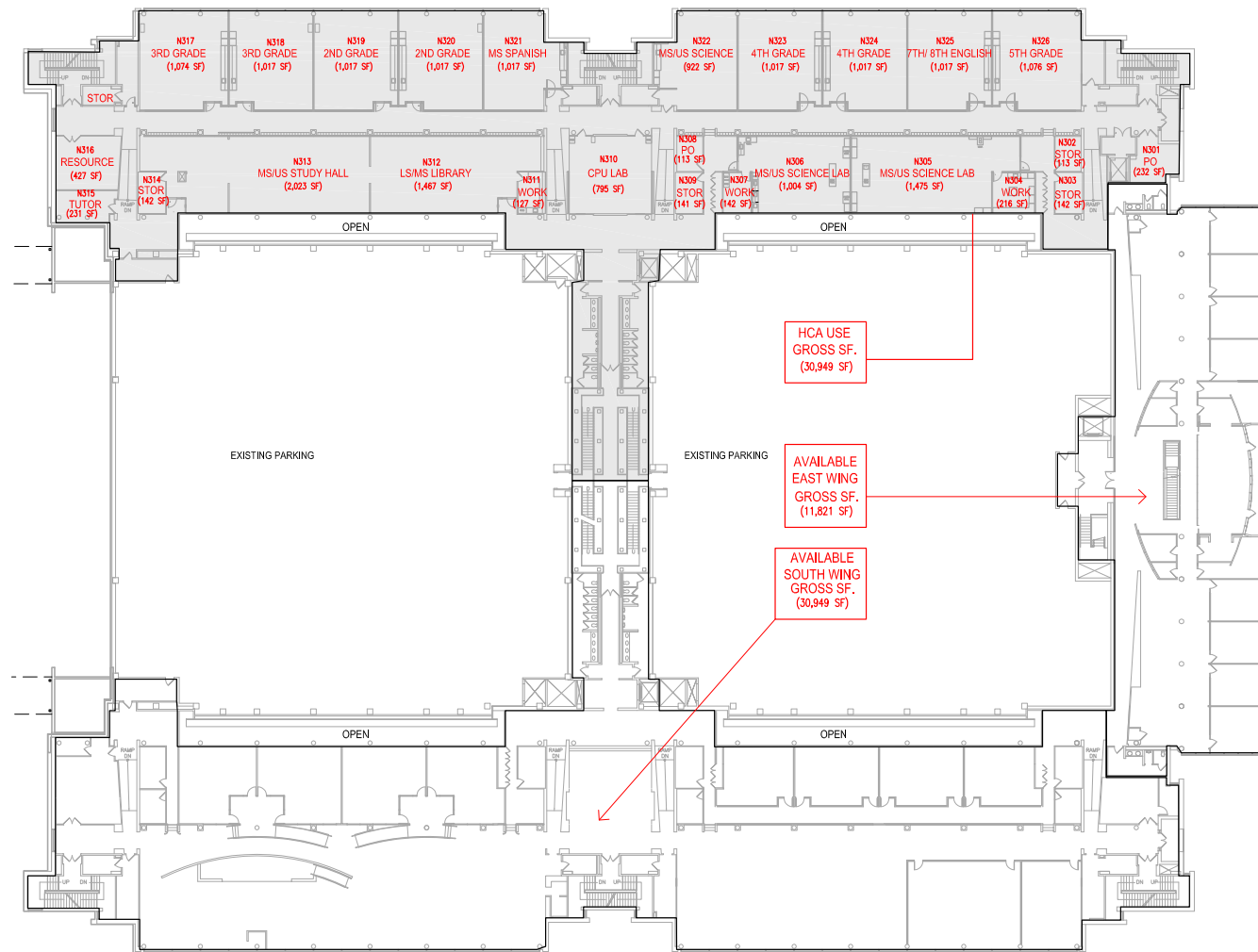
ADMINISTRATIVE FACILITY

1000 RANDALL ROAD
ELGIN, IL 60123

EXISTING PLAN / SCHOOL - LEVEL 200
1"=40'-0"



FLOOR PLAN | LEVEL 300



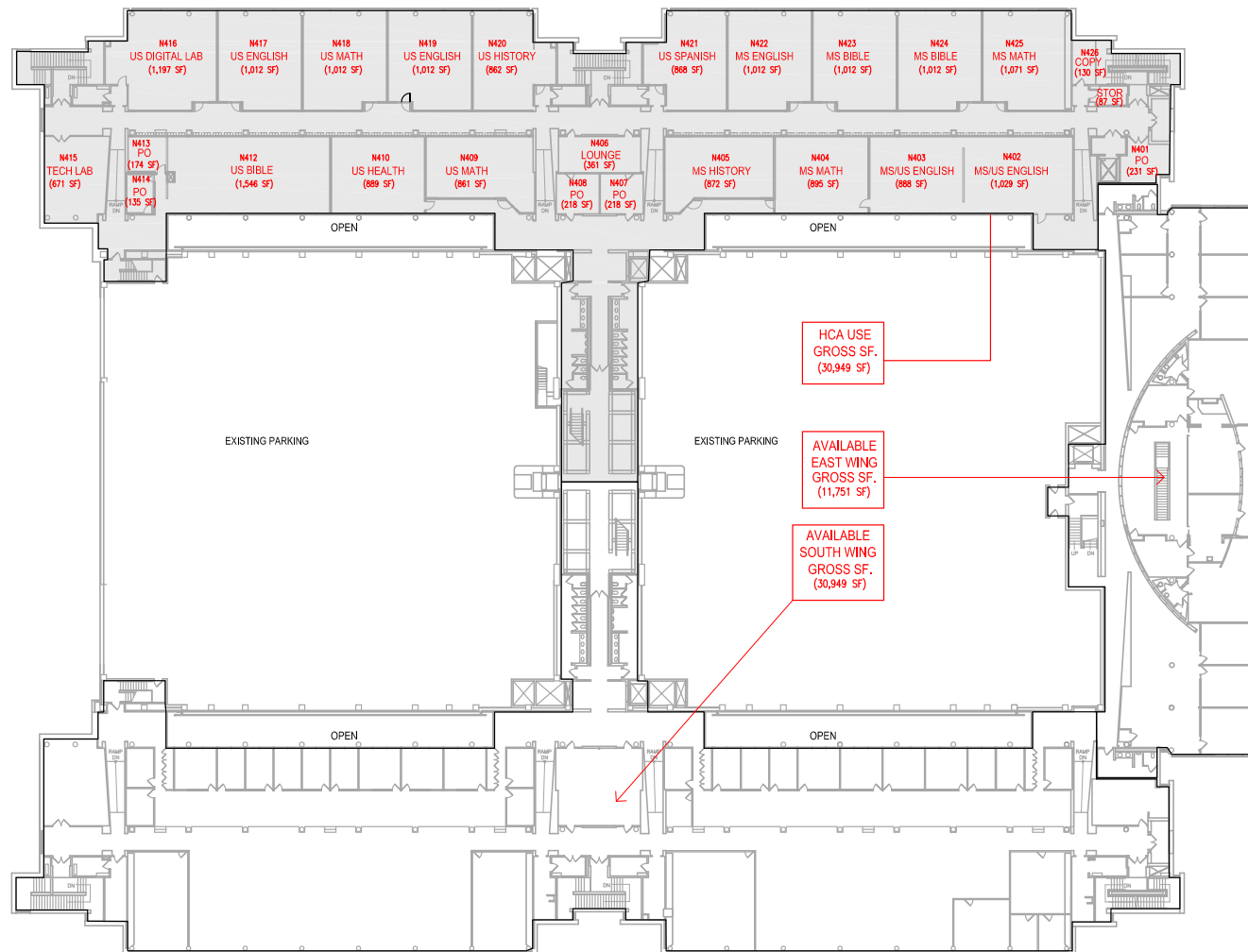
ADMINISTRATIVE FACILITY

1000 RANDALL ROAD
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EXISTING PLAN / SCHOOL - LEVEL 300
1"=40'-0"



FLOOR PLAN | LEVEL 400



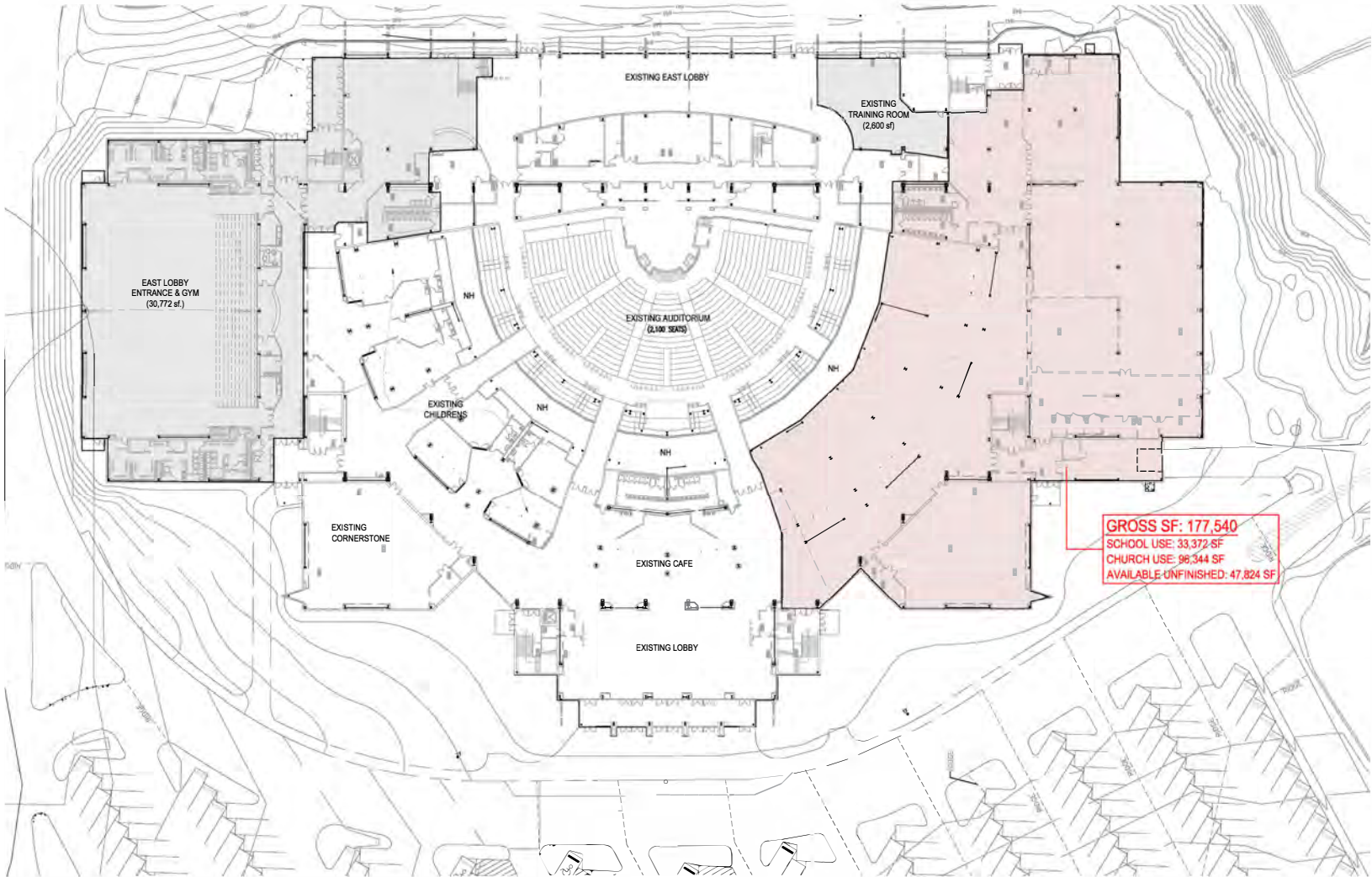
ADMINISTRATIVE FACILITY

1000 RANDALL ROAD
ELGIN, IL 60123

EXISTING PLAN / SCHOOL - LEVEL 400
1"=40'-0"



FLOOR PLAN | MULTI-PURPOSE FACILITY



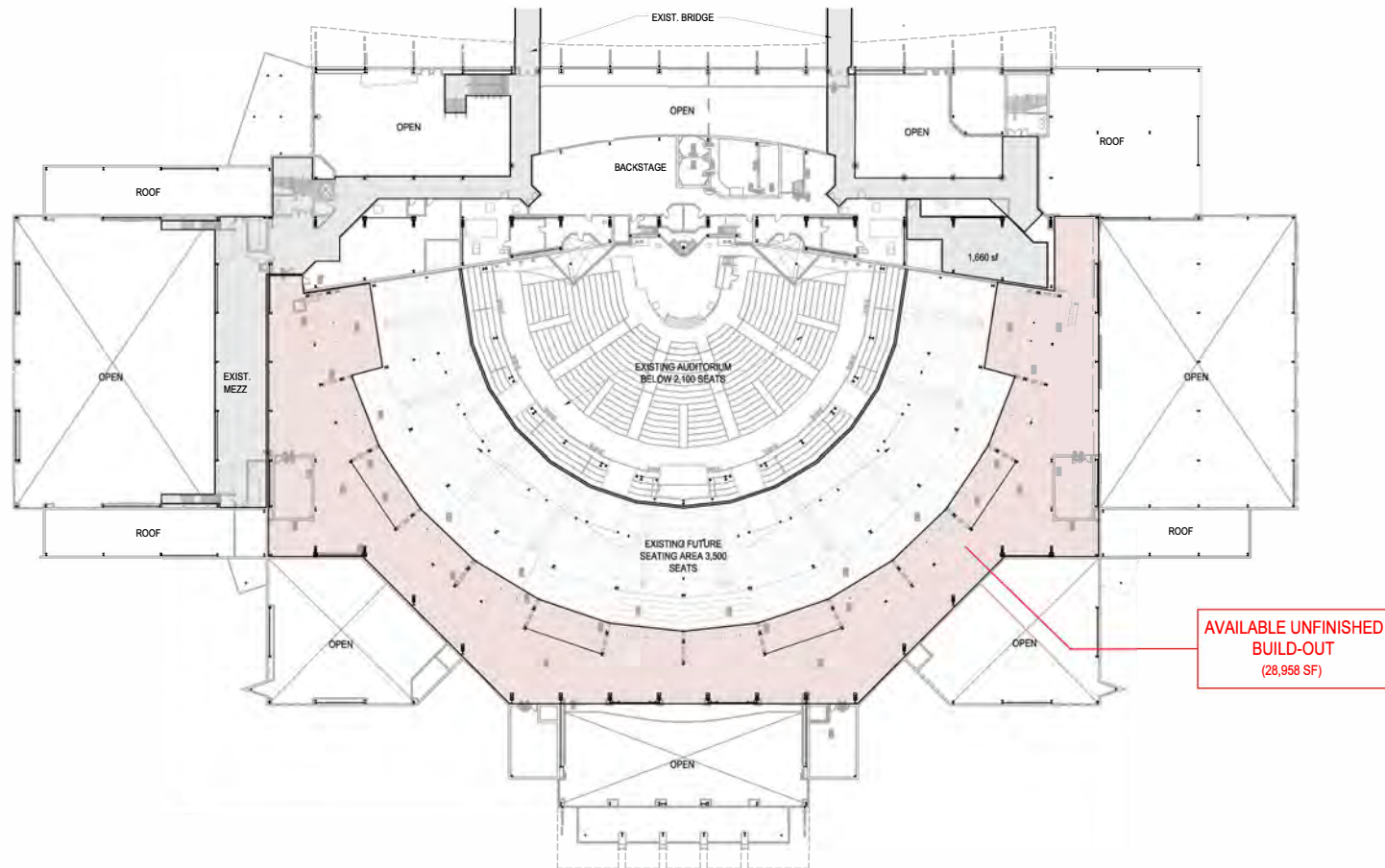
MULTI-PURPOSE FACILITY

LEVEL 100
1000 RANDALL ROAD
ELGIN, IL 60123

EXISTING PLAN / MULTIPURPOSE BUILDING - LEVEL 100
1"=50'-0"



FLOOR PLAN | MULTI-PURPOSE FACILITY



MULTI-PURPOSE FACILITY

LEVEL 200
1000 RANDALL ROAD
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EXISTING PLAN / MULTIPURPOSE BUILDING - LEVEL 200
1"=50'-0"



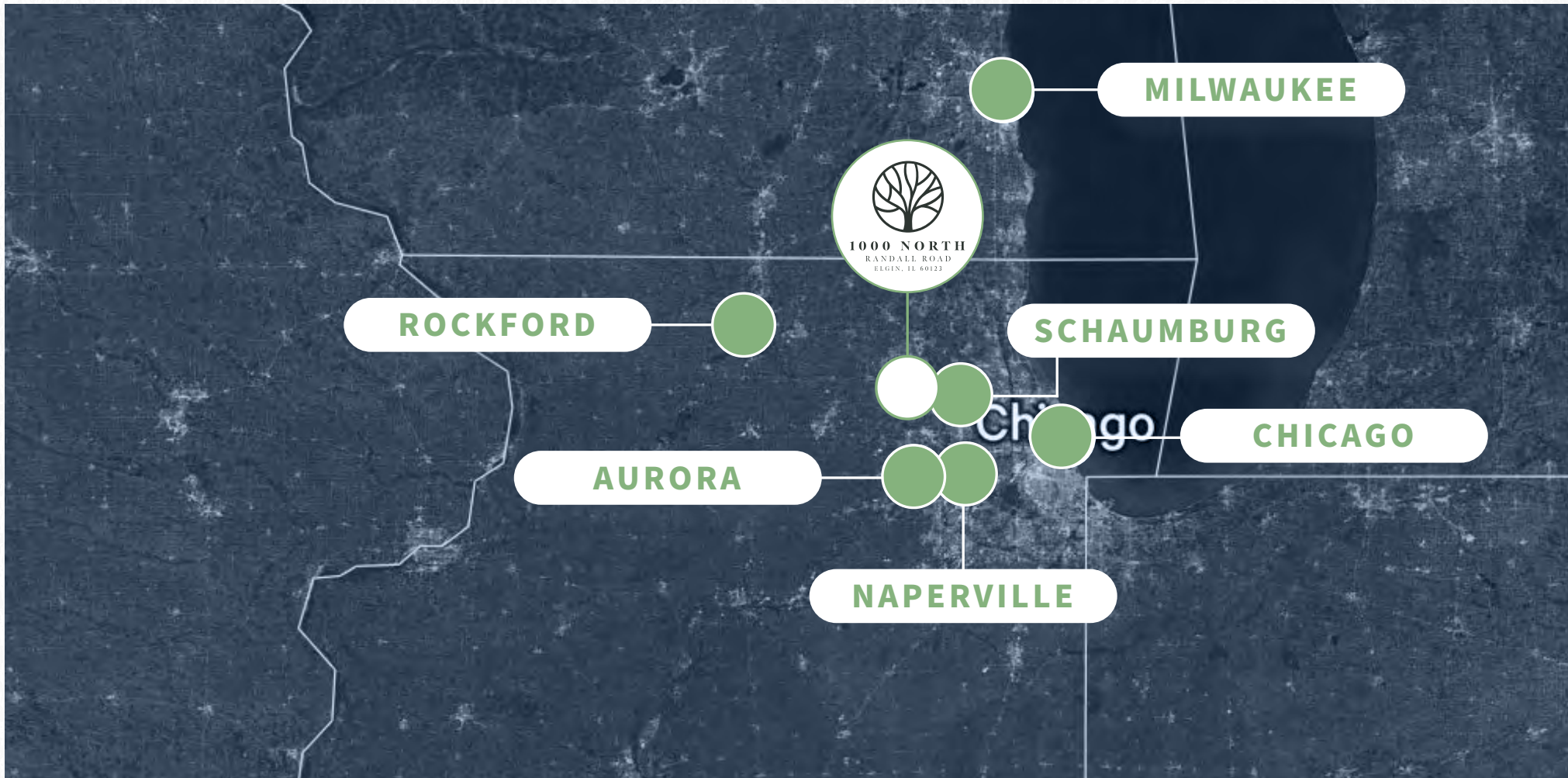
LOCATION OVERVIEW

LOCATION DESCRIPTION AND HIGHLIGHTS

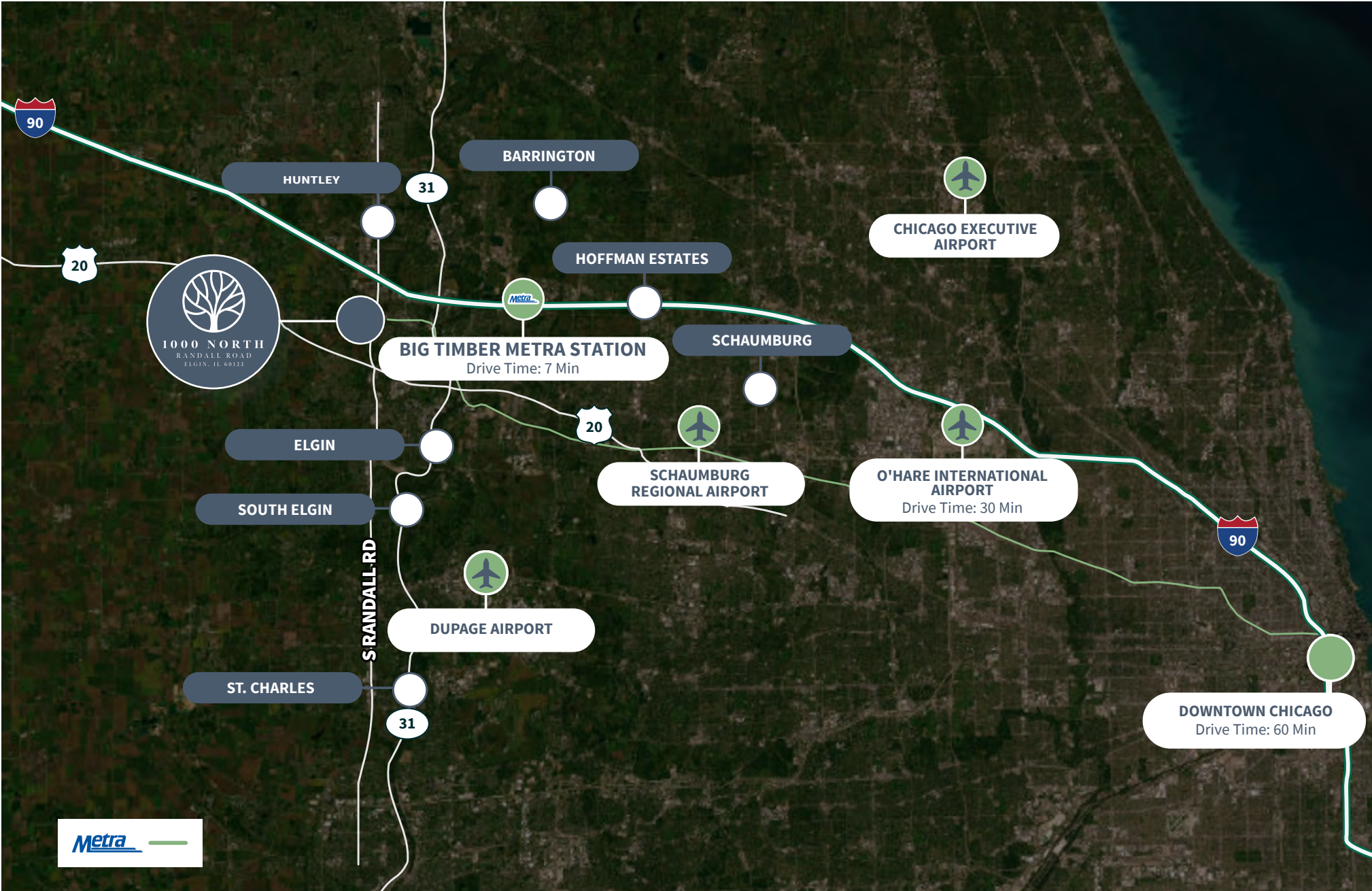
The signalized entrance at Randall Road leads onto the campus which is 2 miles to the 4-way interchange at I-90, 33 miles to O'Hare, and 45 miles to Chicago.

The area is serviced by the MD-W Big Timber Metra Line train stations as well as several Pace bus routes.

The Randall Road corridor has a mix of small businesses and larger chain retail shops including grocery stores, pharmacies, clothing shops, restaurants and hotels.



TRANSPORTATION MAP



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ECONOMIC HUB



MARKET OVERVIEW

MARKET DESCRIPTION AND HIGHLIGHTS

- The City of Elgin is the 6th Largest City in the State of Illinois
- Local Median Household Income is Higher than Illinois and National Averages
- Excellent Labor Base
- 20% of Elgin Residents Live and Work in Elgin
- Ten Hotels in the Immediate Area
- Three Metra Train Stations in Elgin
- Regional Healthcare Center with 757 Beds Across 3 Major Hospitals in the Immediate Area
- Pro-Business and Pro-Development Municipality
- Excellent Educational Resources with Elgin Community College, Judson University and a Host of Quality Public and Private Schools

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Population	5,964	62,901	157,654
Avg. HH Income	\$108,748	\$102,773	\$105,460
Median HH Income	\$95,206	\$86,036	\$87,333



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