

1733 DEKALB AVENUE

SYCAMORE, ILLINOIS

MILNER & ASSOCIATES
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MILNER AND ASSOCIATES, INC.

Milner and Associates Commercial Real Estate, Inc., is a full service commercial real estate firm located in DeKalb County. The company is actively involved in the selling, leasing and development of Commercial, Industrial, Retail and Multi-Family properties. Milner and Associates has helped individuals, corporations and partnerships meet their commercial and investment real estate goals for over 25 years. Their expertise in the DeKalb market area is inestimable in evaluating area investment, expansion, relocation and development.

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CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective Lessors in determining their intention with respect to the potential of acquisition of the property located at **1733 DeKalb Avenue, Sycamore, Illinois.**

Any sketches, plats, or drawings included in this Market Report are included to assist the reader in visualizing the property. Milner & Associates, Inc. has made no survey of the property or properties referenced in this report.

This Market Report has been prepared for limited distribution on a confidential basis. To respect this desire for confidentiality, the recipient agrees that the Market Report and its contents are of a confidential nature, that the recipient will hold and treat it in the strictest confidence and that the recipient will not disclose the Market Report or any of its contents to any other entity without the prior written authorization of the Owner and/or Milner & Associates, Inc. The recipient further agrees not to use the Market Report or any of its contents in any fashion or manner detrimental to the interest of the Owner, its affiliates or Milner and Associates, Inc.

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PROPERTY INFORMATION - 1733 DeKalb Avenue, Sycamore

Location:	This commercial/office building is located on DeKalb Avenue in Sycamore approximately 1/10 mile north of Bethany Road and just south of Laurel.
Access:	This property is located minutes from Peace Road and I-88. Please refer to enclosed map for access points.
Traffic Count:	The average daily traffic count for this area is approximately 23,000 cars daily.
Trade Area County:	DeKalb County is one of the fastest growing counties in the Midwest with an overall population of 103,729 people. DeKalb County is home to Northern Illinois University with a student population of 25,000 students.
Trade Area:	This building is centrally located between Sycamore and DeKalb and is surrounded by shopping, restaurants, offices, and health care facilities, retail trade, and auto dealerships.
Site Description:	This improved parcel encompasses approximately 1/2 acre (22,380 square feet) and measures 150 x 148 x 119.51 x 188.
Year Built:	The building was constructed in 2003.
Building Size:	The building measures 7,127 square feet.
Building Description:	<p>The exterior of the building consists of masonry, precast steel, and glass with a concrete foundation.</p> <p>The building features a two-story atrium on the south elevation of the commercial space. The main floor of the commercial space consists of 2,346 square feet. There is an additional 828 square feet of archival storage on the second level. The warehouse and dock area is approximately 1,500 square feet with three exterior dock doors and one interior dock door. The common area consists of 550 square feet.</p>

The improved office space is 1,931 square feet. There is an additional 800 square feet of unimproved space for development future expansion.

Minimum Square Footage Available:

The minimum square footage available would be 1,931 square feet.

Maximum Square Footage Available:

The maximum square footage would be 7,127 square feet.

Floor Plans;

Please refer to drawings enclosed.

Roof:

The roof is a 60 ml EPDM with a 20-year warranty.

HVAC:

There is a 10 ton package unit for the office space. The commercial space has a 7½ ton package unit for the showroom floor and a 4 ton package unit for the atrium space.

Hot water radiant heat is on the perimeter of the showroom.

Electric:

Each space is separately metered with 200 amp/3 phase service. There is 100 amp service for the outside of the building.

Restrooms:

All restrooms are ADA compliant. There is one unisex restroom in the office space, one unisex restroom in the warehouse portion of the building, and one unisex restroom in the showroom/commercial space.

Signage:

There is pylon signage available at the entrance to the building. Signage on the building would be available and would conform to City of Sycamore's code requirements.

Zoning:

Commercial.

Parking:

There are 29 parking spots available.

Utilities:

Water/Sewer:

City of Sycamore (815) 895-2548

Electric:

Com Ed (800) 334-7661

Natural Gas:

Nicor (888) 642-6748

Telephone:

Verizon (800) 483-4600

For Sale;

\$1,980,000.00

For Lease:

The office space is being offered at **\$20.00** per square foot/NNN.

The commercial space is being offered at **\$18.00** per square foot/NNN.

Real Estate Pin Number:

08-01-401-019

Real Estate Taxes:

\$20,557.38

Operating Expense:

The tenant pays their prorata share of building insurance and exterior maintenance.



DOOR & WINDOW

C
CARPETLAND



New Retail Facility

for the



1748 Deborah Ave
 Syracuse, IL

THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS AND CONDITIONS AT THE SITE FROM THE EXISTING CONDITIONS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT WITH ALL THE FIELD WORK AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS AT THE SITE. THE CONTRACTOR SHALL MAINTAIN ALL DIMENSIONS AND SET THE FINISH ELEVATIONS AS SHOWN ON THE DRAWINGS THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

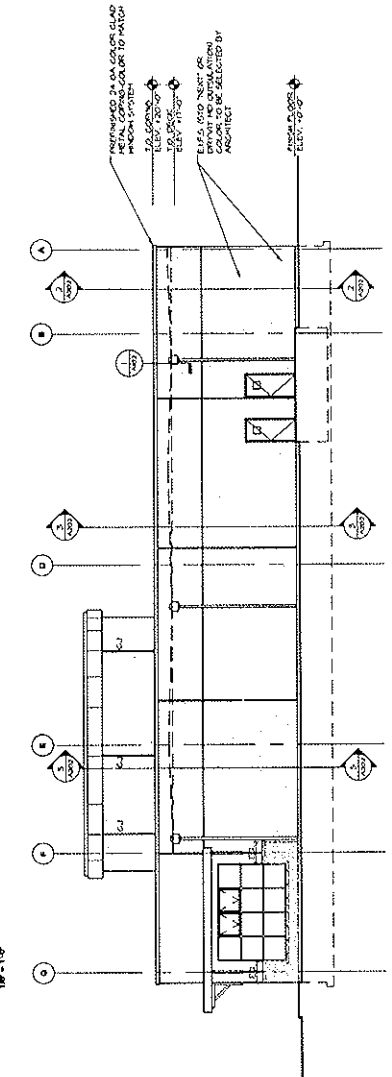
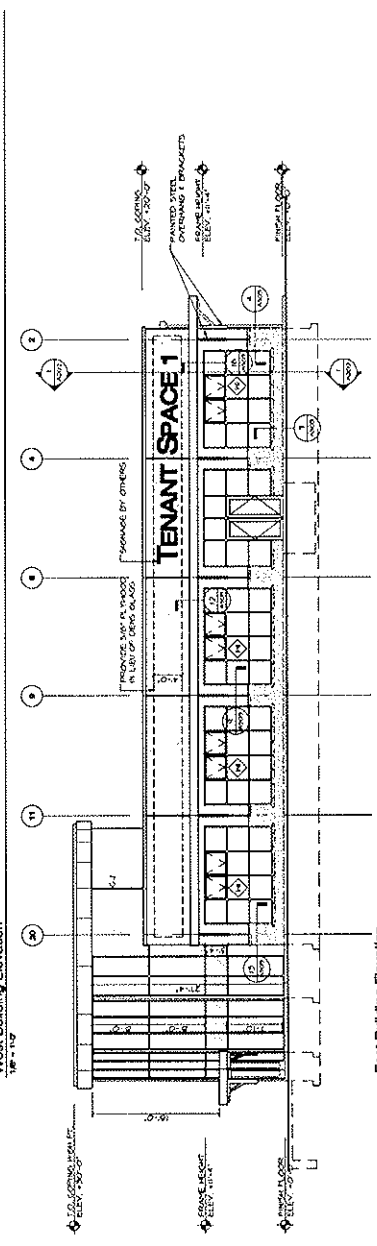
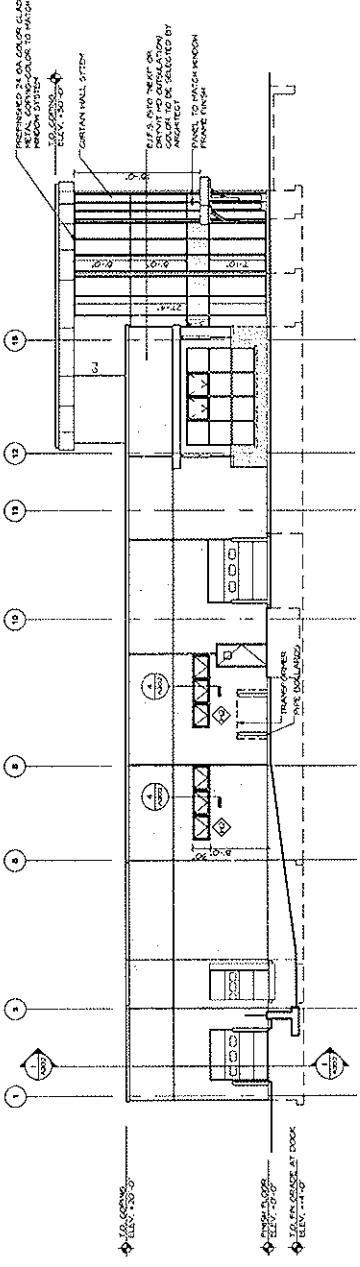
NO.	DATE	DESCRIPTION
1	7/16/23	Proposed Drawing
2	8-8-23	Submittals Detail
3	8-15-23	Submittals Design Review
4	8-22-23	Design Development Review
5	8-29-23	Final Design Review
6	9-5-23	Issued for Construction
7	9-24-23	Issued for Construction
8	10-2-23	Revisions

Project No. 03306

Scale 1/8"=1'-0"

Sheet Title BUILDING ELEVATIONS

Sheet No. A201



North Building Elevation
 VP = 1'-0"



McClellan Blakemore
Architects

1-630-215-6377
fax

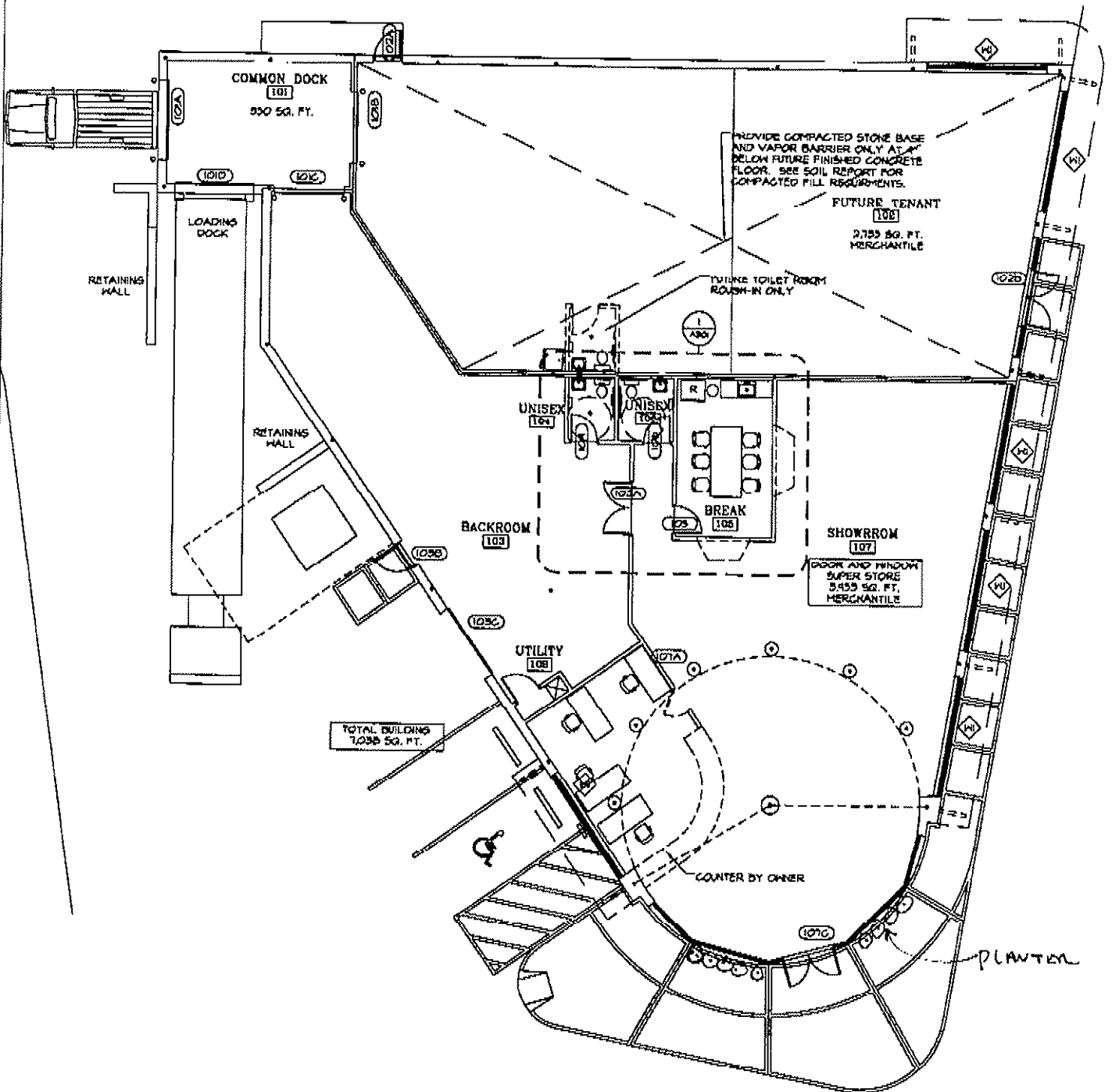
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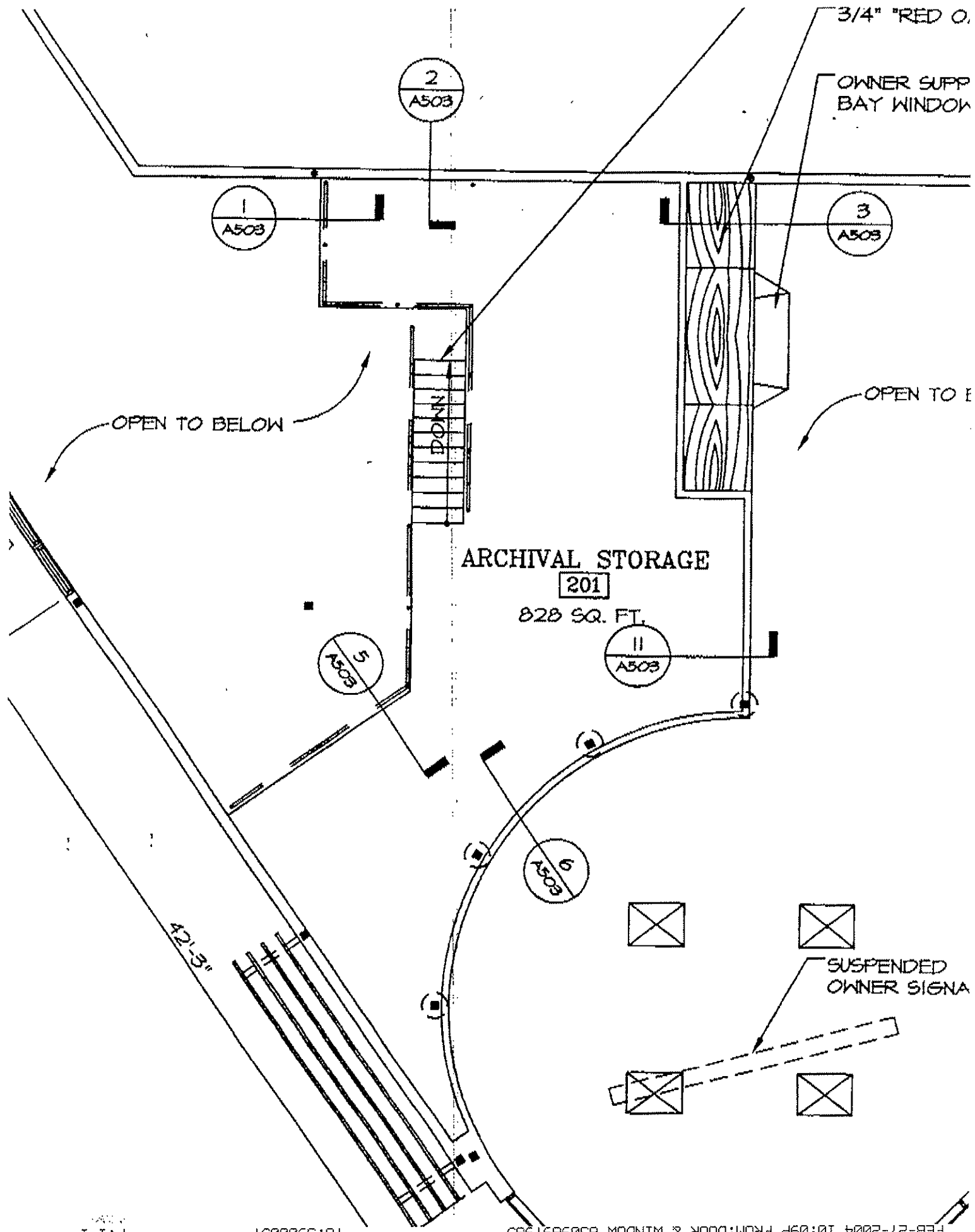
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Sheet Title: **Preliminary Floor Plan**

Sheet No: **Pre 2** Date: **8-5-03**

Scale: **1/16"=1'-0"**

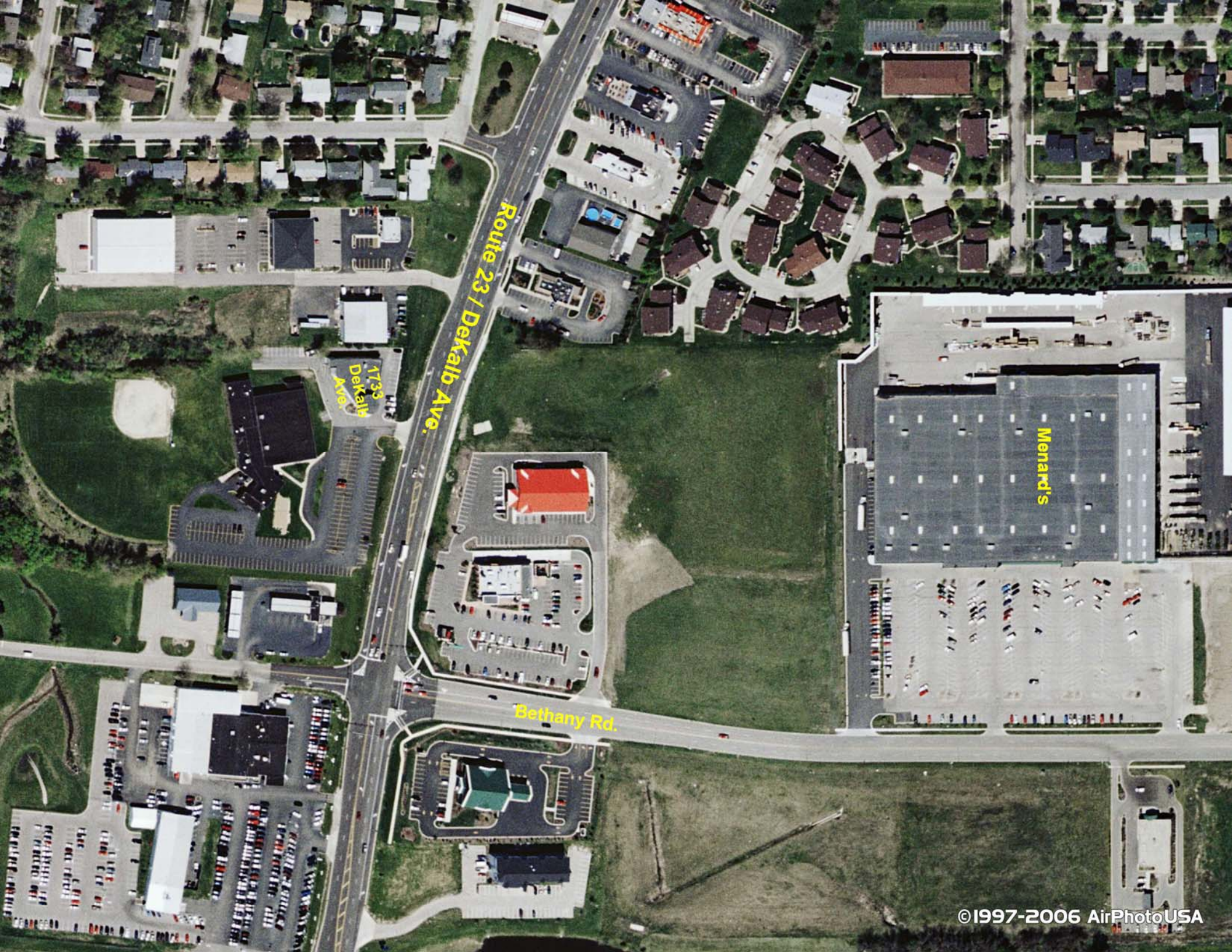




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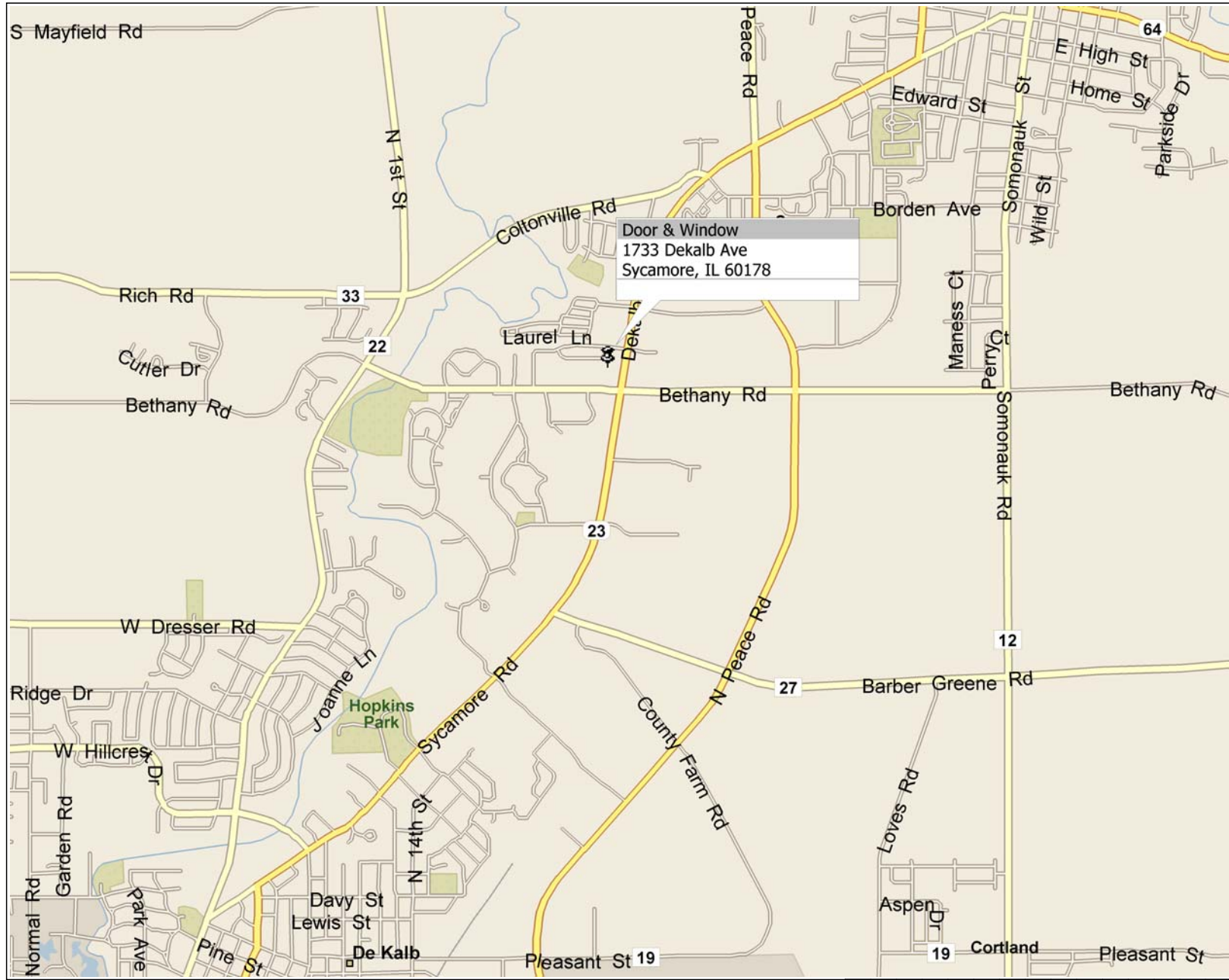
Route 23 / Dekalb Ave.

1733
Dekalb
Ave.

Menard's

Bethany Rd.

1733 DeKalb Avenue - Sycamore



DeKalb County, Illinois

