O'DONNELL COMMERCIAL REAL ESTATE, INC.

Medical/Professional Building

Offering Memorandum

Medical & Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

Kevin J. O'Donnell
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PROPERTY SUMMARY

Medical & Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

Medical/Office Building For Sale

PROPERTY DESCRIPTION

The Medical & Legal Arts Building in South Elgin, Illinois, is a multi-tenant medical and professional building which provides a unique opportunity for an investor to purchase a long-term, in-place income stream.

PROPERTY HIGHLIGHTS

- The Class A medical office building has strong medical & professional tenancies, including a 15 year lease with a national well-capitalized daycare occupying the first floor of the building.
- First-class 93% occupied mixed use Medical and Business office property. The tenant base contains credit solid local and nationally recognized businesses.
- Newly paved ample parking areas, tasteful fully irrigated landscaping, brick enclosed waste receptacle areas, upgraded fire alarm and computerized HVAC systems with M-13 filtration, are just some of the hallmarks of this rarely available property.
- The building is located directly across from the South Elgin & Countryside Fire Protection District Fire and EMS Station, and within site of the North South Corridor for retail on Randall Road.

OFFERING SUMMARY

Sale Price:	$11,750,000
Number of Units:	9
Lot Size:	3.18 Acres
Building Size:	32,415 SF
NOI:	$787,390.63
Cap Rate:	6.7%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,655	17,173	42,990
Total Population	8,119	50,085	123,445
Average HH Income	$174,835	$155,432	$142,943

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The Medical & Legal Arts Building in South Elgin, Illinois, is a multi-tenant medical and professional building which provides a unique opportunity for an investor to purchase a long-term, in-place income stream.

LOCATION DESCRIPTION

Just west of the main north-south corridor Randall Road, with monument signage on McDonald Road. The building is close to Northwestern Delnor Hospital and Advocate Sherman Hospital. Located near high end residential and upscale apartment complexes. Located directly across from the South Elgin & Countryside Fire Protection District Fire and EMS Station. Centered in a high traffic retail shopping and dining area to provide exposure to patients and amenities for staff.

EXTERIOR DESCRIPTION

The masonry constructed building provides private staff entry and under cover port couchere automobile drop-off entry for Daycare/Learning Center students. Monument and parking lot entry signage. Newly paved parking lot in 2026.

INTERIOR DESCRIPTION

Fully computerized HVAC with M-13 filtration, and pressure control. Fiber-optic from both AT&T, Xfinity, or Metronet as well as the ability to have Satellite communications make this facility top of the line. All Electric with Energy Management system.

Replacement cost for this building is estimated at $390 to $440 PSF (core plus current buildout), giving this property a replacement cost in the $12 Mil to $14 Mil range.

PARKING DESCRIPTION

Parking Lot all newly paved in May 2026. LED lighting in all common areas including Parking Lot.

UTILITIES DESCRIPTION

All Electric with Energy Management system.

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PROPERTY DETAILS

Medical & Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

Medical/Office Building For Sale

Sale Price	**$11,750,000**

LOCATION INFORMATION

Building Name	Medical & Legal Arts Building
Street Address	2000 McDonald Road
City, State, Zip	South Elgin, IL 60177
County	Kane

BUILDING INFORMATION

Building Size	32,415 SF
NOI	$787,390.63
Cap Rate	6.7
Building Class	A
Occupancy %	93.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	16,207 SF
Year Built	2008
Year Last Renovated	2025
Gross Leasable Area	32,415 SF
Construction Status	Existing
Free Standing	Yes
Corridors	Point of Rescue Stations in stairwells - monitored

PROPERTY INFORMATION

Property Type	Medical/Office Building
Property Subtype	Medical
Lot Size	3.18 Acres
Amenities	Professionally Managed Co-tenancy for referrals LED lighting - Common LED lighting - Parking Lot Fully Monitored: Fire Sprinkler, Fire Alarm System Security Camera Systems Computerized Scan Card Entry AT&T, Xfinity, or Metronet Fiber Optic Separate Mail Delivery Room Digital Directory with weather and local map information Handicap entry automatic doors at North and South entries Monument & Parking Lot Entry Signage

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	7.68
Number of Parking Spaces	249

UTILITIES & AMENITIES

Number of Elevators	1
HVAC	Two RTU's (one per floor); Central Computer Controlled HVAC system
Landscaping	Exterior landscaped, including secure play area for daycare

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COMPLETE HIGHLIGHTS

Medical & Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

Medical/Office Building For Sale

PROPERTY HIGHLIGHTS

- The Medical & Legal Arts Building in South Elgin, Illinois, part of the western Chicago suburbs, provides a unique opportunity to acquire a first-class 93% occupied mixed use Medical and Business office property. The tenant base contains credit solid local and nationally recognized businesses. A national Women's Health Care tenant occupies 3 tenant suites including its new Comprehensive Mammography Center; a well-recognized national Financial Wealth Management firm; a Medical Image training company, and a local major Law Partnership Office round out the second floor tenants.
- The entire first floor is occupied by an Internationally recognized Early Learning and Child Care Center. This multi-million-dollar newly constructed state of the art facility includes private staff entry and under cover port couchere automobile drop-off entry for students. It features 13 childcare and classrooms, kitchen, pantry, in unit laundry, staff room and private offices, and state-of-the-art secure exterior playground. Newly paved ample parking areas, fully irrigated landscaping, brick enclosed waste receptacle areas, upgraded fire alarm and computerized HVAC systems with M-13 filtration are just some of the hallmarks of this rarely available property.
- The building is located directly across from the South Elgin & Countryside Fire Protection District Fire and EMS Station, and is a few hundred yards west of the intersection of the main North South Corridor, Randall Road. This high end Randall Road corridor is filled with retail, restaurant, recreational, banking, and general merchandise nationally recognized tenants.
- The building is also centrally located between Northwestern's Delnor Hospital on Randall road 7.4 miles to the south, and Advocate Sherman Hospital 6.8 miles to the north, at the Randall Road and Interstate 90 interchange.
- This property is surrounded by residential, including Robin Glen, Thornwood, Sugar Ridge, River Ridge, The Springs at South Elgin, Authentix, Beckett's Landing, and Ashbury. Nearby Corron Elementary School is part of the highly rated St. Charles School District 303. Senior housing, including Silver Glen Senior Living, and Heritage Woods of South Elgin are also nearby.
- This professionally managed building has all the physical and locational attributes needed for long term and renewed continuing successful medical, or business-related occupancy. Fiber-optic from both AT&T and Xfinity as well as Metronet internet, and the ability to have Satellite communications make this facility top of the line.
- Financials available upon receipt of signed CA.

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ADDITIONAL PHOTOS

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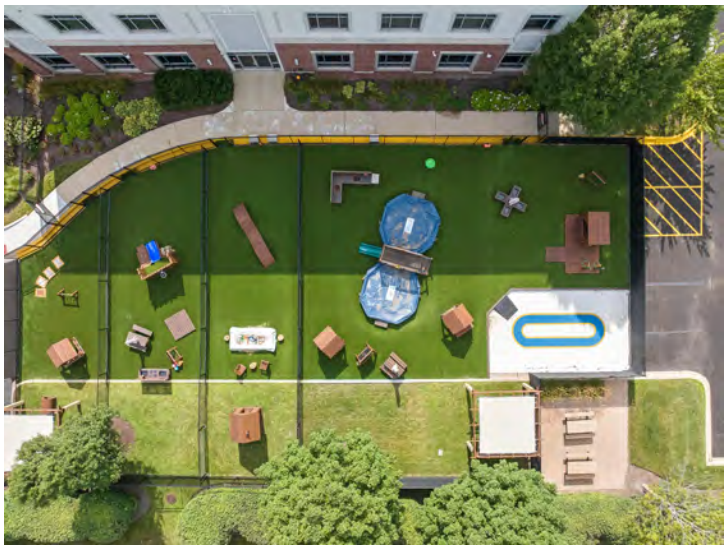

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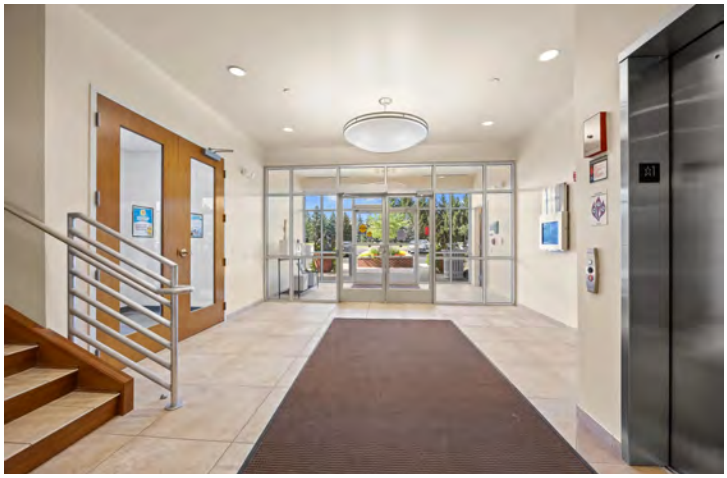

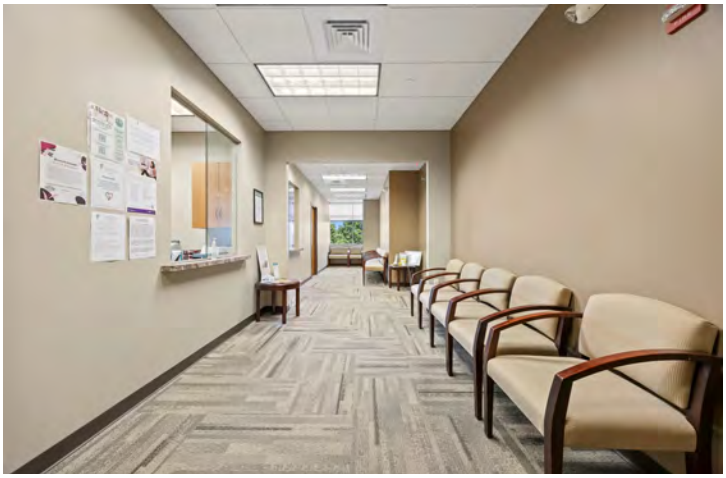

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RETAILER MAP

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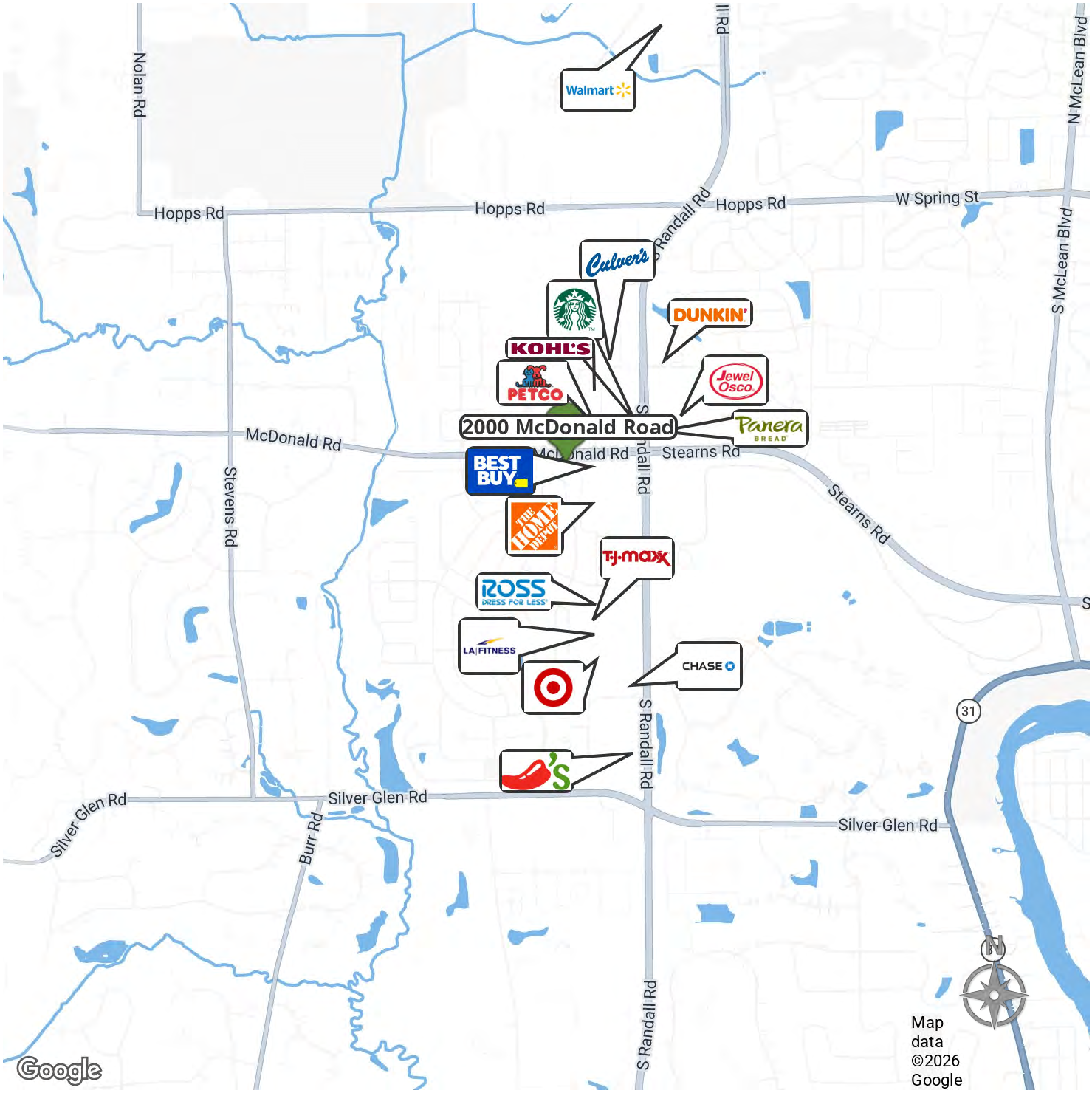

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MEDICAL MAP

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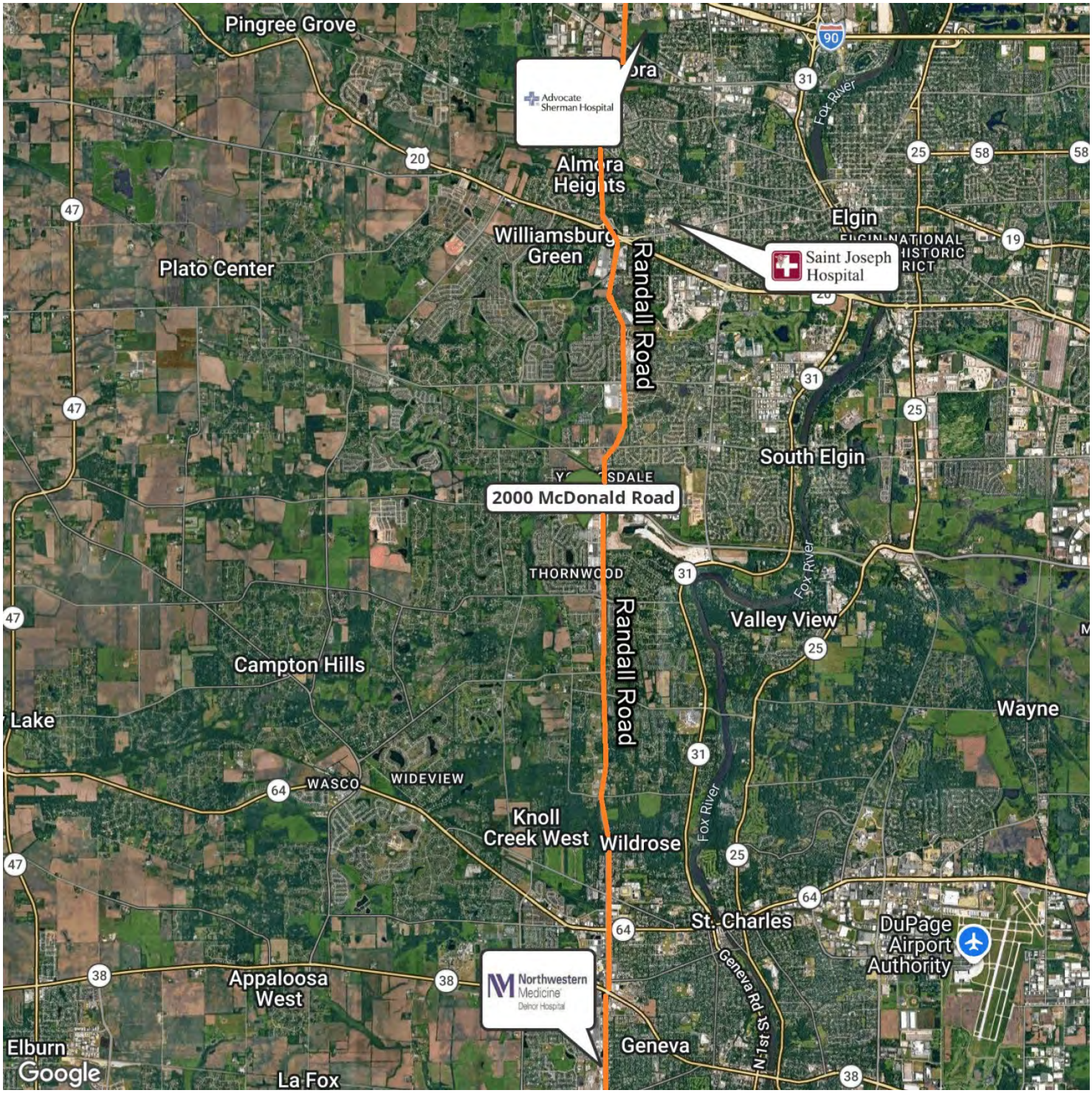

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DEMOGRAPHICS MAP & REPORT

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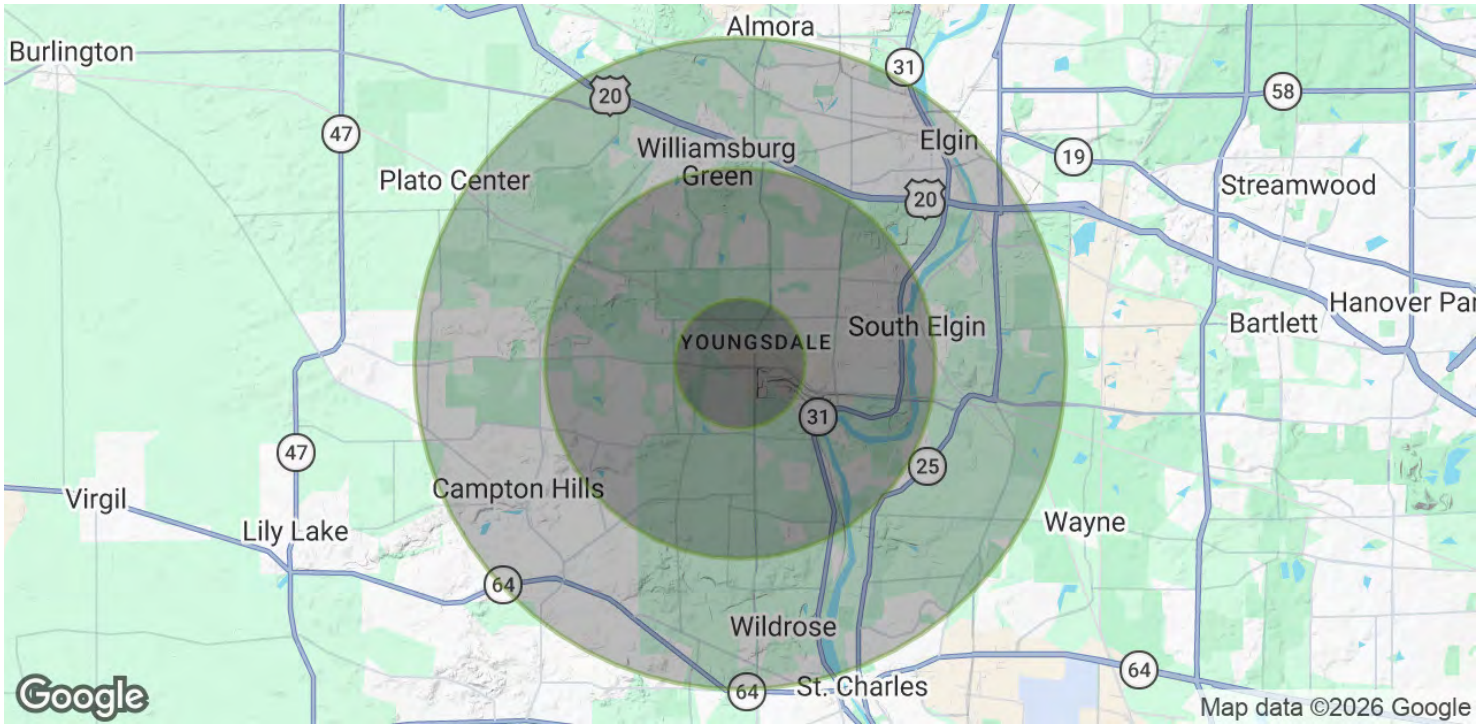

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,119	50,085	123,445
Average Age	40.8	41.1	40.7
Average Age (Male)	41.2	39.4	39.5
Average Age (Female)	39.5	42.2	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,655	17,173	42,990
# of Persons per HH	3.1	2.9	2.9
Average HH Income	$174,835	$155,432	$142,943
Average House Value	$428,144	$375,501	$376,067

2023 American Community Survey (ACS)

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