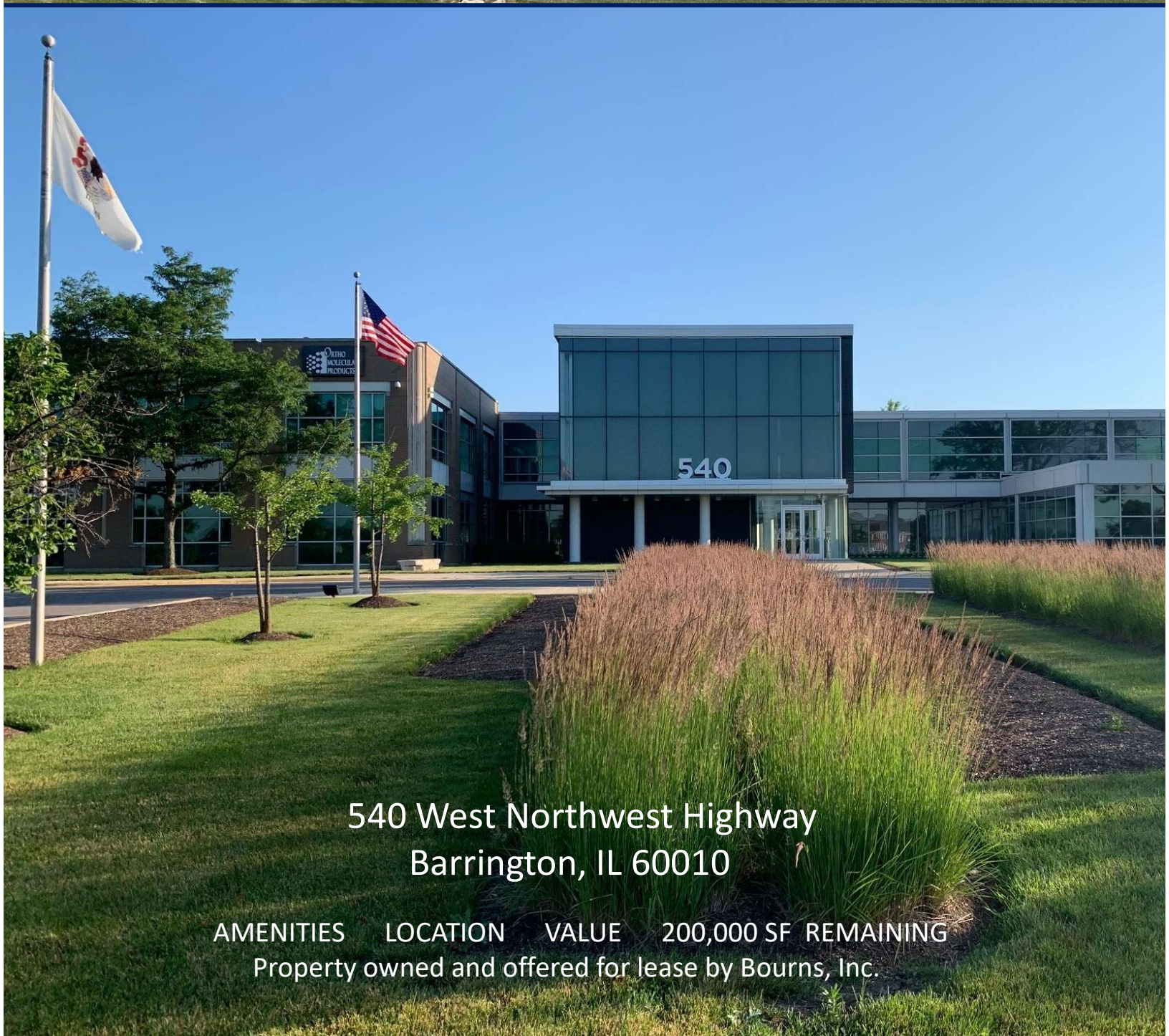


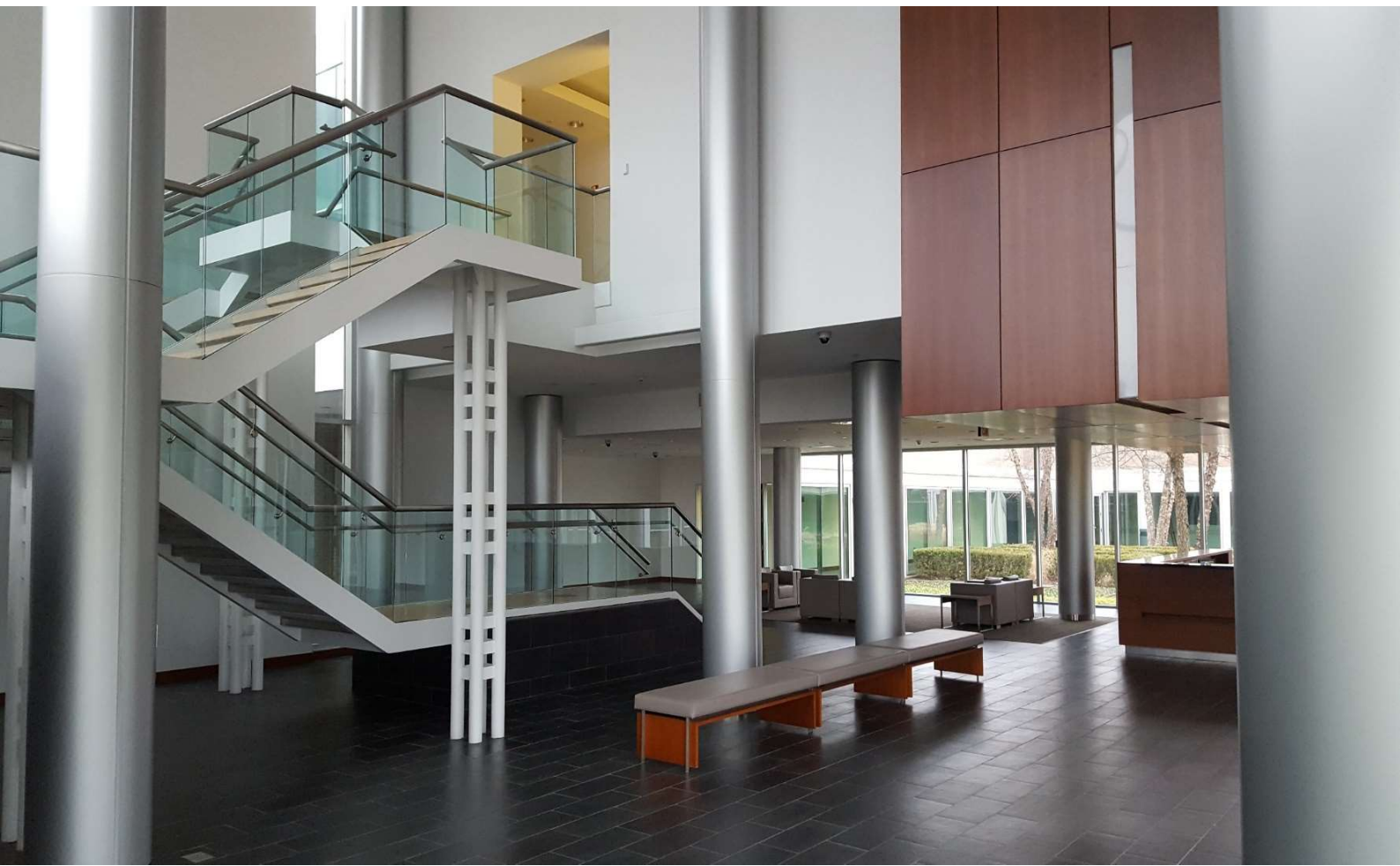
The Barrington

540 Building



540 West Northwest Highway
Barrington, IL 60010

AMENITIES LOCATION VALUE 200,000 SF REMAINING
Property owned and offered for lease by Bourns, Inc.



PROPERTY OVERVIEW

This 250,000 square foot Class A Corporate Office signature building is situated on 25 landscaped acres in Barrington, Illinois. The 540 Building features a large and welcoming lobby leading to an open office environment with a loft feel. Flexible first floor space from 1,000 sf to 200,000 sf remains available. The second level has been leased to an international corporation as their corporate headquarters. The first floor includes over 17,000 square feet of high bay area. With high quality furnishings available throughout, the 540 Building is “move-in” ready often with no TI’s required.

AMENITIES

Your employees can take advantage of a full-service cafeteria with ample room for dining or working while grabbing a quick coffee or snack. Enjoy outdoor dining on the private patio during those warm sunny days.

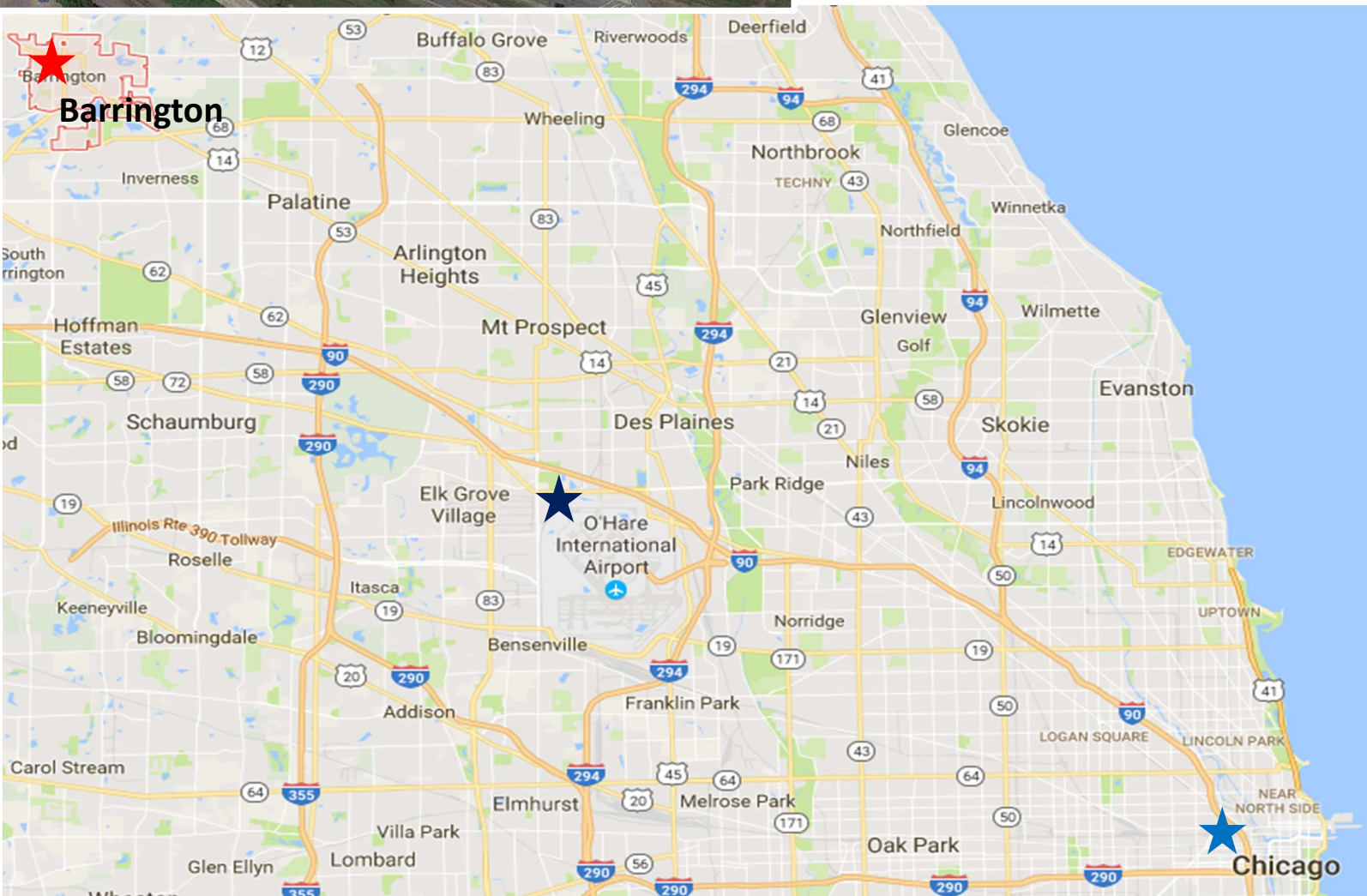
The fitness center includes fully equipped locker rooms with showers, a large area for fitness equipment, an aerobics room, and multiple mother's rooms.



LOCATION

Barrington, Illinois is located 38 miles northwest of Chicago and 30 minutes from O'Hare International Airport. The 25 acre site fronts on approximately 1,352 feet of Northwest Highway with about 27,000 vehicles passing the signature building daily.

The Village of Barrington is known for its high quality estate living, providing numerous options for corporate executives. Barrington is a thriving cultural community with numerous dining and shopping venues. Their public schools are ranked number three in the state. The Metra transportation system connects Barrington to the Chicagoland area.





VALUE

We have the flexibility to offer a below market rate for the first years of a long-term lease with a qualified national or international tenant. The equation of low base rent for a signature structure with high end furnishings available plus low property taxes and a convenient, highly visible location equals top value for the right tenant. We join the Village of Barrington in seeking a desirable tenant that will fill the building with renewed energy and activity to the benefit of the tenant, our campus, and our community.

*For further information contact
the property owner, Bourns, Inc.*

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