

FOR SALE



County Farm Office Center

1n131 County Farm Rd
Winfield, IL 60190



Randolph Taylor, CCIM

630.474.6441

rtaylor@creconsult.net

www.expcommercial.com

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FOR SALE

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Randolph Taylor, CCIM

630.474.6441

rtaylor@creconsult.net



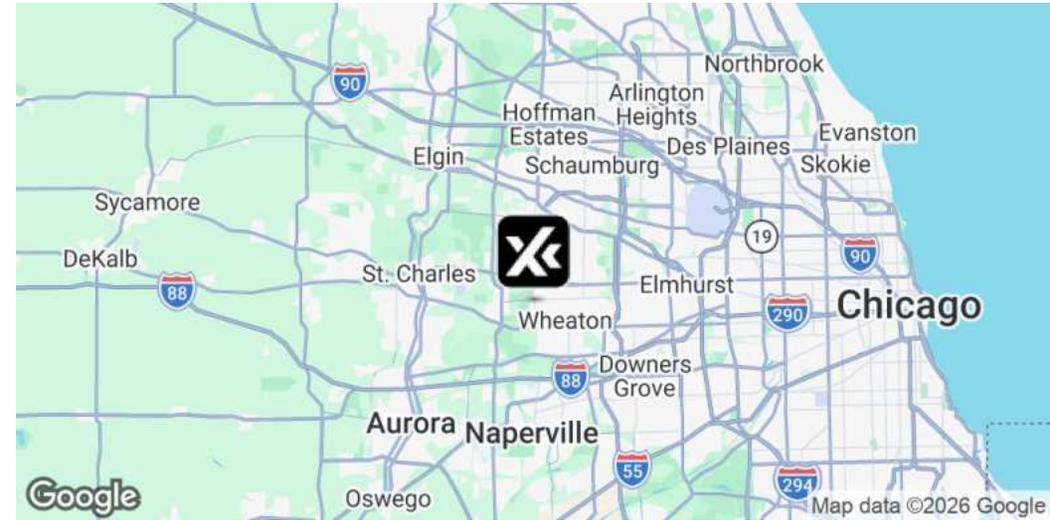
Section 1

Property Information



Property Summary

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,450,000
Number of Units:	3
Lot Size:	3.44 Acres
Building Size:	13,900 SF

PROPERTY HIGHLIGHTS

- ±13,870 SF two-story office building with elevator
- Regus occupies entire first and second floors under long-term license
- Finished, vacant lower level provides immediate leasing or owner-user upside
- Less than one mile from Northwestern Medicine Central DuPage Hospital
- A flexible license structure allows future reconfiguration or partial recapture
- Favorable utility and expense allocation
- Conservative underwriting with clear income growth potential
- Supply-constrained western suburban office/medical corridor

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rtaylor@creconsult.net



Property Description

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PROPERTY DESCRIPTION

1N131 County Farm Rd is a ±13,870 square foot, two-story office building located less than one mile from Northwestern Medicine Central DuPage Hospital, within a highly supply-constrained western suburban office and medical corridor.

The property is anchored by Regus, one of the world's largest flexible office operators, occupying the entire first and second floors under a long-term license agreement. Regus has made a meaningful operational investment in the building and is actively executing its lease-up strategy. While utilization is still maturing, recent activity indicates improving occupancy and momentum consistent with Regus's projected ramp profile.

The Regus license structure provides contractual base income today with meaningful forward upside as occupancy increases, while preserving flexibility not typically available in traditional long-term office leases. Subject to notice, the framework allows for future space reconfiguration or partial recapture, supporting owner-user or hybrid investment strategies.

The finished, separately accessible lower level is currently vacant and offers immediate upside. The space is well suited for medical, professional, or specialty office users seeking proximity to the hospital campus at a cost basis well below institutional medical office rents. A buyer may lease this space independently to accelerate stabilization or occupy it directly while Regus income offsets a substantial portion of operating expenses.

Operating expenses are favorably structured. Water, sewer, and trash are covered through the Association, and Regus is responsible for electric service to its occupied floors. Remaining owner utility exposure is limited primarily to common areas and the lower level, supporting a lean expense profile relative to comparable suburban office assets.

The offering is underwritten conservatively based on current in-place income rather than full stabilization. Market rent data supports both the Regus ramp scenario and a traditional office or medical leasing fallback, providing a defensible downside with clear upside potential.

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630.474.6441

rtaylor@creconsult.net



Property Details

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LOCATION INFORMATION

Building Name	County Farm Office Center
Street Address	1n131 County Farm Rd
City, State, Zip	Winfield, IL 60190
County	DuPage
Market	Chicago
Sub-market	Western East/West Corridor
Cross-Streets	County Farm Rd & Roosevelt Rd
Township	Winfield Township (Standard DuPage Cou
Side of the Street	East
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-355 (Veterans Memorial Tollway)
Nearest Airport	Chicago O'Hare International Airport (ORD)

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	4.0
Number of Parking Spaces	180

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	One (1) passenger elevator serving all floors, including finished lower level.
Number of Elevators	1
Central HVAC	Yes
HVAC	Central HVAC with multiple rooftop units; independently controlled zones. Building-wide humidification and upgraded filtration.
Broadband	Cable
Restrooms	Six (6) common-area restrooms across all levels; ADA-compliant facilities provided.
Landscaping	Professionally maintained landscaping with mature trees and perimeter plantings.

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630.474.6441

rtaylor@creconsult.net



Property Details

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BUILDING INFORMATION

Building Size	13,900 SF
Cap Rate	1.27
Building Class	B
Occupancy %	66.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	4,653 SF
Year Built	1987
Gross Leasable Area	13,900 SF
Framing	Steel frame with masonry exterior
Roof	Pitched Asphalt Shingle
Number of Buildings	1
Ceilings	Drop ceiling
Floor Coverings	Carpet / Tile
Corridors	Central double-loaded corridors with elevator and stair access; efficient multi-tenant circulation.
Foundation	Concrete foundation with finished lower level.
Exterior Walls	Masonry construction with brick façade and architectural banding.
Office Buildout	High-quality professional office buildout featuring private offices, conference rooms, shared amenities, kitchen facilities, and common areas. Full interior gut renovation completed circa 2015.

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	B-1 (Winfield)
Lot Size	3.44 Acres
APN #	04-01-401-022 and 04-01-401-023
Corner Property	Yes
Traffic Count	27010
Traffic Count Street	County Farm Rd & Chestnut Ln N
Amenities	Surface parking Professionally managed association Common area maintenance included Suburban office setting

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rtaylor@creconsult.net



Additional Photos

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Randolph Taylor, CCIM
630.474.6441
rtaylor@creconsult.net



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Additional Photos

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Randolph Taylor, CCIM
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rtaylor@creconsult.net



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Additional Photos

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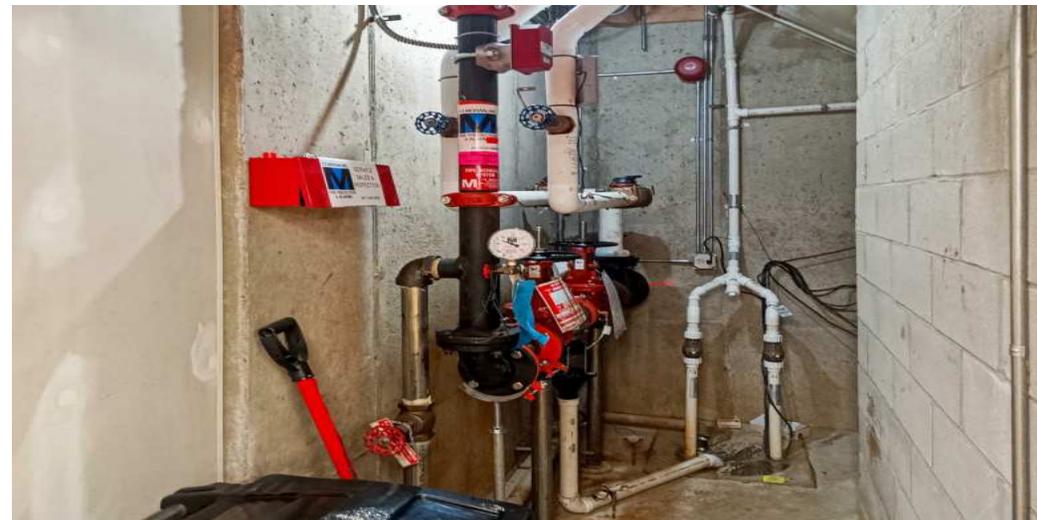
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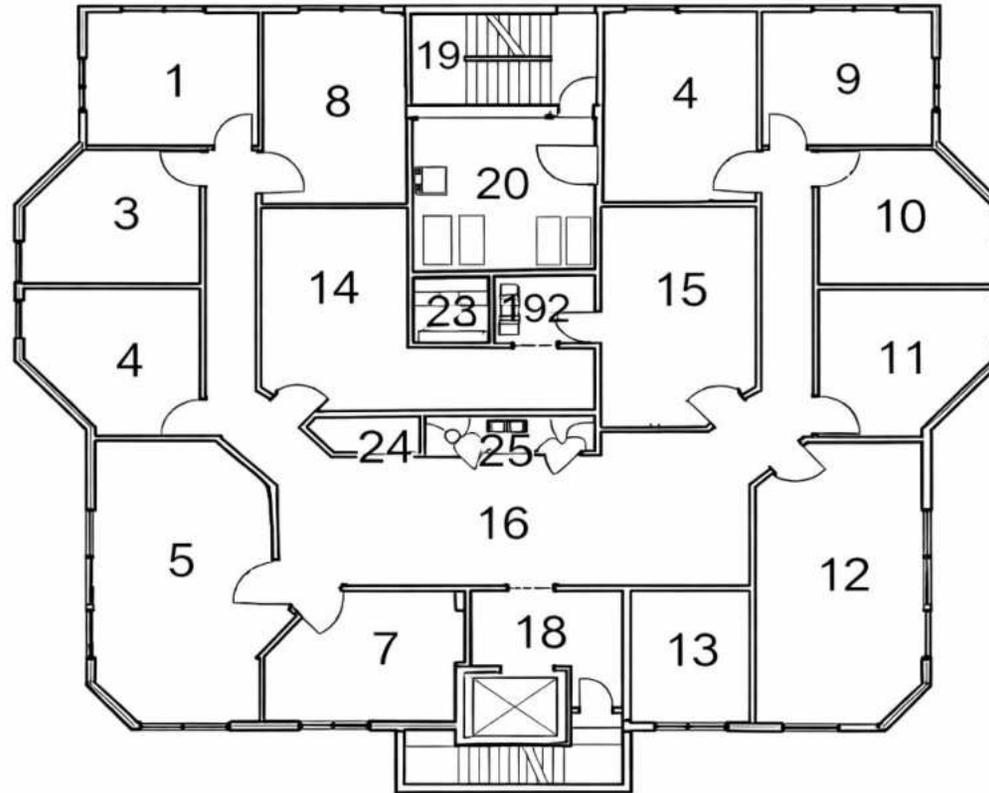
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Floor Plans: Second Floor

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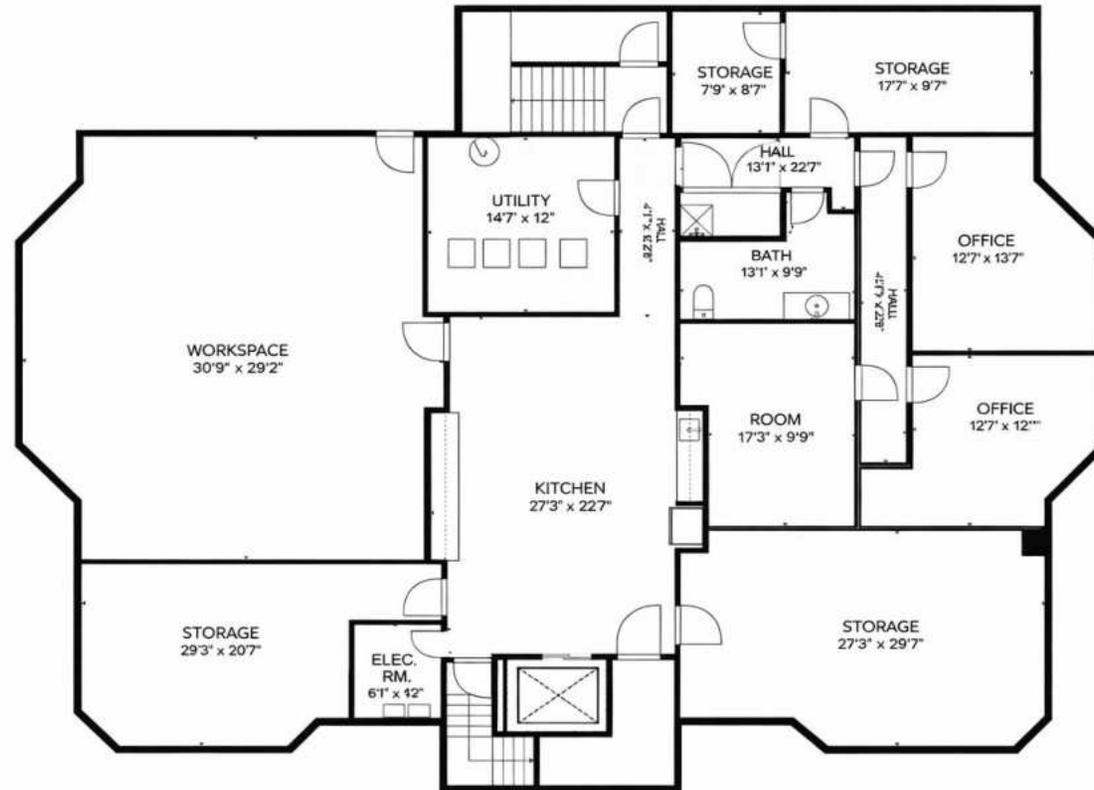
SECOND FLOOR PLAN
4649 square feet

Randolph Taylor, CCIM
630.474.6441
rtaylor@creconsult.net



Floor Plans: Lower Level

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BASEMENT FLOOR PLAN

Below Ground: 2991 sq. ft. FLOOR: 4152 sq. ft.
EXCLUDED AREAS: ELECTRICAL ROOM: 55 sq. ft. ft.
STORAGE: 1034 sq. ft.
UTILITY: 194 sq. ft.
TOTAL: 4811 sq. ft.

* Sizes and dimensions are approximate, actual may vary.

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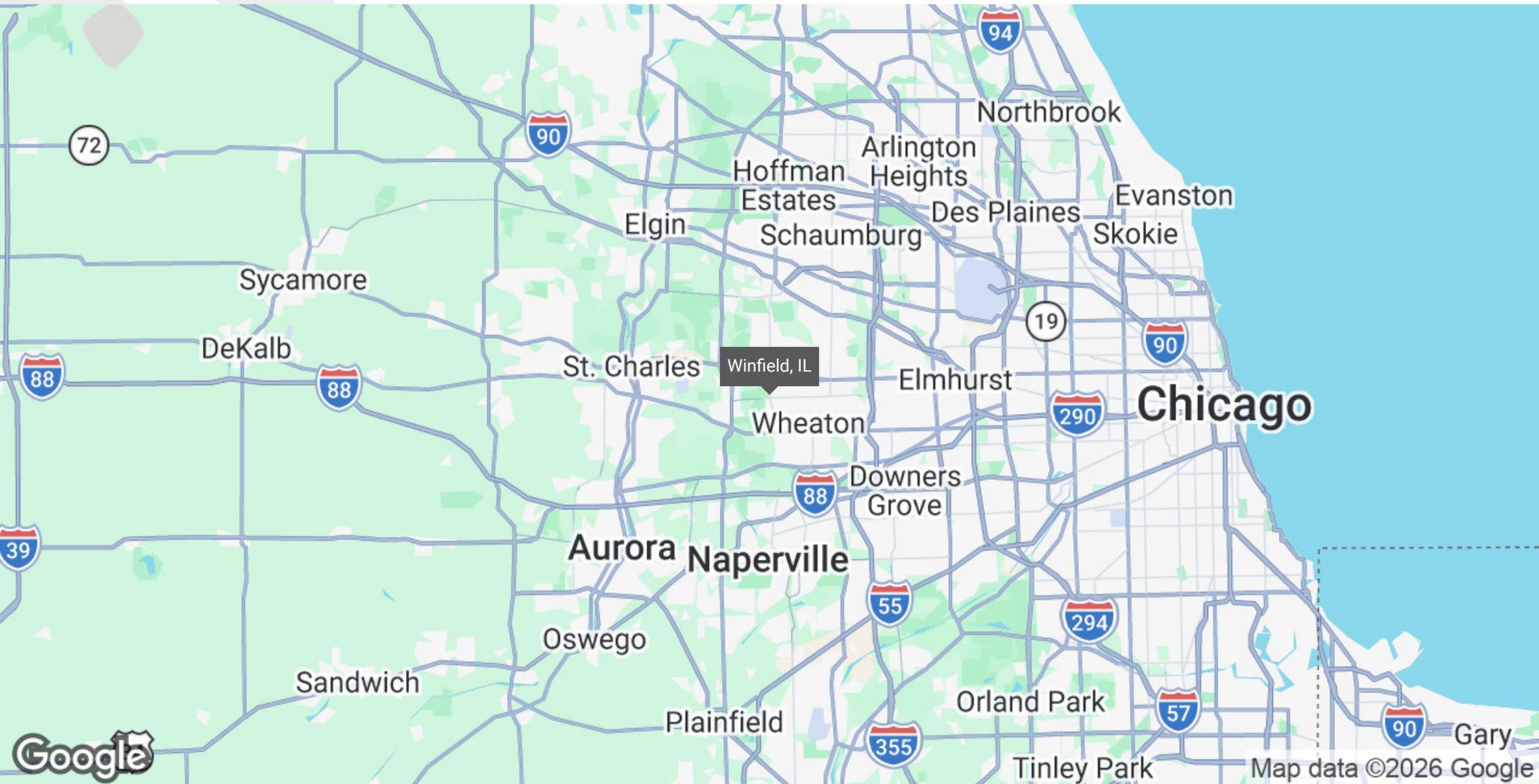
Section 2

Location Information



Regional Map

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Location Map

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Aerial Map

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Section 3

Financial Analysis



Financial Summary

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INVESTMENT OVERVIEW	CURRENT	PROFORMA (YEAR 1)	PROFORMA (YEAR 2)
Price	\$1,450,000	\$1,450,000	\$1,450,000
Price per SF	\$104	\$104	\$104
Price per Unit	\$725,000	\$725,000	\$725,000
GRM	30.21	12.29	5.6
CAP Rate	1.27%	6.05%	13.07%
Cash-on-Cash Return (yr 1)	-11.41%	2.25%	22.30%
Total Return (yr 1)	-\$42,330	\$26,972	\$128,730
Debt Coverage Ratio	0.24	1.15	2.48

OPERATING DATA	CURRENT	PROFORMA (YEAR 1)	PROFORMA (YEAR 2)
Gross Scheduled Income	\$48,000	\$118,000	\$259,128
Total Scheduled Income	\$48,000	\$118,000	\$259,128
Vacancy Cost	-	-	\$38,869
Gross Income	\$48,000	\$118,000	\$220,259
Operating Expenses	\$29,526	\$30,224	\$30,724
Net Operating Income	\$18,474	\$87,776	\$189,535
Pre-Tax Cash Flow	-\$57,892	\$11,410	\$113,169

Financial metrics are based on current in-place income with staged stabilization assumptions. Current performance reflects Regus base license revenue only, with the finished lower level vacant. Pro Forma Year 1 assumes continued Regus ramp with no contribution from the lower level. Pro Forma Year 2 reflects stabilization of the lower level and a normalized 15% vacancy factor, consistent with current suburban office market conditions. Debt assumptions reflect indicative market-rate bank financing and are presented for analytical comparison only; buyers should verify final terms independently.

Randolph Taylor, CCIM

630.474.6441

rtaylor@creconsult.net



Financial Summary

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FINANCING DATA	CURRENT	PROFORMA (YEAR 1)	PROFORMA (YEAR 2)
Down Payment	\$507,500	\$507,500	\$507,500
Loan Amount	\$942,500	\$942,500	\$942,500
Debt Service	\$76,366	\$76,366	\$76,366
Debt Service Monthly	\$6,363	\$6,363	\$6,363
Principal Reduction (yr 1)	\$15,562	\$15,562	\$15,562

Financial metrics are based on current in-place income with staged stabilization assumptions. Current performance reflects Regus base license revenue only, with the finished lower level vacant. Pro Forma Year 1 assumes continued Regus ramp with no contribution from the lower level. Pro Forma Year 2 reflects stabilization of the lower level and a normalized 15% vacancy factor, consistent with current suburban office market conditions. Debt assumptions reflect indicative market-rate bank financing and are presented for analytical comparison only; buyers should verify final terms independently.

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rtaylor@creconsult.net



Income & Expenses

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INCOME SUMMARY	CURRENT	PER SF	PROFORMA (YEAR 1)	PER SF	PROFORMA (YEAR 2)	PER SF
Rent	\$48,000	\$3.45	\$118,000	\$8.49	\$259,128	\$18.64
Vacancy Cost	\$0	\$0.00	\$0	\$0.00	(\$38,869)	(\$2.80)
GROSS INCOME	\$48,000	\$3.45	\$118,000	\$8.49	\$220,259	\$15.85
EXPENSES SUMMARY	CURRENT	PER SF	PROFORMA (YEAR 1)	PER SF	PROFORMA (YEAR 2)	PER SF
Property Taxes	\$20,871	\$1.50	\$20,871	\$1.50	\$20,871	\$1.50
Insurance	\$3,393	\$0.24	\$3,393	\$0.24	\$3,393	\$0.24
Utilities	\$501	\$0.04	\$501	\$0.04	\$501	\$0.04
Repairs & Maintenance	\$2,802	\$0.20	\$3,500	\$0.25	\$4,000	\$0.29
Association	\$1,959	\$0.14	\$1,959	\$0.14	\$1,959	\$0.14
OPERATING EXPENSES	\$29,526	\$2.12	\$30,224	\$2.17	\$30,724	\$2.21
NET OPERATING INCOME	\$18,474	\$1.33	\$87,776	\$6.31	\$189,535	\$13.64

Income projections are anchored to existing Regus license revenue with incremental stabilization over time. Water, sewer, and trash are included through the Association, and Regus is responsible for electric service to its occupied floors, resulting in limited owner utility exposure. Property taxes, insurance, and association dues are based on current actuals. Repairs and maintenance increase in Year 2 to reflect higher occupancy and normalized operations. Utility allocations and expense recoveries remain subject to verification during buyer due diligence.

Randolph Taylor, CCIM

630.474.6441

rtaylor@creconsult.net



Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
1C/2C	Regus	9,237 SF	66.45%	\$5.20	\$15,395	\$1.67	\$48,000	3/14/2024	5/31/2033
LL	Vacant	4,633 SF	33.33%	-	\$6,177	\$1.33	-	-	-
TOTALS		13,870 SF	99.78%	\$5.20	\$21,572	\$3.00	\$48,000		
AVERAGES		6,935 SF	49.89%	\$5.20	\$10,786	\$1.50	\$48,000		

Regus occupies the entire first and second floors under a long-term license agreement, providing contractual base income with performance-driven upside tied to occupancy. The finished lower level is currently vacant, separately accessible, and well suited for office or medical users seeking proximity to Northwestern Medicine Central DuPage Hospital. Market rent assumptions reflect prevailing suburban office and medical demand in Central DuPage County and are intended for analytical purposes only.

Randolph Taylor, CCIM

630.474.6441

rtaylor@creconsult.net



Section 4

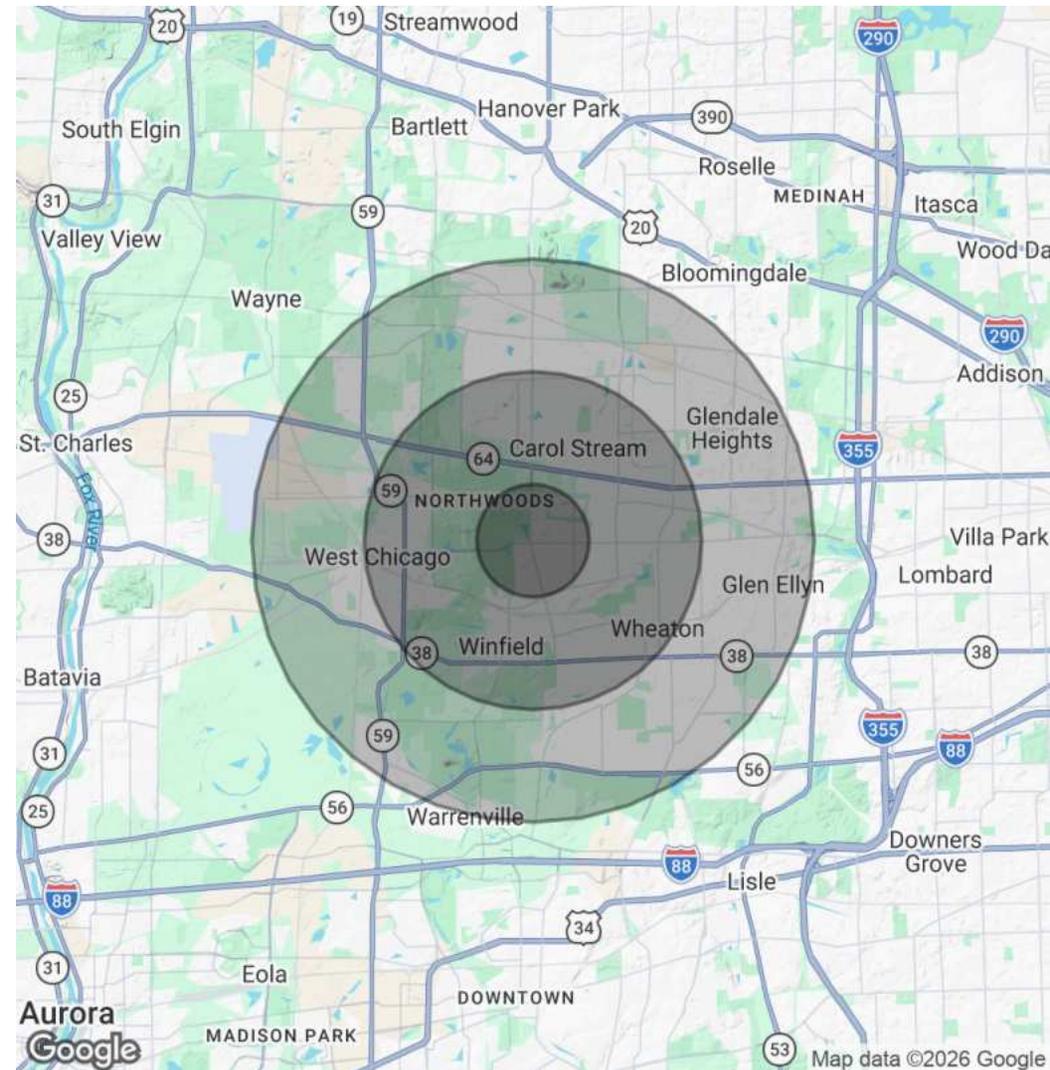
Demographics



Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,563	84,661	200,683
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,708	29,829	70,234
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$194,467	\$147,403	\$146,522
Average House Value	\$488,228	\$409,870	\$410,292
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	8.5%	20.3%	20.9%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,176	54,483	122,363
% White	81.7%	64.4%	61.0%
Total Population - Black	96	3,769	8,875
% Black	1.3%	4.5%	4.4%
Total Population - Asian	459	8,552	26,739
% Asian	6.1%	10.1%	13.3%
Total Population - Hawaiian	0	14	71



Randolph Taylor, CCIM
 630.474.6441
 rtaylor@creconsult.net



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Demographics Map & Report

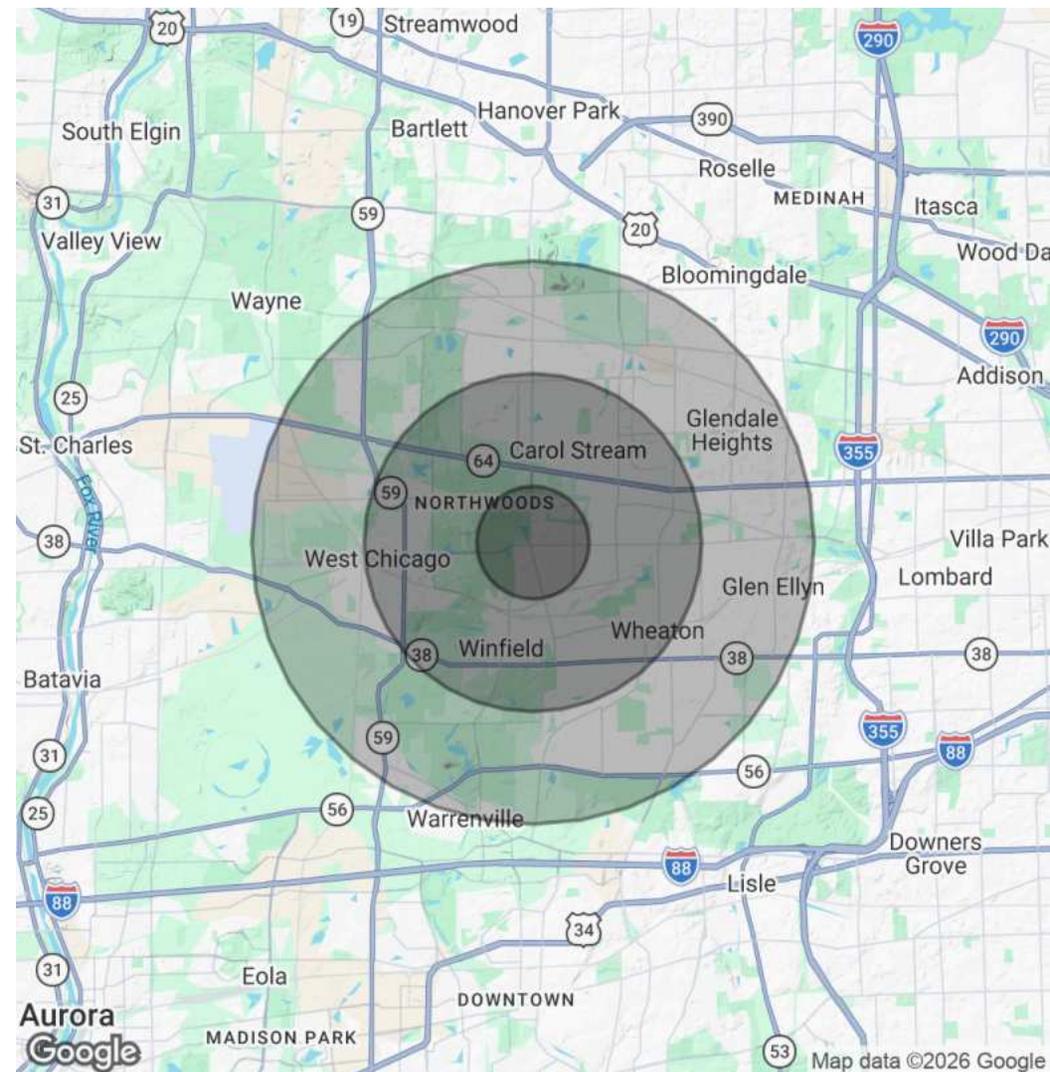
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% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	26	617	1,578
% American Indian	0.3%	0.7%	0.8%
Total Population - Other	199	8,605	20,366
% Other	2.6%	10.2%	10.1%

TRAFFIC COUNTS

County Farm Rd & Roosevelt Rd 27,010/day

Demographics data derived from AlphaMap



Randolph Taylor, CCIM
 630.474.6441
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Section 5

Advisor Bio



Advisor Bio 1

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RANDOLPH TAYLOR, CCIM
rtaylor@creconsult.net
Direct: **630.474.6441**

IL #475.142701

PROFESSIONAL BACKGROUND

Randolph Taylor, MBA, CCIM, is a Commercial Real Estate Investment Sales Broker with the Chicago eXp Commercial office. Randolph has over 26 years of commercial real estate experience, including corporate real estate, asset management, and brokerage. Randolph's broad knowledge of the commercial real estate industry, financial analysis, marketing, and negotiating skills uniquely positions him to provide a superior level of service to his clients.

Prior Positions:

Senior Associate National Multi Housing Division - Marcus & Millichap
Commercial Real Estate Broker - Coldwell Banker Commercial NRT
Commercial Real Estate Asset Manager - Bridgestone Retail Operations N.A.
Multifamily Property Manager - Equity Residential
Commercial Real Estate Market Analyst - Grubb & Ellis

EDUCATION

MBA - Finance/Real Estate

eXp Commercial
939 W North Ave #750
Chicago, IL 60642

Randolph Taylor, CCIM

630.474.6441

rtaylor@creconsult.net



Thank you!

A well-located suburban office asset combining durable in-place income, embedded stabilization upside, and flexible execution paths. The offering is supported by conservative underwriting, a favorable expense structure, and proximity to one of DuPage County's primary medical campuses.



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