

FOR SALE



County Farm Office Center

1N131 County Farm Rd
Winfield, IL 60190



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FOR SALE

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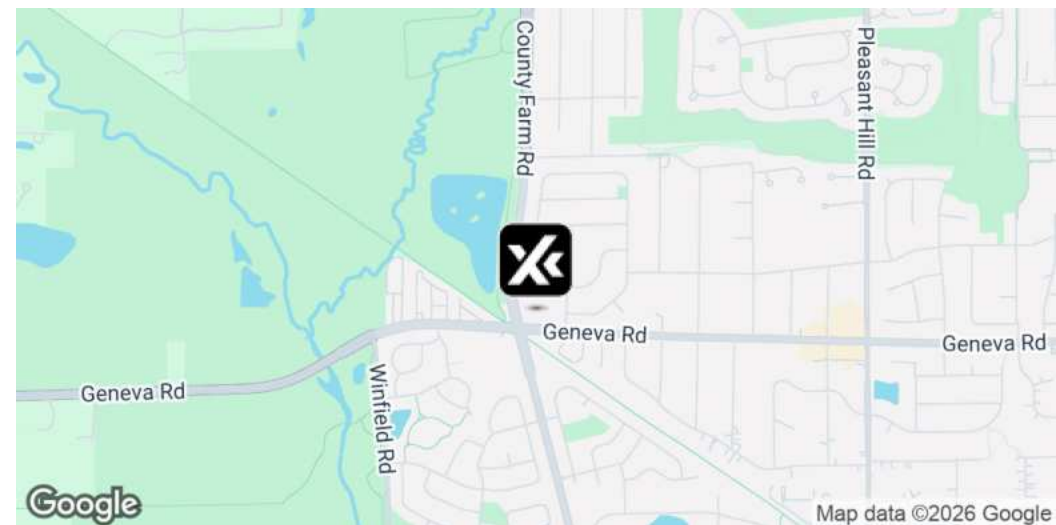
Section 1

Property Information



Property Summary

FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,175,000
Building Size:	13,900 SF
Building Type:	Office

PROPERTY HIGHLIGHTS

- **Strategic Pricing & Low Basis:** Aggressively priced at \$1,175,000, representing an ultra-secure entry basis of just \$84.53/SF—well below modern replacement cost thresholds.
- **Massive Seller Concession:** The seller is zero-balancing the outstanding Regus startup operating deficit out of their closing proceeds, delivering a true clean-slate asset.
- **Ultimate Landlord Control:** Wiping the deficit unlocks contractual termination rights, allowing a buyer to restructure the footprint, ride the profit-share momentum, or execute a 100% owner-user takeover.
- **Regus-Anchored (IWG):** 66.45% of the property is occupied by the global brand Regus. The costly buildout phase is complete, boasting a steady ~75% occupancy.
- **Immediate Value-Add:** Features a stable lower-level MTM tenant and 3,325 SF of finished vacancy ready for immediate traditional lease-up.
- **Prime Medical Corridor:** High-traffic corner location seeing 27,010 VPD, situated less than 1 mile from the dominant Northwestern Medicine CDH campus.

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Property Description

FOR SALE

PROPERTY DESCRIPTION

CLEAN-SLATE ACQUISITION & ULTIMATE LANDLORD CONTROL

eXp Commercial presents a strategic opportunity to acquire the fee-simple interest in the County Farm Office Center located at 1N131 County Farm Rd, Winfield, IL. Now offered at an aggressively realigned \$1,175,000 (\$84.53/SF), this ±13,900 SF corporate-anchored office asset comes with a massive, deal-making seller concession: the seller will completely pay off the Regus (IWG) startup operating deficit directly out of their own closing proceeds.

CORPORATE TENANCY & UNLOCKED TERMINATION RIGHTS

The asset's upper floors (66.45% of the rentable area) are anchored by Regus (International Workplace Group - IWG), the global leader in flexible workspace solutions. The heavy lifting and costly buildouts are completely finished, and the center is currently stabilized at ~75% occupancy. By having the seller wipe the historical startup ledger clean at closing, the incoming buyer bypasses early ramp-up costs entirely. More importantly, zero-balancing this deficit satisfies the operator's loss requirements, unlocking immediate contractual termination rights for the landlord. This gives an investor three distinct execution pathways:

Ride the Momentum: Keep the agreement active and collect scaling net profit payouts with a clean ledger.

Restructure & Lease: Consolidate the operator to a single floor and lease out the remaining space traditionally.

Owner-User Takeover: Exercise a full termination at closing to occupy the building as a corporate headquarters.

IMMEDIATE VALUE-ADD LEASE-UP

Beyond the corporate workspace footprint, low-risk upside is concentrated on the finished lower level. Base cash flow is supported by an existing month-to-month tenant. The remaining 3,325 SF of turnkey, finished lower-level vacancy is primed for immediate stabilization. Underwriting this remaining space at a conservative \$16/SF provides a direct path to significantly expand net operating income.

STRATEGIC MEDICAL CORRIDOR

The property occupies a high-exposure signalized corner lot tracking over 27,010 vehicles per day within Central DuPage County's premier professional node. It is situated less than one mile from the dominant Northwestern Medicine Central DuPage Hospital (CDH) campus. At \$84.53/SF, this asset offers unparalleled operational flexibility at a fraction of modern suburban replacement costs.

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City Information

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LOCATION DESCRIPTION

-Well-located DuPage County office condominium in Winfield, Illinois, positioned near Roosevelt Road (IL-38) with convenient access to I-355, I-88, and surrounding suburban employment centers. The property benefits from proximity to medical, professional, and institutional users throughout Central DuPage County, offering an accessible alternative to higher-priced Oak Brook and Naperville office submarkets.

LOCATION DETAILS

Market	Chicago
Sub Market	Western East/West Corridor
County	DuPage
Cross Streets	County Farm Rd & Roosevelt Rd
Township	Winfield Township (Standard DuPage Cou
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-355 (Veterans Memorial Tollway)
Nearest Airport	Chicago O'Hare International Airport (ORD)

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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
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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Property Details

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BUILDING INFORMATION

Building Size	13,900 SF
Cap Rate	1.8
Building Class	B
Occupancy %	66%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	4,653 SF
Year Built	1987
Year Last Renovated	2024
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 out

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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Additional Photos

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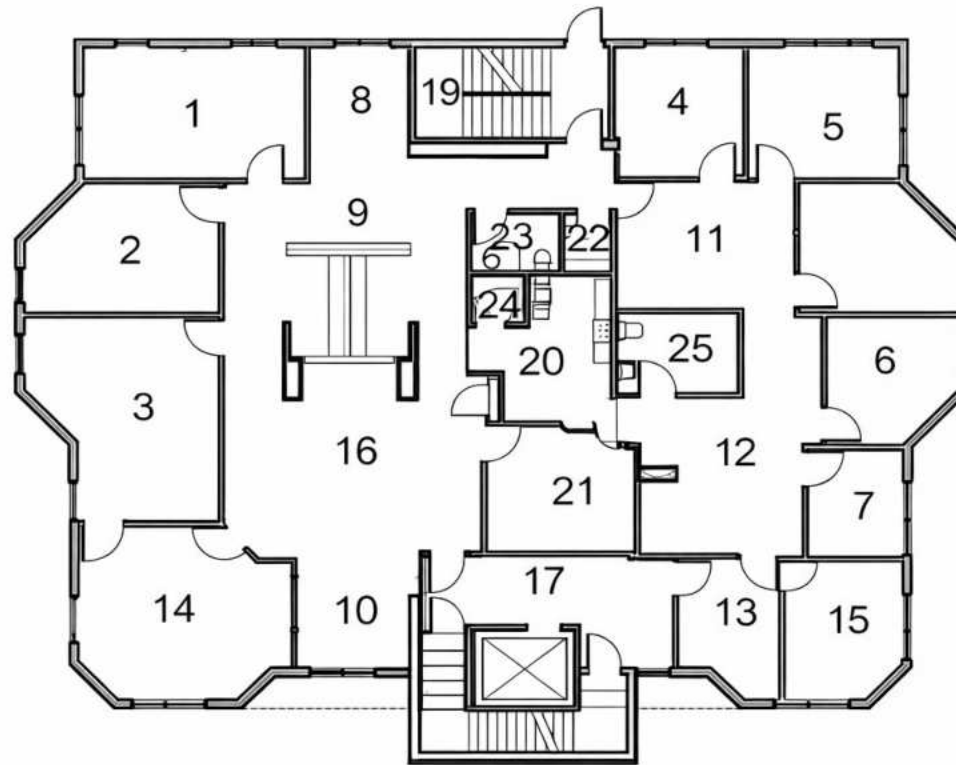
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Floor Plans: First Floor

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FIRST FLOOR PLAN
4588 square feet

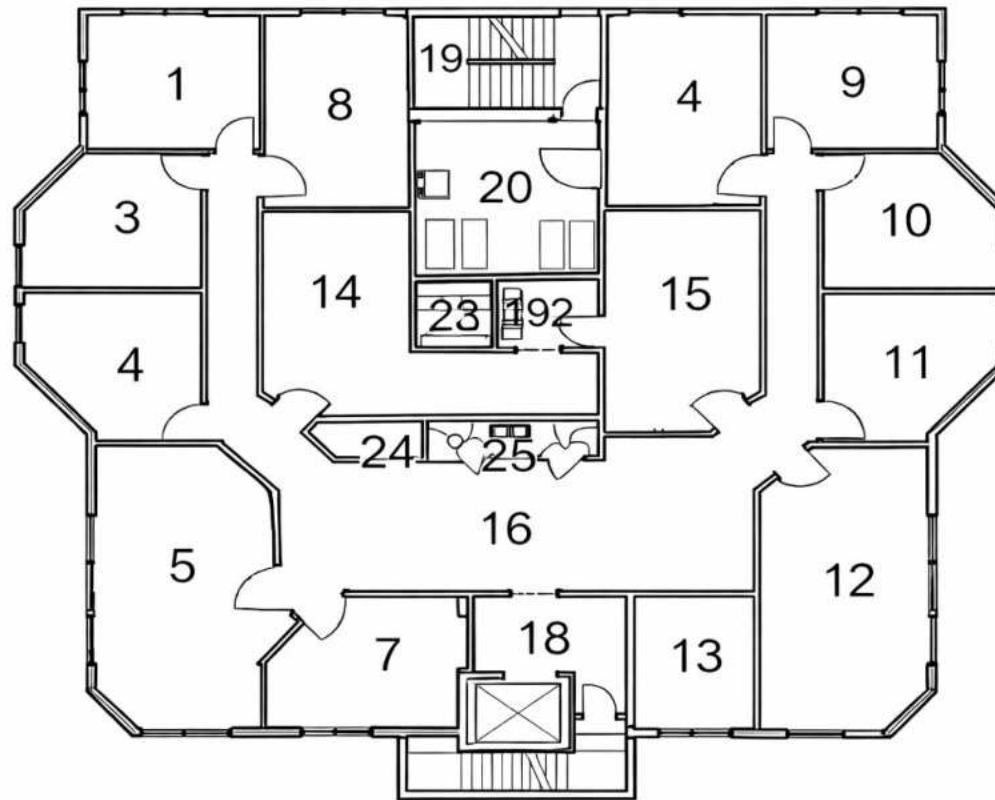
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Floor Plans: Second Floor

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SECOND FLOOR PLAN
4649 square feet

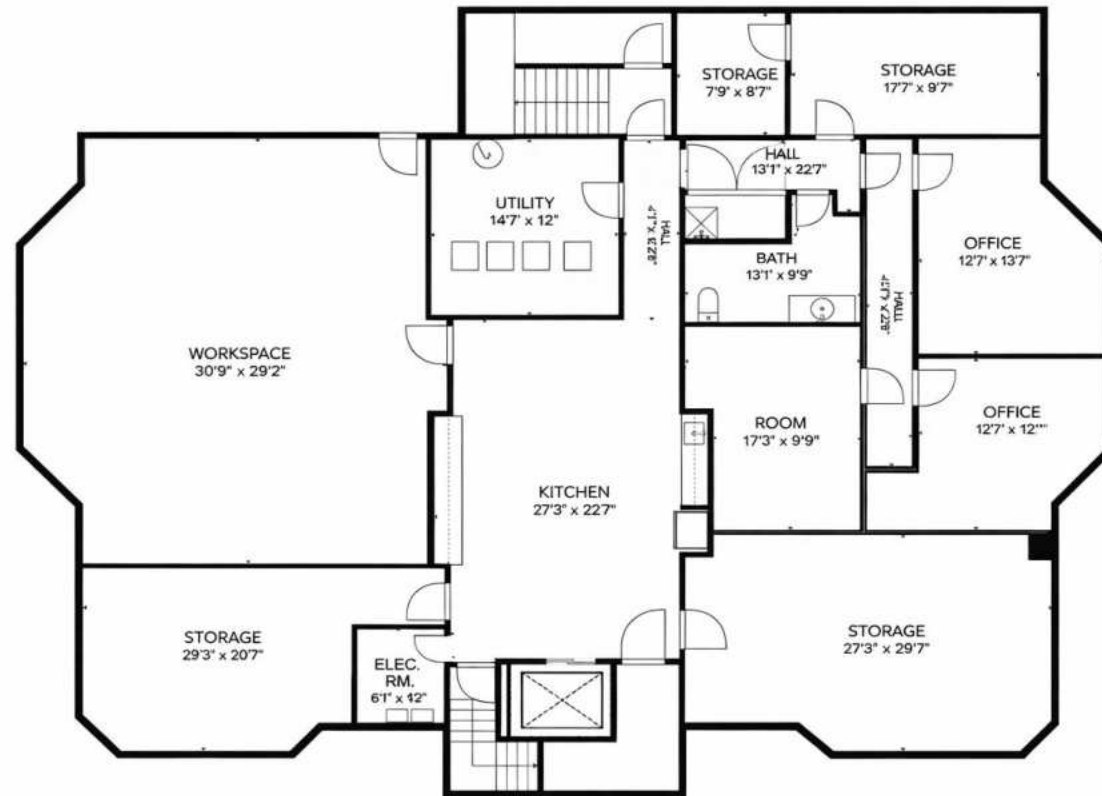
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Floor Plans: Lower Level

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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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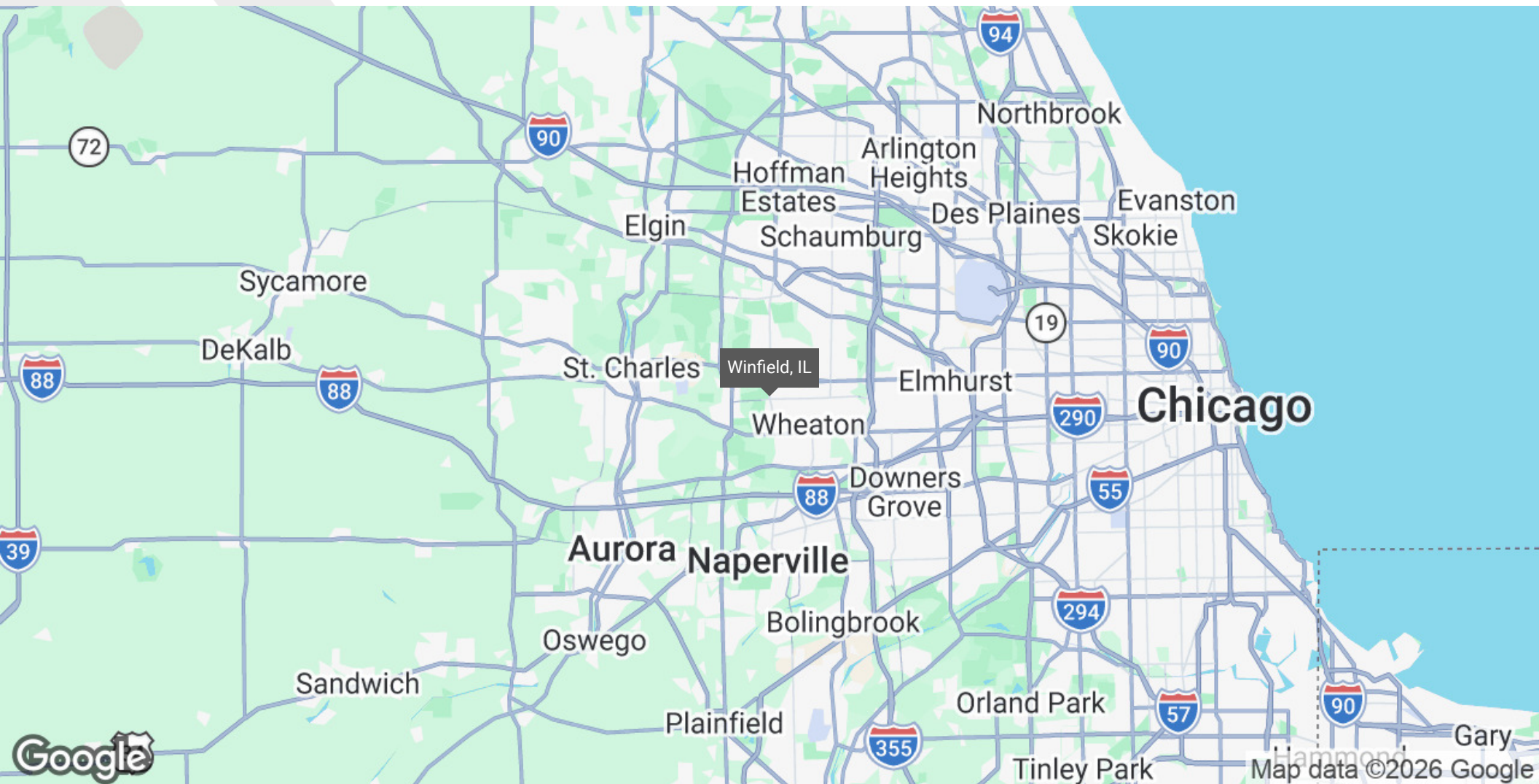
Section 2

Location Information



Regional Map

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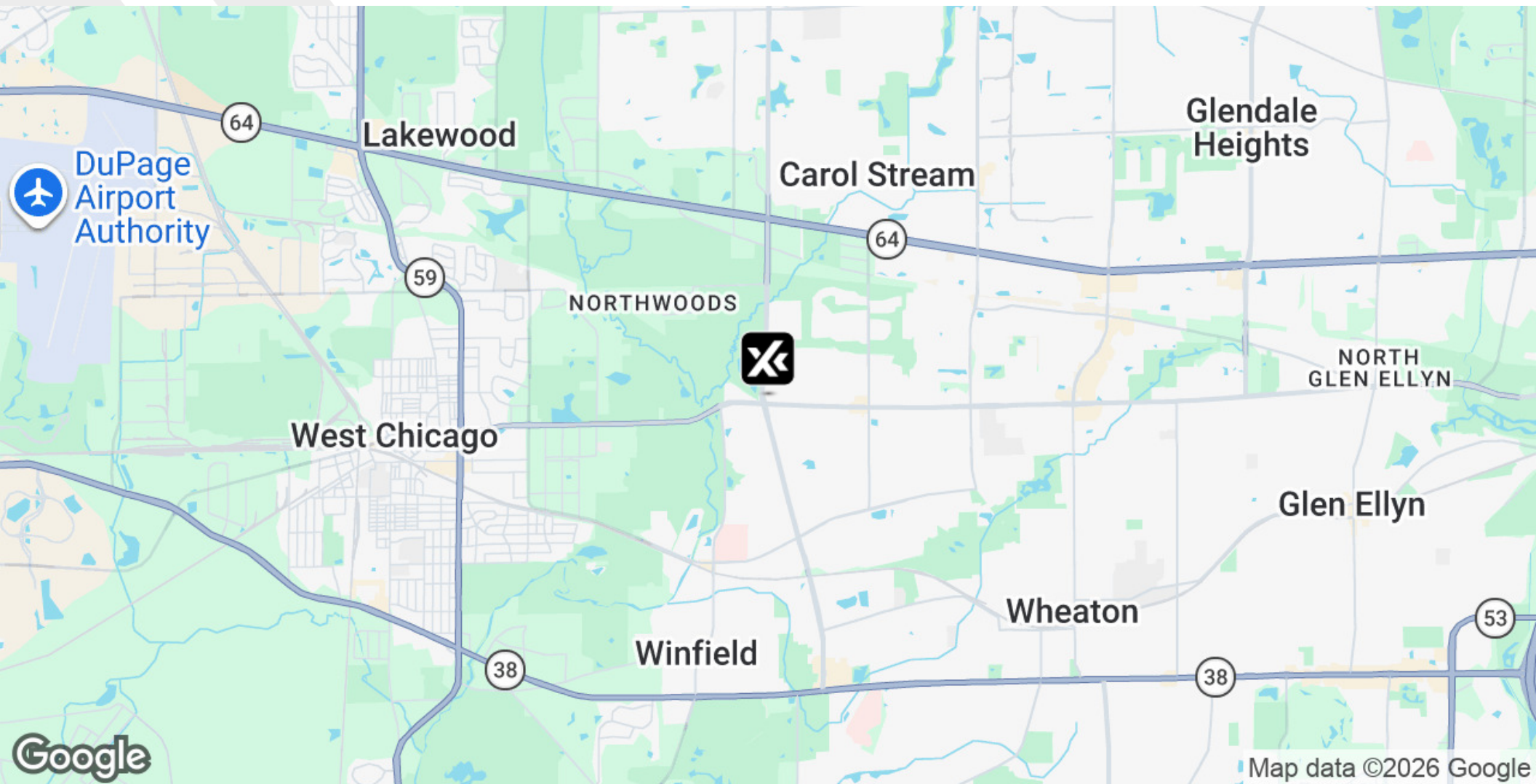
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Location Map

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Aerial Map

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Section 3

Financial Analysis



Financial Summary

FOR SALE

INVESTMENT OVERVIEW	CURRENT	YEAR 1
Price	\$1,175,000	\$1,175,000
Price per SF	\$85	\$85
Price per Unit	\$391,667	\$391,667
GRM	23.21	6.39
CAP Rate	1.80%	13.15%
Cash-on-Cash Return (yr 1)	-13.36%	24.48%
Total Return (yr 1)	-\$34,025	\$99,359
Debt Coverage Ratio	0.31	2.27

OPERATING DATA	CURRENT	YEAR 1
Gross Scheduled Income	\$50,620	\$184,004
Total Scheduled Income	\$50,620	\$184,004
Gross Income	\$50,620	\$184,004
Operating Expenses	\$29,526	\$29,526
Net Operating Income	\$21,094	\$154,478
Pre-Tax Cash Flow	-\$47,099	\$86,285

FINANCING DATA	CURRENT	YEAR 1
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Current financials reflect a Trailing 3-Month (T3) annualized run rate, capturing the Regus platform's stabilized ~76% occupancy. Asset income represents post-expense net profit distributions rather than fixed gross rent. Furthermore, the seller is zero-balancing the historical startup deficit from closing proceeds, delivering a true clean-slate asset to the buyer.

Year 1 Pro Forma illustrates a conservative transitional scale-up. Rather than relying on Regus's aggressive 83% occupancy target, Year 1 assumes the center simply maintains momentum toward ~79% occupancy. Projections also include the immediate value-add lease-up of the remaining 3,325 SF lower-level vacancy at \$16/SF. All figures are estimates subject to independent buyer verification.

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Down Payment	\$352,500	\$352,500
Loan Amount	\$822,500	\$822,500
Debt Service	\$68,193	\$68,193
Debt Service Monthly	\$5,682	\$5,682
Principal Reduction (yr 1)	\$13,074	\$13,074

Current financials reflect a Trailing 3-Month (T3) annualized run rate, capturing the Regus platform's stabilized ~76% occupancy. Asset income represents post-expense net profit distributions rather than fixed gross rent. Furthermore, the seller is zero-balancing the historical startup deficit from closing proceeds, delivering a true clean-slate asset to the buyer.

Year 1 Pro Forma illustrates a conservative transitional scale-up. Rather than relying on Regus's aggressive 83% occupancy target, Year 1 assumes the center simply maintains momentum toward ~79% occupancy. Projections also include the immediate value-add lease-up of the remaining 3,325 SF lower-level vacancy at \$16/SF. All figures are estimates subject to independent buyer verification.

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Income & Expenses

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INCOME SUMMARY	CURRENT	PER SF	YEAR 1	PER SF
Regus / HQ Net Corporate Profit-Share	\$39,816	\$2.86	\$120,000	\$8.63
Lower Level Rent (EbikePros)	\$10,804	\$0.78	\$10,804	\$0.78
Lower Level Vacancy Lease-Up	-	-	\$53,200	\$3.83
GROSS INCOME	\$50,620	\$3.64	\$184,004	\$13.24
EXPENSES SUMMARY	CURRENT	PER SF	YEAR 1	PER SF
Property Taxes	\$20,871	\$1.50	\$20,871	\$1.50
Insurance	\$3,393	\$0.24	\$3,393	\$0.24
Utilities	\$501	\$0.04	\$501	\$0.04
Repairs & Maintenance	\$2,802	\$0.20	\$2,802	\$0.20
Association	\$1,959	\$0.14	\$1,959	\$0.14
OPERATING EXPENSES	\$29,526	\$2.12	\$29,526	\$2.12
NET OPERATING INCOME	\$21,094	\$1.52	\$154,478	\$11.11

Gross revenue is generated from post-expense net operational profit distributions from the upper-floor Regus anchor (66.45% of the building) and lower-level commercial lease income.

Current Regus revenue reflects an annualized Trailing 3-Month (T3) net distribution run-rate of \$39,816 based on ~76% occupancy, completely insulated from historical startup deficits by a seller-paid closing credit. Year 1 Pro Forma underwrites a conservative transitional scale-up of the Regus profit-share to \$120,000, combined with leasing the turnkey 3,325 SF lower-level vacancy at \$16/SF. Because fixed building expenses are exceptionally low at \$2.12/SF (\$29,526 annually), the resulting value-add lease-up income flows directly to the bottom line, driving the stabilized Year 1 NOI to \$154,478.

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Rent Roll

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
Flrs 1-2	Regus	9,237 SF	66.45%	\$39,816.00	3/14/2024	5/31/2033	-
Lower Level A	EbikePros	1,308 SF	9.41%	\$10,804.00	MTM	-	-
Lower Level B	Vacant	3,325 SF	23.92%	-	-	-	-
TOTALS		13,870 SF	99.78%	\$50,620.00			
AVERAGES		4,623 SF	33.26%	\$25,310.00			

Regus anchors the property, occupying 66.45% of the footprint under a managed corporate contract. The Regus income shown is derived from net performance-based distributions (post-expenses) rather than fixed gross rent. Current Regus revenue reflects a stabilized T3 annualized run rate at a ~76% occupancy baseline. The lower level includes an active month-to-month tenant and a turnkey 3,325 SF vacancy, offering immediate lease-up upside. All figures are estimates subject to independent buyer verification.

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Regus Revenue Trend

FOR SALE



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Section 4

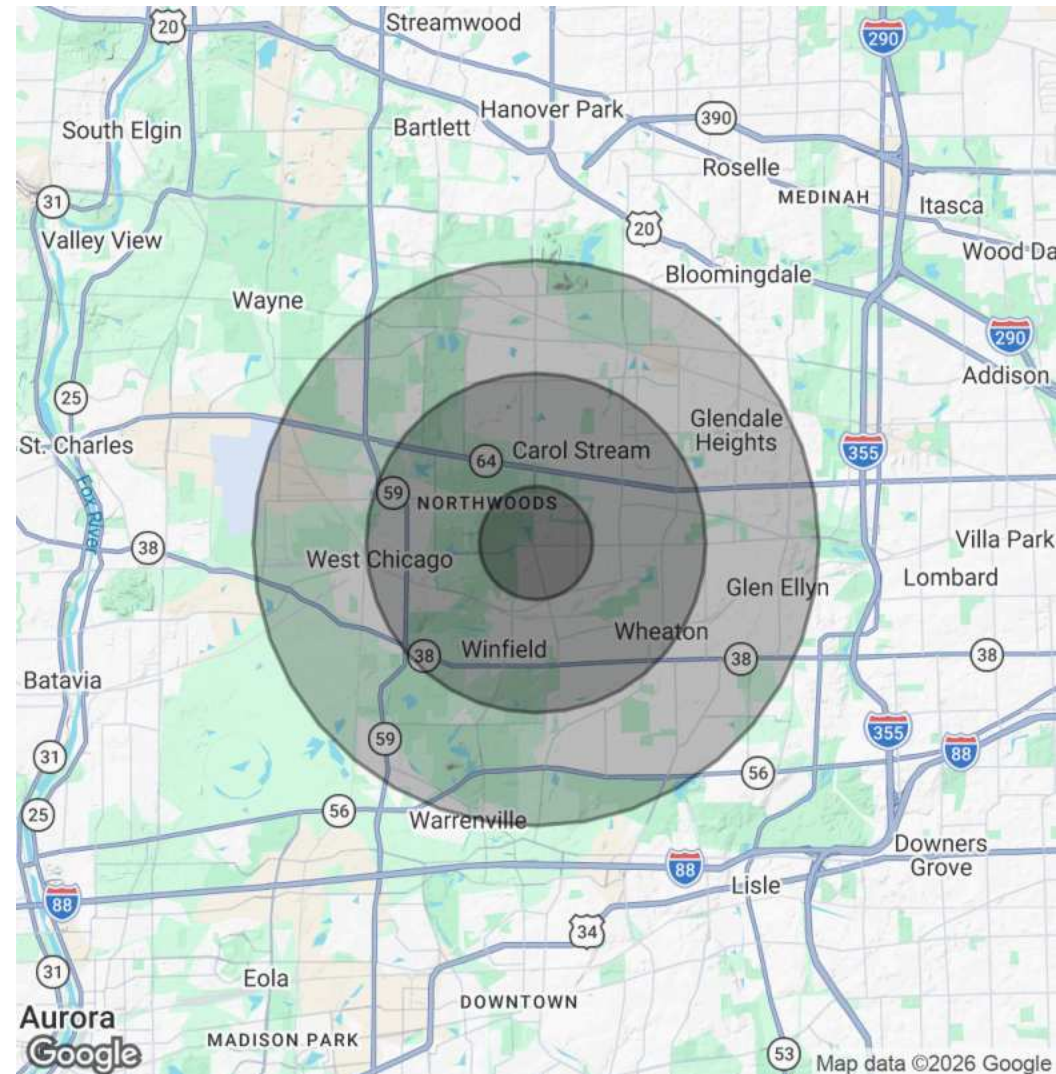
Demographics



Demographics Map & Report

FOR SALE

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



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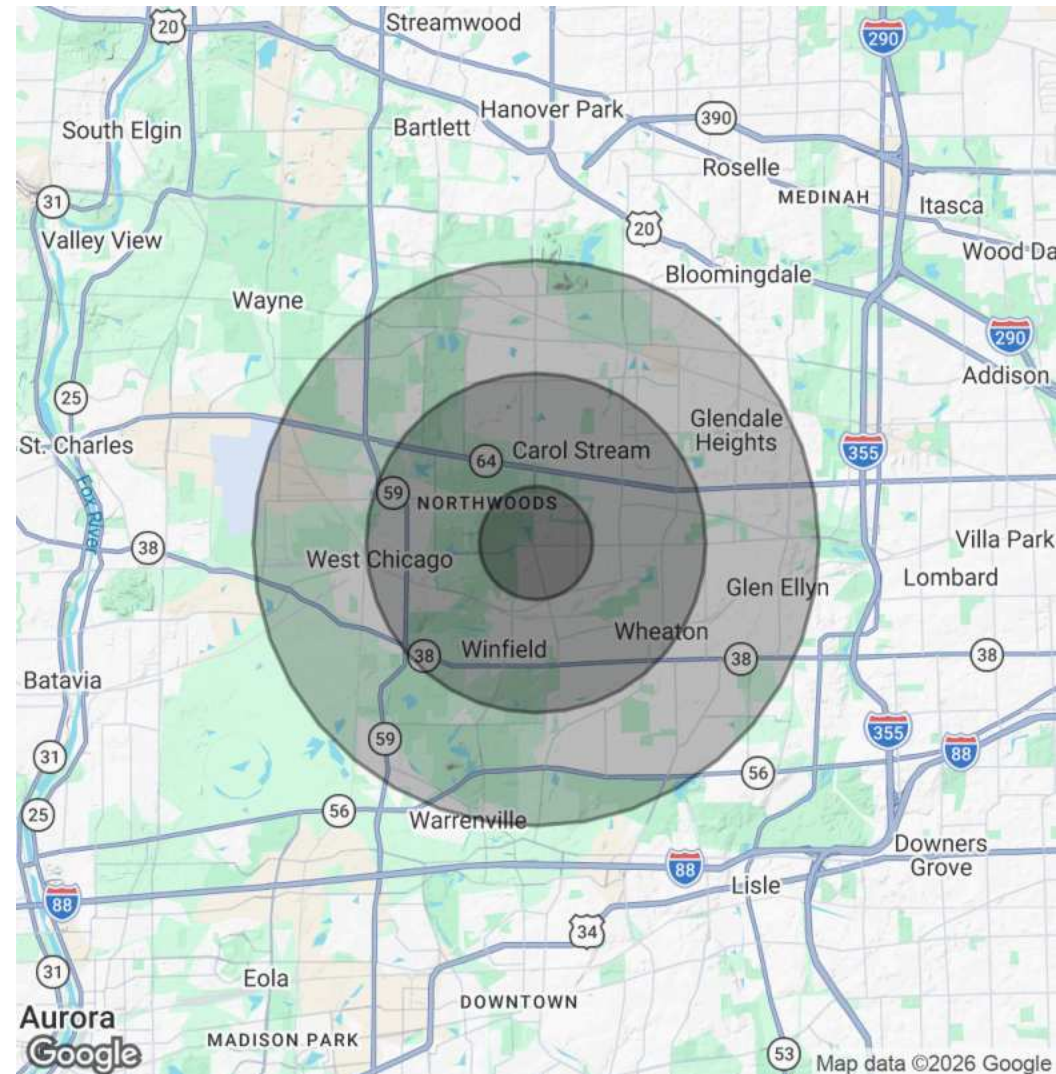
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Demographics Map & Report

FOR SALE

% 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	1 MILE	3 MILES	5 MILES
County Farm Rd & Roosevelt Rd	27,010/day		
2020 American Community Survey (ACS)			



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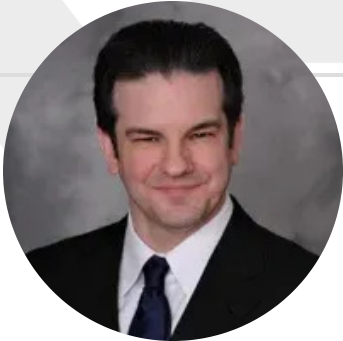
Section 5

Advisor Bio



Advisor Bio

FOR SALE



RANDOLPH TAYLOR, MBA, CCIM, MICP

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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

CCIM - Certified Commercial Real Estate Investment Member

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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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