



**Barrington
Square Mall**



Barrington Square Town Center

2300-2350 W Higgins Rd, Hoffman Estates, 60169

Office, Medical, or Retail Space Available for Lease

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Property Description:

Barrington Square Town Center is ideal for medical, health, wellness, spa, salon services, or retail. Surrounded by strong tenants; popular and well-trafficked retail and restaurants. Located in the Northwest Suburbs near the I-90 interchange and Barrington Road. With its prime location and easy accessibility, the center attracts a diverse clientele, making it a vibrant hub for the densely populated area. The new façade and thoughtful property design creates a welcoming atmosphere for businesses and their customers. Ample parking and well-maintained facilities ensure convenience and comfort for everyone!



Availability:

Suite 2330-2334: 2,985 SF

End cap unit, surrounded by glass, offers excellent visibility. There is an abundance of natural light in this suite. Parking just outside the suite door with options for outdoor seating.



Suite 2338: 2,037 SF

Suite 2338 is ideal for Medical/Lab/Office use. Bright and open reception and waiting area. Built out with 5 total exam rooms and 3 ADA compliant washrooms. One large exam room includes a private washroom. Spacious break area with water source and built-in cabinetry.



Excellent visibility within the center!
Surrounded by strong tenancy and consistent car and foot traffic.





Amazing location on well traveled Higgins Road, just a quarter mile south of I-90 interchange at Barrington Road. The adjacent 7.24-acre parcel is slated for development as the Grand Reserve Hoffman Estates, a 330-unit luxury multifamily community, coming early 2027.

Barrington Square offers an opportunity for businesses looking to establish or expand their clientele in the Hoffman Estates market.

Strong co-tenants include:



Down Syndrome Achievement Centers
educate. inspire. believe.



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