

1301 PYOTT ROAD

OAK STREET CENTER
LAKE IN THE HILLS, IL 60156

FOR LEASE

MLS # 07157571

June 14, 2022



MEDICAL AND PROFESSIONAL OFFICE SPACE
156 - 3,583 SF

\$18. psf Gross (see table)

DESCRIPTION

Medical and Professional Office Spaces

2-Story brick professional modern building with assortment of suite sizes available on 1st and 2nd floors (elevator in lobby).

- SUITE 100:** 3,583 SF Former bank with drive thru, tellers, private office, safety deposit boxes, vault, conference room, kitchenette, and private baths. (\$4,478.75/mo Gross)
- SUITE 201F:** 407 SF interior office, laminate flooring, no window. (\$610.50/mo. Gross)
- SUITE 201G:** 254 SF interior office. (\$381.00/mo. Gross)
- SUITE 203:** 919 SF (3) private offices, reception & storage, w/ windows. (\$1,378.50/mo. Gross)
- SUITE 206:** 786 SF (3) private offices, reception & storage, w/ windows. (\$1,179.00/mo. Gross)
- SUITE 207:** 170 SF interior office (\$255.00/mo. Gross)
- SUITE 208A:** 517 SF interior office w/ window. (\$755.50/mo. Gross)
- SUITE 211C:** 156 SF interior office with shared entrance. (\$234.00/mo. Gross)

See attached layouts. Lower level offers a community room with small kitchenette available to tenants. Ample parking .

SPECIFICATIONS

Description	Office Suites
Building Size	31,000 SF
Year Built	1998
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	Yes
Washrooms	common
Ceiling Height	13 FT
Parking	Ample
Sewer/Water	City
Zoning	B4
CAM & Taxes	Included in Rent
PIN Number	019-21-177-001

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
This document is for information purposes only. No offer of sub-agency is being made.

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LAKE IN THE HILLS, IL 60156

FOR LEASE

SUITE#	TOTAL SF	PER MONTH GROSS
100	3,583	\$4,478.75
201F	407	\$610.50
201G	254	\$381.00
203	919	\$1,378.50
206	786	\$1,179.00
207	170	\$255.00
208A	517	\$755.50
211C	156	\$234.00

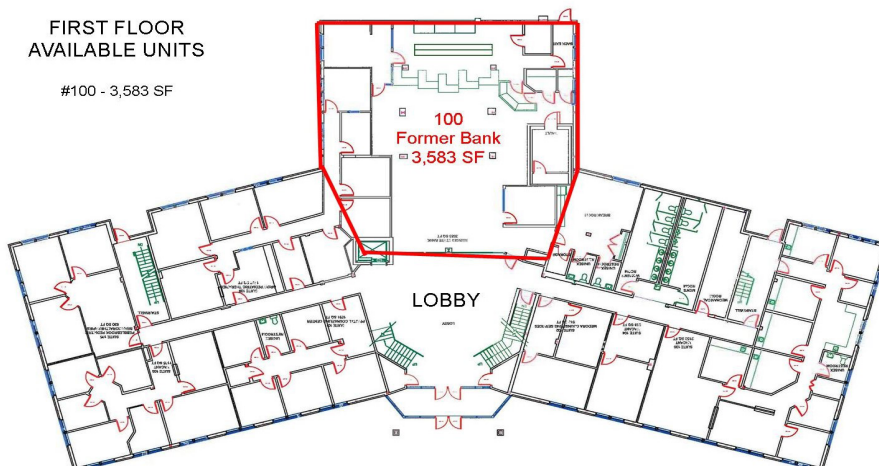


2nd FLOOR AVAILABLE UNITS



FIRST FLOOR AVAILABLE UNITS

#100 - 3,583 SF



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