

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)

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

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

*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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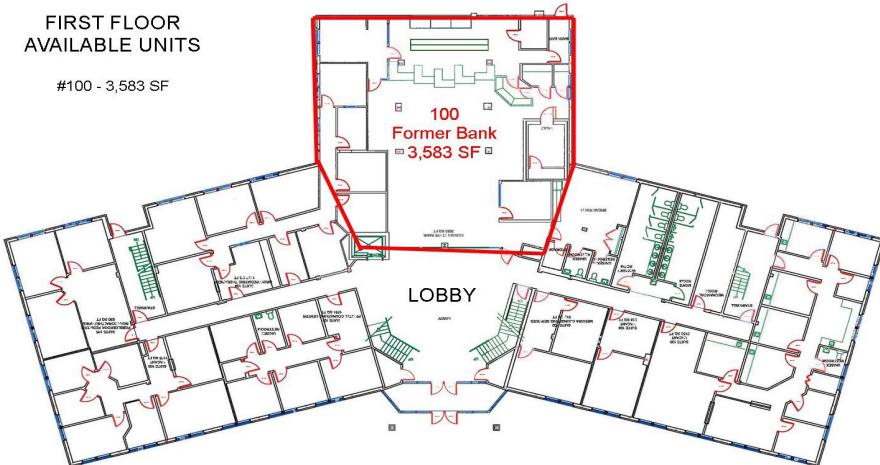
9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

HEATHER SCHWEITZER
Vice President/Managing Broker
Office: 847-854-2300 Ext 15
Cell: 815-236-9816
HeatherS@PremierCommercialRealty.com

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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



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