

25 S. Virginia St. (Route 14) #203

Crystal Lake, IL 60014

For Lease

MLS #12018050

OFFICE



OFFICE SPACE 1,100 SF

PROMO RATE:
\$995.00/MO. \$10.85 PSF (GROSS)

Office Space PROMO RATE OFFERED

Office space available in an attractive 2 level brick building with monument signage on Route 14 and 29,900 vehicles per day.

Unit 203: 1,100 SF with 7 private offices, waiting room, 1 bath. Some offices are small with potential to knock out a wall and expand.

Ideal for chiropractic. Handicap ramp and extra parking on the side and rear. See layout.

Special promo rate of \$995/mo. for first year only, with a minimum 5 year lease. Shorter lease possible with a rate of \$16 psf Gross. Owner will give paint and flooring allowance.

Note: building is getting a facelift with staining of brick, re-doing concrete and awning in front, re-doing deck in rear and replacing exterior doors.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,567	44,481	109,023
Average HH Income	\$111,545	\$131,102	\$136,725

Specifications

Description:	Office - Office Building
Size:	4,600 SF
Year Built:	1985
HVAC System:	GFA / Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	1
Ceiling Height:	9 ft
Parking:	40 Common
Sewer/Water:	City
Zoning:	O
CAM & Taxes	Included
PIN #:	19-06-226-024,025

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

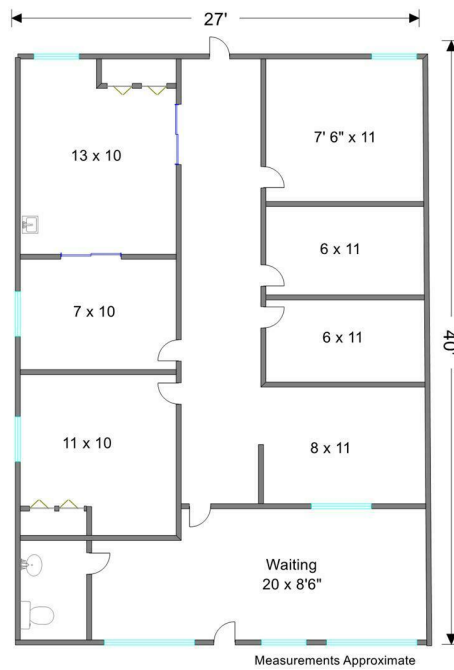
Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
O: 847.854.2300 xx20 C: 847.507.1759

25 S. Virginia St. (Route 14) #203

Crystal Lake, IL 60014

For Lease

OFFICE



UNIT 203 1,100 SF



[CLICK HERE TO VIEW OUR WEBSITE](#)

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.

PREMIER
COMMERCIAL REALTY

www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
O: 847.854.2300 xx20 C: 847.507.1759