

FOR SALE OR LEASE

PRICE REDUCED OFFICE BUILDING



Step into a dynamic commercial environment designed to foster productivity, innovation, and growth.

This adaptable property features an open floor plan ideal for collaborative workspaces, office, or creative studios. Enjoy heavy foot traffic from both nearby residents and commuters, bolstered by close proximity to the RMTD Transportation Hub, ensuring excellent accessibility for employees and clients.

Positioned in a vibrant mixed-use corridor, the property is surrounded by a blend of multifamily residences, retail establishments, professional offices, entertainment venues, and specialty services.



NATHAN BRYANT, CCIM
Licensed Real Estate Broker & CEO

Mobile: (815)-218-1371 • **Office:** (815)-200-6004
Email: nathan@bryantcg.com

KELLER WILLIAMS REALTY SIGNATURE
4201 Galleria Dr. Loves Park, IL 61111



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Each Office is Individually Owned & Operated

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PROPERTY HIGHLIGHTS

Reduced Asking Price: *Call For Details*

Building Size: 3,948 SF

Land Size: 0.23 AC

Asking Lease Rate: \$12/SF/YR

Lease Type: NNN

Lease Term: 5 years min

Year Built: 1962

Zoning: C4

Taxes: \$7,777.28



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