

**FOR SALE OR
LEASE**

6,620 Square Foot
Professional Office/ Medical Building

208 Flax Drive
Highland, IL 62249



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PROFESSIONAL OFFICE/ MEDICAL BUILDING

- 4,230 Square Feet Available For Lease
- Waiting/ reception area, two (2) RR's, two (2) exam rooms, break area, private office, therapy room, file/storage room & cat scan room.
- Monument Signage Available
- Built in 2018
- Located on Route 160 & near HSHS Hospital, Highland Middle School & High School
- **Lease Rate: \$16.00 PSF plus NNN**
- **Sale Price: \$1,550,000.00**

Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

PHOTOS



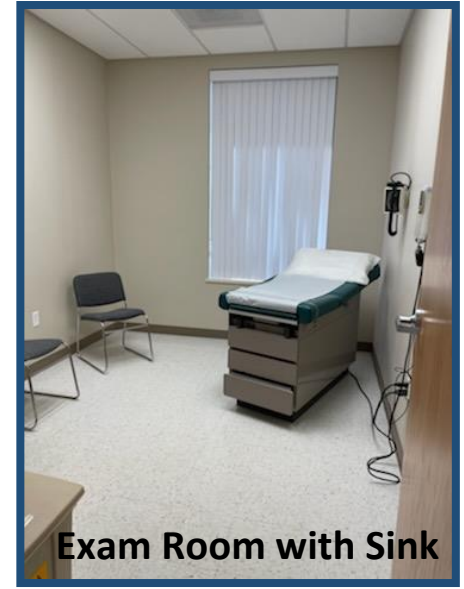
208 Flax Drive
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View of Waiting Area



View of Reception Area



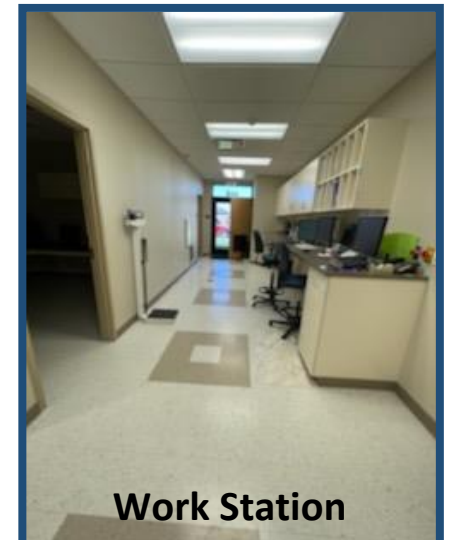
Exam Room with Sink



Break Area



Procedure Room

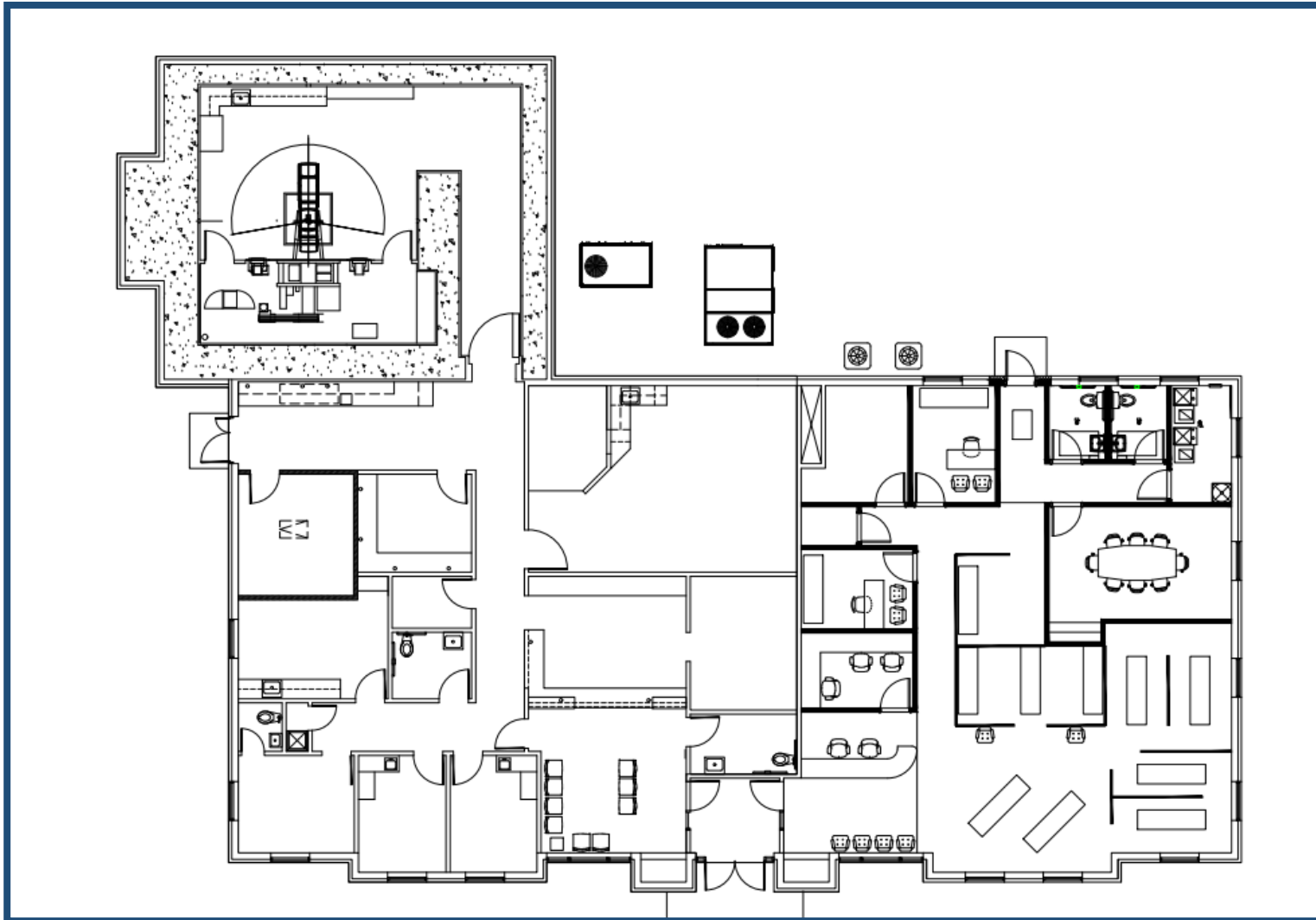


Work Station

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FLOOR PLAN

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COMMERCIAL BUILDING INFORMATION

Building Name: Office/ Medical Space

Address: 208 Flax Drive

City: Highland **State:** IL **Zip:** 62249 **County:** Madison

Building Size: 6,620 +/- SF

Usable/Rentable: U **Total Space Available Now:** 4,230 SF

Year Built: 2018 **Number of Floors:** One (1)

Ceiling Height: 10' **Elevators:** No **Sprinklers:**

Overhead Doors: N/A

Lot Size: 40,021 SF **Frontage:** 155.6 **Depth:** 257

Parking Spaces: 32

Zoning: C-4 Limited Business **By:** City of Highland

Permanent Parcel #: 02-2-18-28-13-301-013

Taxes (Year): 2023/\$30,592.96

Sale Price: \$1,550,000

Lease/Sub-Lease Rate: \$16.00 PSF, NNN Lease

Lease Rate Includes: Tenant pays share of RE Taxes, Building Insurance and Common Area Maintenance.
Tenant pays for utilities & janitorial.

Comments: Great visibility along Route 160

KUNKEL COMMERCIAL GROUP

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