

119 W Main (Route 72)  
W Dundee, IL 60118

For Lease

MLS #12312660

OFFICE



OFFICE SUITES 120 - 1,389 SF

\$295 - \$1,535/MO. (MG)

### FURNISHED OFFICE SUITES

Located on W. Main St. (Route 72) in the heart of Downtown, W. Dundee in the beautiful historic bank building. Three lower level suites available.

**SUITE LL-1:** 725 SF furnished (if desired) freshly painted with one to two offices, wide open area and waiting area. Small kitchenette. Access to two common ADA bathrooms. \$545/mo. Modified Gross plus utilities. Can be combined with LL-2.

**SUITE LL-2:** 955 SF furnished office space. Access to two common ADA bathrooms. \$695/mo. Modified Gross plus utilities. Can be combined with LL-1.

**SUITE LL-3:** 120 SF furnished office space same as above. \$295/mo. Can be combined with LL-1 and LL-2

### Specifications

|                 |                          |
|-----------------|--------------------------|
| Building Size:  | 9,072 SF                 |
| Year Built:     | 1918                     |
| HVAC System:    | GFA/ Central Air         |
| Electrical:     | 100 amp                  |
| Sprinklers:     | No                       |
| Washrooms:      | varies - see description |
| Ceiling Height: | 9'                       |
| Parking:        | Public Parking in Rear   |
| Sewer/Water:    | City                     |
| Zoning:         | B2                       |
| CAM & Taxes:    | Included w/ stops        |
| PIN #:          | 03-22-483-027            |

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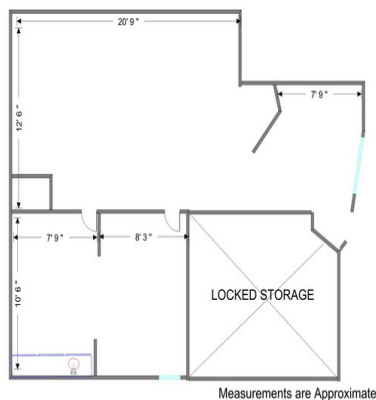


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LL 1 725 SF

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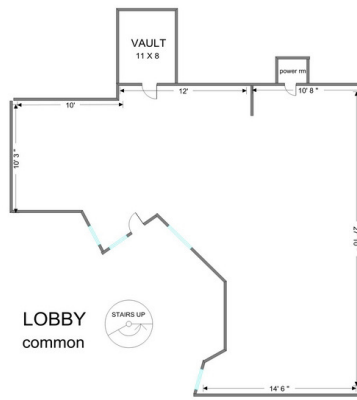


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LL 2 955 SF

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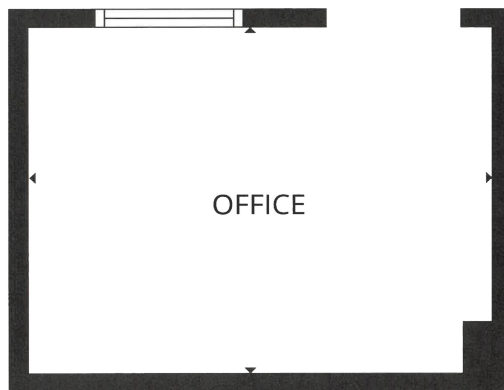


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LL 3 120 SF

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