

LAST UNIT AVAILABLE! JOIN HYROX PERFORMANCE & ILLINOIS BONE & JOINT INSTITUTE!



MEDICAL/RETAIL/OFFICE SPACE FOR LEASE

PROPERTY SPECIFICATIONS

Year Built:	2006
Building Size:	17,500 SF - Multiple Units Available
Available Space:	1,154 SF
HVAC:	Gas Forced Air/Central Air
Electric:	200-800 Amp 3 Phase, Varies per Space
Sprinklered:	Yes
Ceiling Height:	10'
Sewer/Water:	City
Parking:	120+ spaces
Possession:	Lease Execution
Zoning:	B-2
Real Estate Taxes:	\$2.73 PSF (2025)
Lease Rate:	\$20.00 PSF <i>Includes CAM & Insurance</i>

PROPERTY OVERVIEW

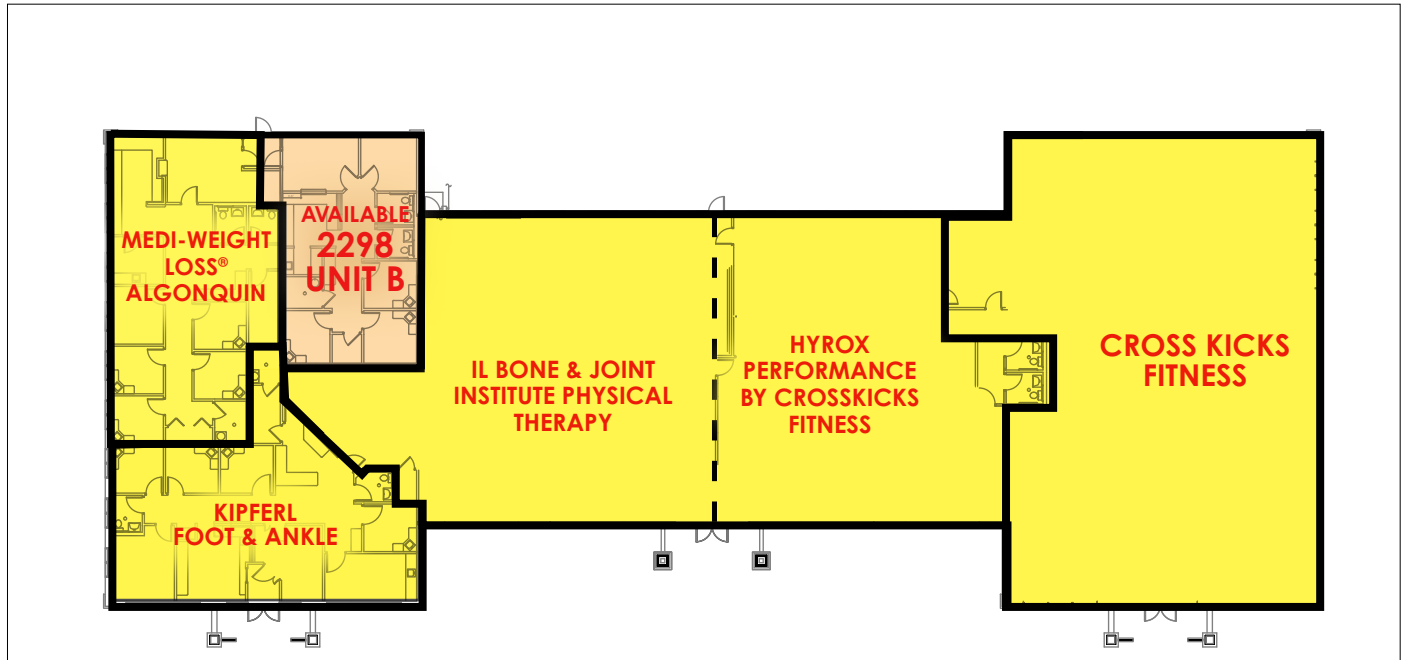
1,154 SF AVAILABLE

- **Unit B** - 1,154 SF - two bathrooms, three private medical offices with sinks, one private office and reception area
- Join Cross Kicks Fitness & Hyrox Performance, Kipferl Foot & Ankle, Illinois Bone & Joint Institute, and Medi-Weight Loss® Algonquin
- Great visibility on County Line just east of Randall Rd. Directly across the street from JoAnn's Fabrics, Bowlero and Deli 4 You
- Multiple building entrances for separate uses
- Easy access, plenty of parking
- Building is handicap accessible
- PIN# 19-32-351-021

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Algonquin, IL 60102





UNIT B: 1,154 SF

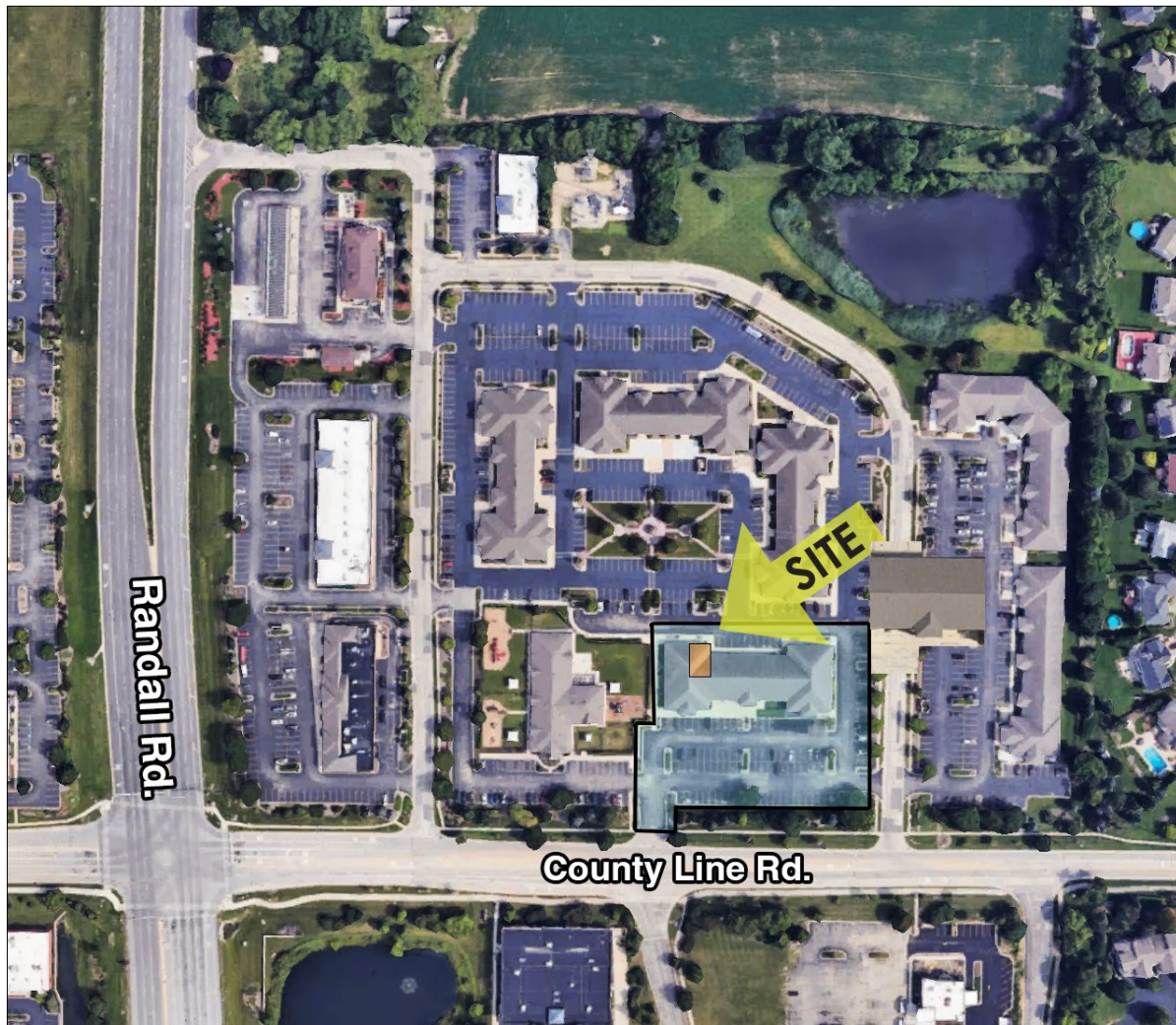


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