

450 Coronado Drive, Rochelle, IL 61068



FOR SALE OR LEASE
PRICE REDUCED TO ~~\$2,500,000~~ \$2,150,000

Located in Rochelle, IL and built in 2013, this 10,050 SF building is now ready for new life.

As a former clinic, it is move-in ready for outpatient services. The interior could be modified to suit a range of needs.

Tall ceilings, natural light and quality construction make this the perfect space for a business or education center.



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PROPERTY HIGHLIGHTS

Built in 2013 as an outpatient clinic with quality construction, this building and its systems are in impressive shape.

The property is professionally landscaped and irrigated. The building is certainly turn-key but could also be modified to fit your needs.

Building Size:	+/- 10,050 SF
Year Built:	2013
Parking:	45
Land Site:	+/- 1.71 acres
Zoning:	PUD
Parcel ID (APN):	25-18-378-003
County:	Ogle
Real Estate Taxes:	+/- \$47,379.64
Reduced Asking Price:	\$2,150,000
Lease Rate:	\$18/SF
Lease Type:	NNN

The property is positioned as a desirable economic center near Interstate HWY 88 and 39 with neighboring retail and hospitality, including Walmart, Holiday Inn, Mcdonalds, Petro Travel Center, and many more.



The building naturally divides into two suites of 3,991 & 6,059 net rentable square feet with the grand main lobby separating the two suites. The interior could also be seamlessly modified into four suites.

Additional Amenities Include:

- Lobby access to all Suites
- Private staff entries to larger Suites
- 25 person training/community room
- Abundance of natural light in the main lobby and conference room
- Reception desk with sliding glass
- Covered canopy drop-off area
- 45 Parking Spaces
- Average Daily Traffic 6,800 VPD

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