

## OFFICE/RETAIL FOR LEASE

### PROPERTY SPECIFICATIONS

<b>Description:</b>	Office/Retail
<b>Building Size:</b>	5,000 SF
<b>Available Space:</b>	975 SF
<b>Land Size:</b>	1 Acre
<b>Year Built:</b>	1960
<b>HVAC:</b>	Gas Forced Air/Central Air
<b>Electric:</b>	Tenant Pays
<b>Sprinklered:</b>	No
<b>Washrooms:</b>	2 Common, 1 private
<b>Floors:</b>	1
<b>Ceiling Height:</b>	8'8"
<b>Parking:</b>	25 Spaces - Common
<b>Possession:</b>	At lease signing
<b>Real Estate Taxes:</b>	Included
<b>CAM:</b>	Included
<b>Lease Term:</b>	1 Year Minimum
<b>Lease Price:</b>	<b>Unit 968 - 975 SF</b> <b>\$1,540/mo. gross (\$19 PSF) plus electric</b>



### PROPERTY OVERVIEW

- **Unit 968** - 975 SF - two small offices, kitchenette, large open area, shared bathrooms. Newly renovated
- Monument frontage signage available
- Gas and trash included in rent, electric separately metered
- 1/4 mile south of Big Timber Rd. on N. McLean Blvd.
- Shared washrooms in common area

**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102





**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102

