



FOR LEASE

4,000 SF Office or Medical Suite

80 N. VIRGINIA STREET

Crystal Lake, IL 60014

PRESENTED BY:

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PROPERTY DESCRIPTION AND OFFERING SUMMARY



OFFERING SUMMARY

OFFICE LEASE RATE:	\$14.75 SF/yr (MG)
MEDICAL OFFICE LEASE RATE:	\$20.50 SF/yr (MG)
AVAILABLE SF:	4,000 SF
BUILDING SIZE:	8,800 SF
LOT SIZE:	3.14 AC
YEAR BUILT:	2000
ZONING:	W-2 PUD
SUBMARKET:	Far Northwest Suburbs

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PROPERTY DESCRIPTION

Beautiful 4,000 SF office or medical suite available for lease. The space features a full, surrounding window-line, high ceilings, open area, private offices, full kitchenette with plumbing, reception area, plenty of storage, and a bonus basement for additional storage if desired. The high-end finishes in this suite make for a gorgeous professional office and setting!

LOCATION DESCRIPTION

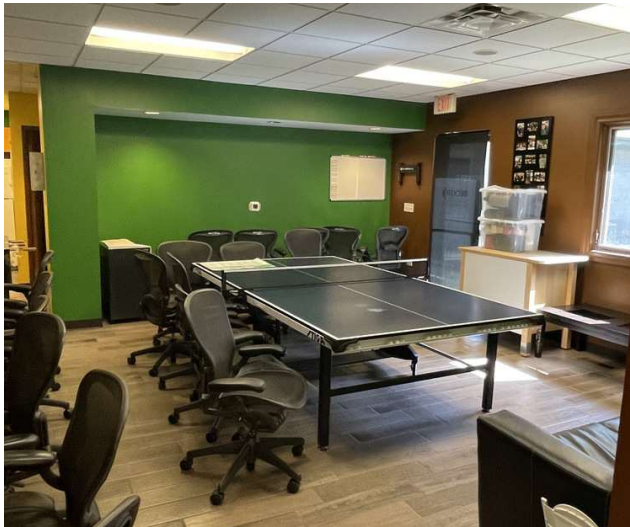
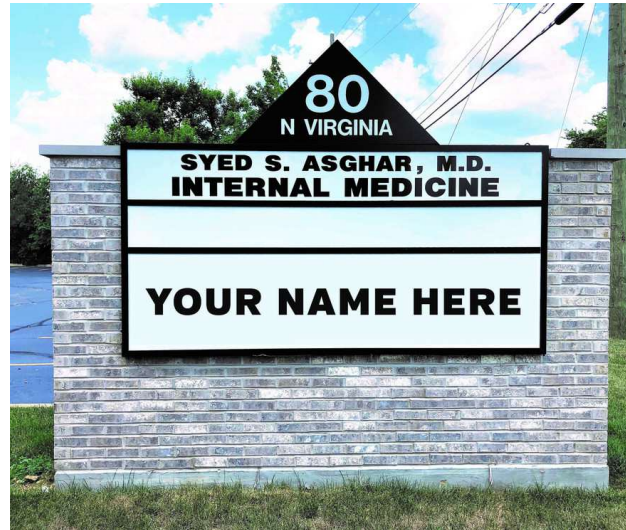
Crystal Lake is a city located in southeastern McHenry County in the northeastern part of Illinois. It is named after Crystal Lake, a lake located 1.6 miles west-southwest of downtown Crystal Lake. The city is about 45 miles northwest of Chicago. The total population in Crystal Lake is over 40,000 and it is the largest city in McHenry County, part of the Chicago metropolitan area.

The building is located in a primary office area of Crystal Lake directly on Virginia Street, which is better known as Northwest Highway (IL Rt. 14) just east of the property. Northwest Highway is the primary retail corridor for Crystal Lake, and the property is situated conveniently between this corridor and downtown Crystal Lake which is another main commercial hub for the area.

PROPERTY HIGHLIGHTS

- Directly on Virginia Street (IL Rt. 14)
- Located Just Minutes from Downtown Crystal Lake and the Northwest Highway Shopping District
- Very Easily Accessible
- High-End Finishes Throughout
- Bonus Basement for Extra Storage

ADDITIONAL PHOTOS



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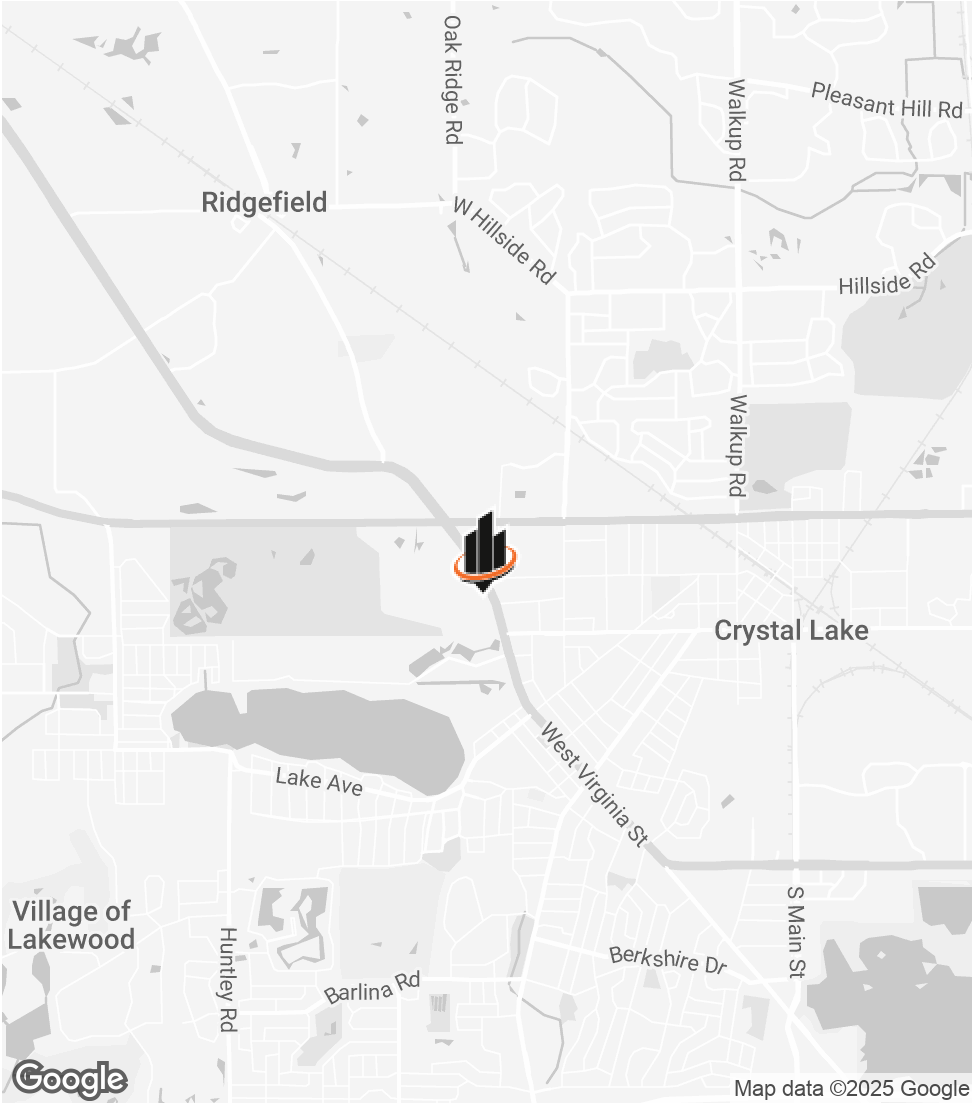
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LOCATION MAP AND BIRD'S EYE AERIAL



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AREA RETAIL MAP



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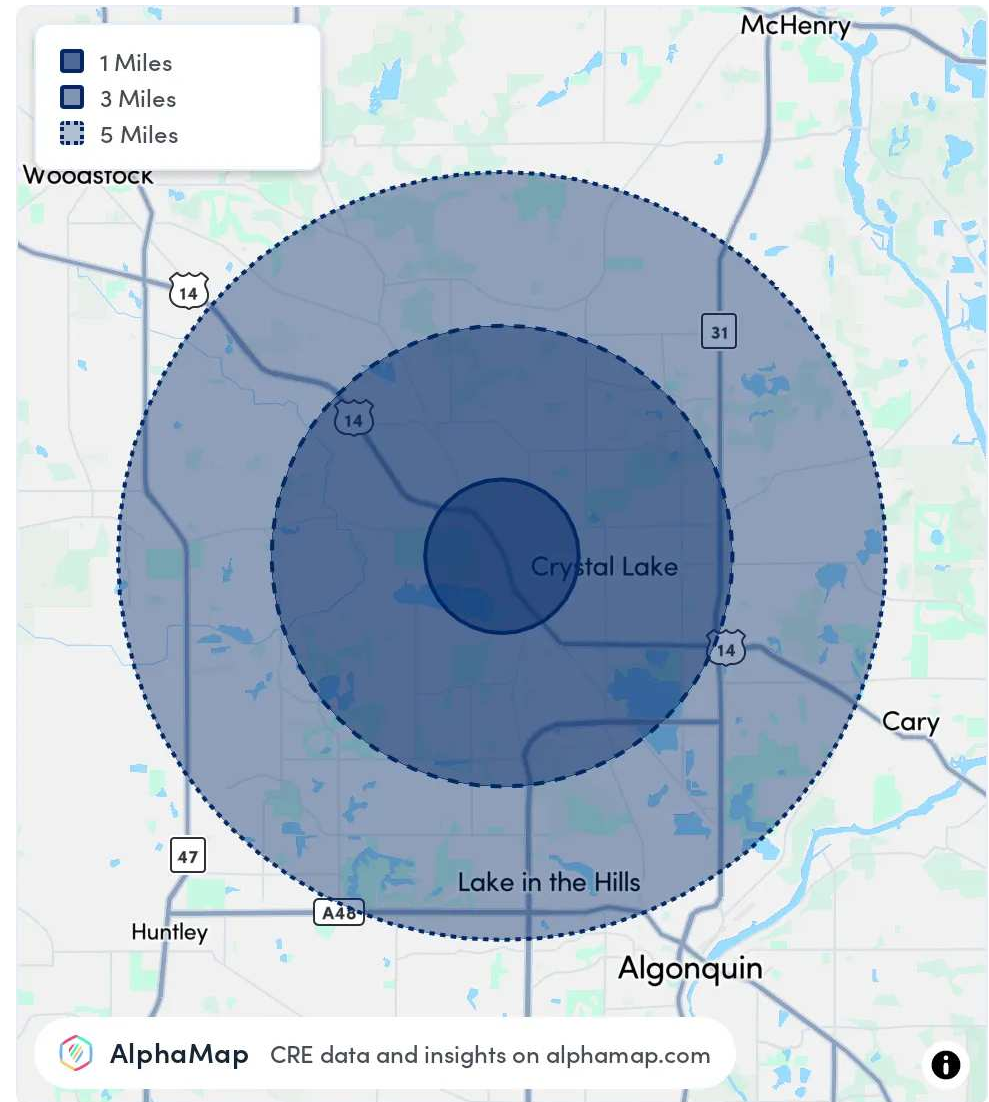
AREA ANALYTICS

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,209	42,743	99,342
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	40	40	39
AVERAGE AGE (FEMALE)	42	42	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,455	15,858	35,907
PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$118,041	\$133,208	\$136,863
AVERAGE HOUSE VALUE	\$310,955	\$331,770	\$333,272
PER CAPITA INCOME	\$47,216	\$49,336	\$48,879



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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