




FOR SALE

Multi-Tenant Medical Office Building

94% Leased in Northwest Chicago Suburbs

 1301 Pyott Road, Lake in the Hills, IL

HIGHLIGHTS

- 94% leased, multi-tenant medical office building
- Opportunity to extend leases & add value
- Excellent tenant mix with longstanding & new leases
- Well-maintained building with strong visibility

DETAILS

This well-occupied, multi-tenant medical office building is located in the thriving northwest suburbs of Chicago. Key tenants include HLC Therapy Group, Pebblebrook Pediatric, Decision One Dental and Lake in the Hills Endodontics—all longstanding, well-established businesses that provide stability and consistent demand for healthcare services in the area.

This tenant mix offers a valuable opportunity for a new buyer to add value by extending leases and fostering retention in this highly desirable medical office market.

	Building Size	30,665± SF
	Parcel Size	2.66± AC
	Parking	105 Spaces
	Stories	2
	Zoning	B-4 (Business Commercial District)
	Tax ID#	19-21-177-001
	Taxes (2023)	\$40,949.38

SIMPLIFIED PRO-FORMA

	\$ Amount	\$ / SF	%EGI
Effective Gross Income	\$322,453	\$12.52	100%
Total Expenses	\$150,500	\$5.84	46.7%
Net Operating Income	\$171,953	\$6.68	53.3%



855.755.2300
HilcoRealEstateSales.com


SUMMARY OF INCOME & EXPENSES (PRO-FORMA) – BUILDING AREA 25,758± SF

	\$ Amount	\$ / SF	%EGI
INCOME			
Base Rental Income	\$379,357	\$14.73	117.6%
Reimbursement Income	\$0	\$0.00	0.0%
Other Income	\$0	\$0.00	0.0%
TOTAL INCOME	\$379,357	\$14.73	117.6%
Less: Vacancy & Collection Loss @ 15.0%	(\$56,903)	(\$2.21)	(17.6%)
EFFECTIVE GROSS INCOME	\$322,453	\$12.52	100.0%
OPERATING EXPENSES			
Capital Improvements	\$10,000	\$0.08	0.6%
Management	\$12,000	\$0.47	4.0%
Repairs and Maintenance	\$20,000	\$0.66	4.0%
Real Estate Taxes	\$45,000	\$1.59	12.7%
Insurance	\$3,500	\$0.09	0.7%
Utilities	\$55,000	\$2.18	17.4%
Tenant Leasing Costs	\$5,000	\$0.19	1.6%
TOTAL OPERATING EXPENSES	\$150,500	\$5.84	46.7%
NET OPERATING INCOME	\$171,953	\$6.68	53.3%

RENT ROLL & GROSS POTENTIAL RENT ROLL

Tenant	Tenant Information			Size (GLA)		Contract Rental Rate	
	Suite No.	Lease Start	Lease Expiration	SF	% Total	\$/SF/Yr.	\$/Yr.
Pivotal Counseling Center	101	6/1/18	5/31/26	1,070	4.2%	\$20.68	\$22,128
Metroka Counseling Services PC	102	11/15/12	12/31/27	519	2.0%	\$20.14	\$10,453
Associated Advisors Group	104	5/1/23	6/30/25	389	1.5%	\$19.10	\$7,430
LifeScience Health	105	7/10/14	9/30/26	889	3.5%	\$18.85	\$16,758
Pebblebrook Pediatric	106	12/1/19	11/30/29	2,150	8.3%	\$16.56	\$35,604
HLC Therapy Group	103, 107, 109	11/15/13	11/14/25	3,172	12.3%	\$17.45	\$55,351
Franks, Kelly, Matuszewich Andire, PC	200	8/25/08	1/31/25	1,556	6.0%	\$16.77	\$26,094
VACANT	201 A			144	0.6%		
Morning Star Transit	201 B	5/1/24	4/30/25	239	0.9%	\$13.81	\$3,301
Midwest Building Solutions	201 C	8/1/18	7/31/25	249	1.0%	\$20.24	\$5,040
Charles Raleigh	201 D	5/7/12	2/28/25	248	1.0%	\$20.32	\$5,039
Nicole Larucci, LTD	201 E	8/1/18	7/31/27	288	1.1%	\$18.00	\$5,184
Citizen Patriot Defense	201 F	3/1/24	2/28/25	407	1.6%	\$11.79	\$4,799
Kristina Galuszka, LLC	201 G	5/1/24	4/30/25	254	1.0%	\$18.90	\$4,801
Lake in the Hills Endodontics	202	10/1/18	9/30/25	1,413	5.5%	\$18.40	\$25,999
Kasper Law, P.C.	203	9/1/24	8/31/27	919	3.6%	\$18.00	\$16,542
Horizon for the Blind, Inc.	205	3/1/18	2/28/25	133	0.5%	\$22.56	\$3,000
VACANT	206			786	3.1%		
Seivert Financial	207	7/23/20	7/31/26	178	0.7%	\$28.00	\$4,984
Renewal Counseling Group	208 A	7/1/23	6/30/28	510	2.0%	\$18.00	\$9,180
Chicago Commercial Photo and Video	208 B	3/1/19	2/28/25	281	1.1%	\$17.00	\$4,777
Decision One Dental	209	11/24/09	12/31/25	2,000	7.8%	\$21.00	\$42,000
HLC Therapy Group	210	6/1/23	11/14/25	828	3.2%	\$16.00	\$13,248
Municipal Funding Solution	211	1/1/14	2/28/25	200	0.8%	\$7.00	\$1,400
VACANT	211 A			160	0.6%		
Sales Support, Inc.	211 B	9/28/09	3/31/25	201	0.8%	\$16.00	\$3,216
VACANT	213			433	1.7%		
HLC Therapy Group	LL	6/1/23	11/14/25	2,560	9.9%	\$9.00	\$23,040
HLC Therapy Group	Bank Space	8/16/24	11/14/25	3,583	13.9%	\$8.37	\$29,990
Total				25,759	100%		\$379,357
Average Per SF						\$17.28	



 1301 Pyott Road, Lake in the Hills, IL

LOCAL INFORMATION

Lake in the Hills is a village in the southeastern part of McHenry County, Illinois, approximately 40 miles northwest of downtown Chicago. This area marks the northwestern edge of the Chicago metropolitan region and is surrounded by Crystal Lake to the north, Algonquin to the south, Barrington to the east and Huntley to the west. The property sits in a mixed-use area with nearby light industrial, flex, office and residential properties. Retail centers are primarily located about three miles east along IL-31 and to the north along Northwest Highway.

The nearby Randall Road, located two miles west of the subject, serves as the main retail corridor for the Algonquin/Lake in the Hills area and the northwest Chicago suburbs, with over 2.5 million SF of retail space. Major national retailers along this corridor include Menards, Home Depot, Hobby Lobby, Costco and Lowe's, with additional strip malls, neighborhood centers and standalone businesses like fast-food restaurants and auto services.

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate Sales (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

December 5 & 19
By Appointment Only

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

Chet Evans
847.418.2702
cevans@hilcoglobal.com

Dan Miggins
646.984.4580
dmiggins@hilcoglobal.com

855.755.2300
HilcoRealEstateSales.com


Real Estate Sales

Hilco Real Estate, LLC in cooperation with Jeff Azuse, IL Broker, Lic. #471.011086. The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Auctioneer. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2024 Hilco Global, LLC.