



**4119 W SHAMROCK LN
MCHENRY, IL 60050**

**16,500 RSF
PROFESSIONAL
BUILDING**

**FOR
SALE**

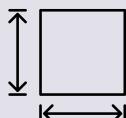
**LIST PRICE:
WITHHELD**



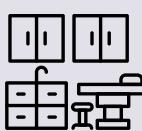
ABOUT THE PROPERTY

- Excellent visibility with updated signage available on Route 31
- One block south of Northwestern Medicine McHenry Hospital
- Seven office condominium units (100% of building) offered for sale
- One 4,781 RSF suite vacant with possible expansion up to approximately 8,500 RSF for potential owner/user (negotiable)
- First Floor fully leased to medical tenants
- Lobbies and common area restrooms renovated in 2020
- Elevator access
- Ample patient parking

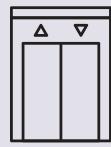
PROFESSIONAL BUILDING DETAIL:



**APPROX.
16,500 RSF**



**BUILT-OUT MEDICAL
SUITES**



**ELEVATOR
ACCESS**



**YEAR BUILT
2003**

**FOR MORE INFORMATION,
CONTACT:**



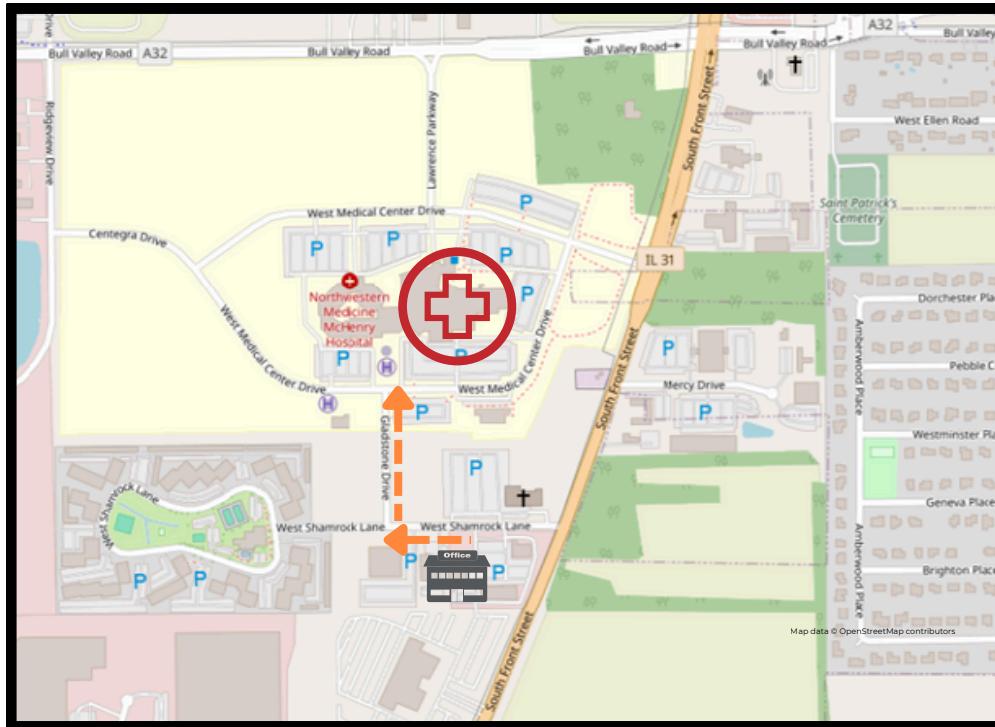
Jeffrey Clousing
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All information provided is from sources deemed reliable. No representation is made to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

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Under a mile to Northwestern Medicine McHenry Hospital



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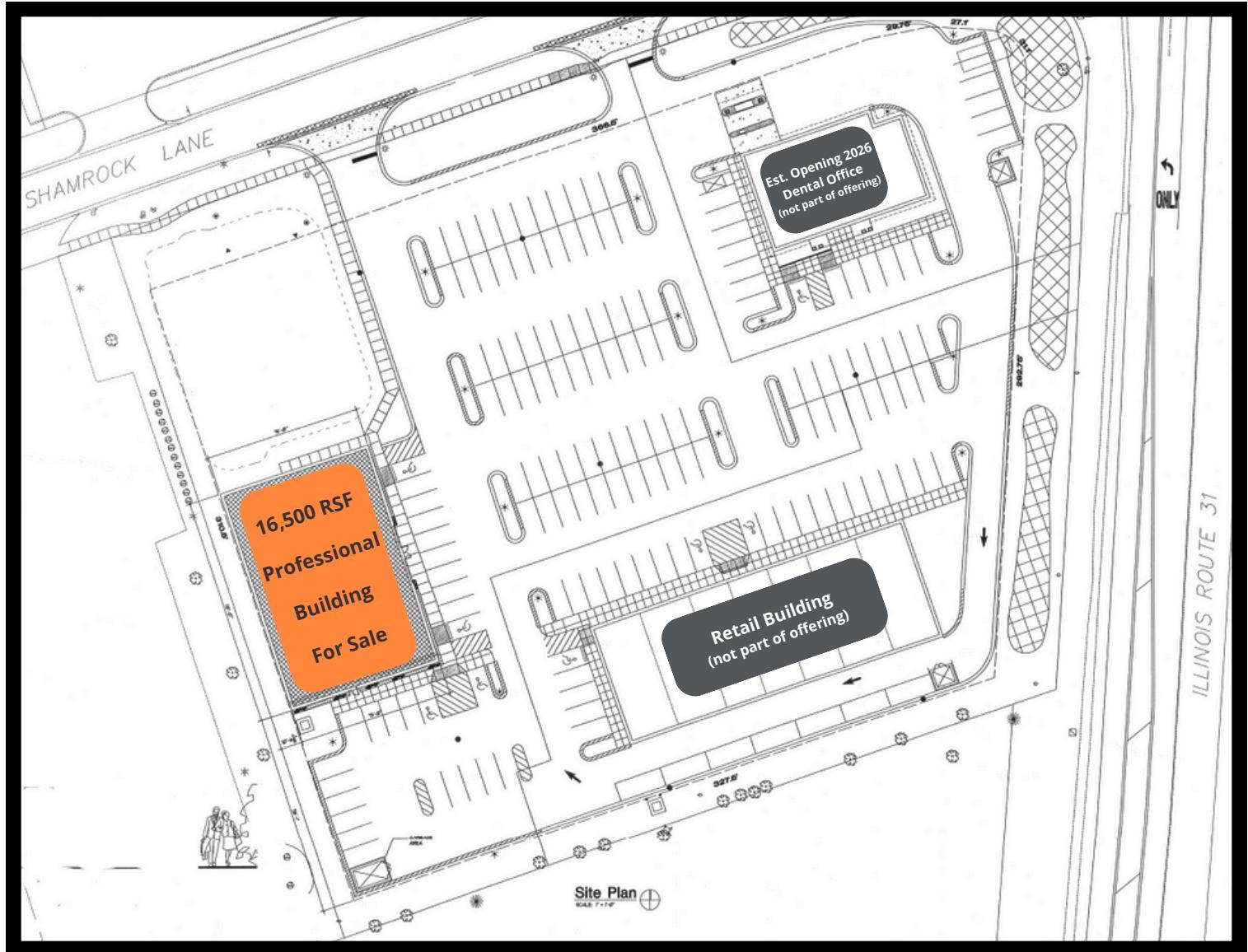


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PROFESSIONAL BUILDING APPROX. 16,500 RSF



Professional Building part of a three building association

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