



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

**16,500 RSF  
PROFESSIONAL  
BUILDING**

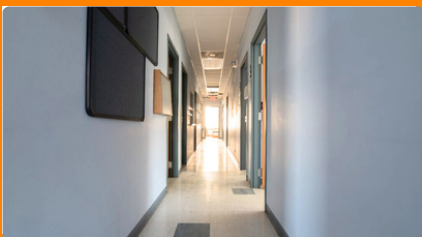
**FOR  
SALE**

**LIST PRICE:  
WITHHELD**

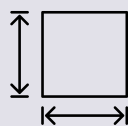


## ABOUT THE PROPERTY

- 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



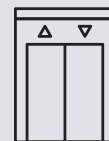
## PROFESSIONAL BUILDING DETAIL:



APPROX.  
16,500 RSF



BUILT-OUT MEDICAL  
SUITES



ELEVATOR  
ACCESS



YEAR BUILT  
2003

**FOR MORE INFORMATION,  
CONTACT:**



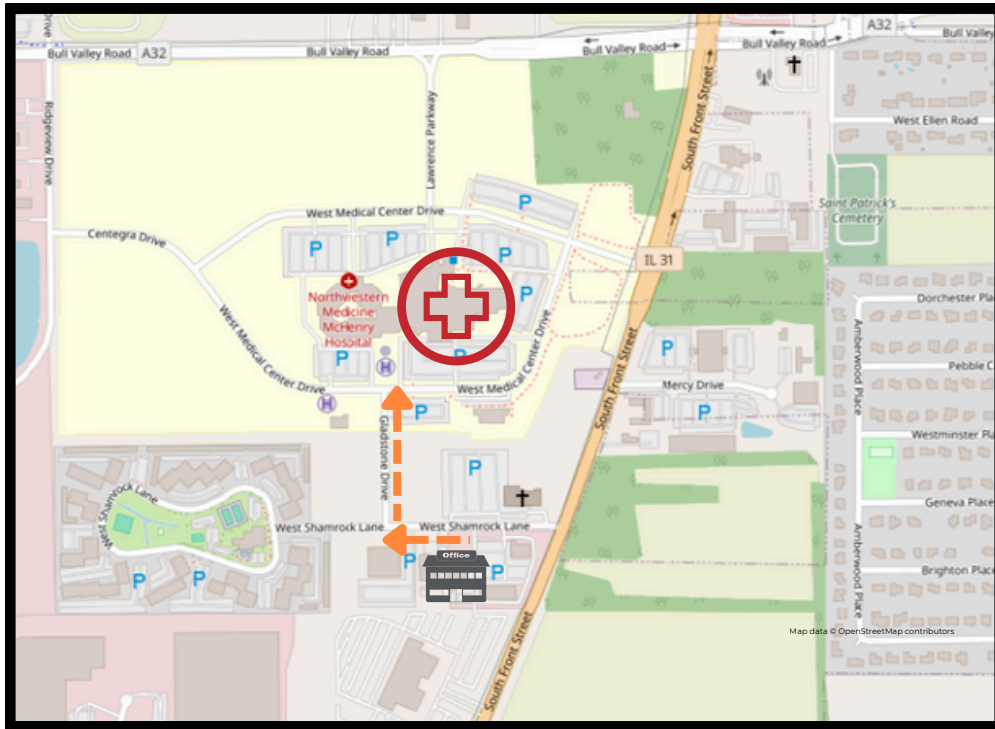
**Jeffrey Clousing**  
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**Scott Fleming**  
President and Managing Broker  
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**Under a mile to Northwestern Medicine McHenry Hospital**



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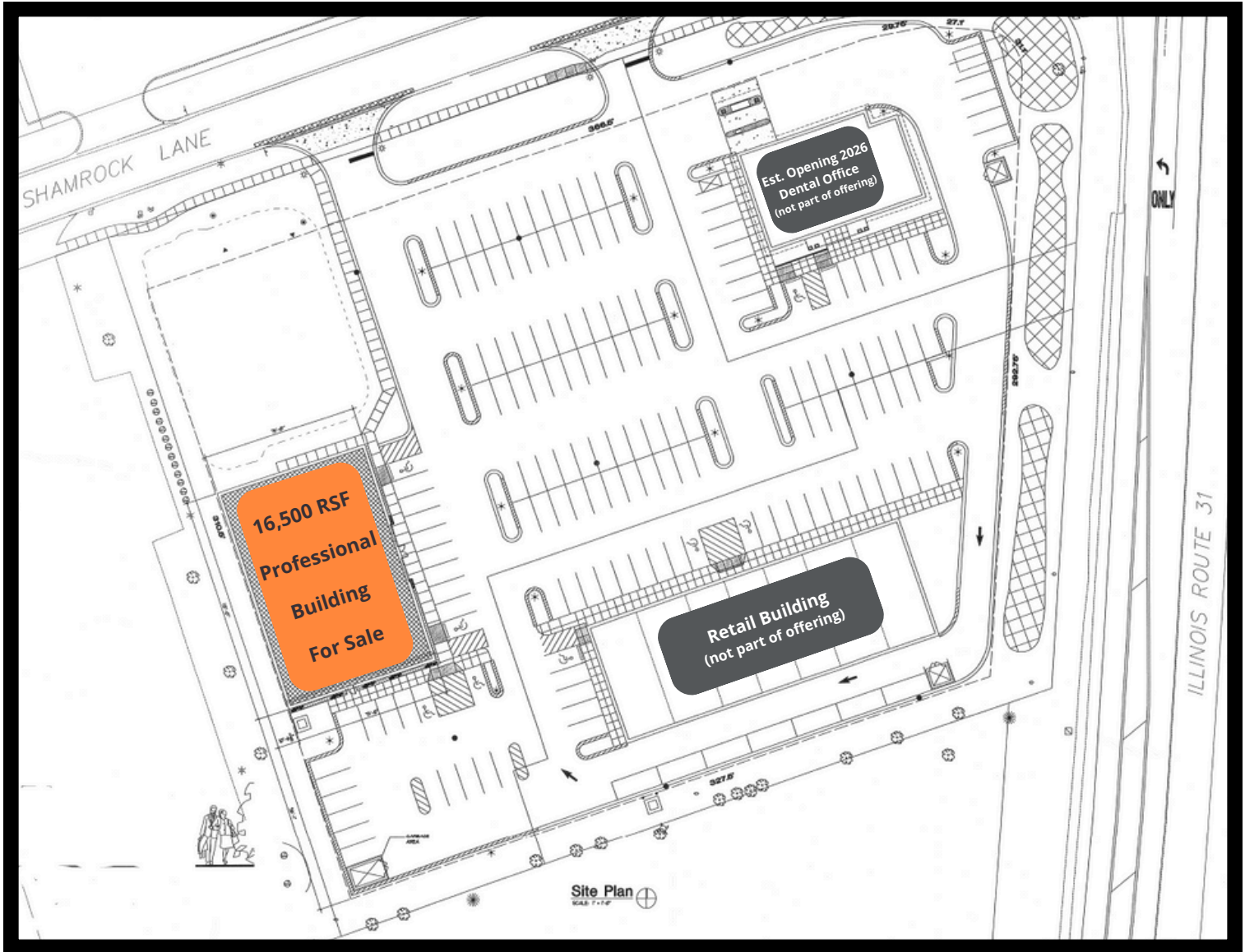


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**PROFESSIONAL BUILDING  
APPROX. 16,500 RSF**



**Professional Building part of a three building association**

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