

MEDICAL / OFFICE SPACE FOR SUBLEASE

2,186 SF

# 1580 CARLEMONT DRIVE

CRYSTAL LAKE, IL 60014



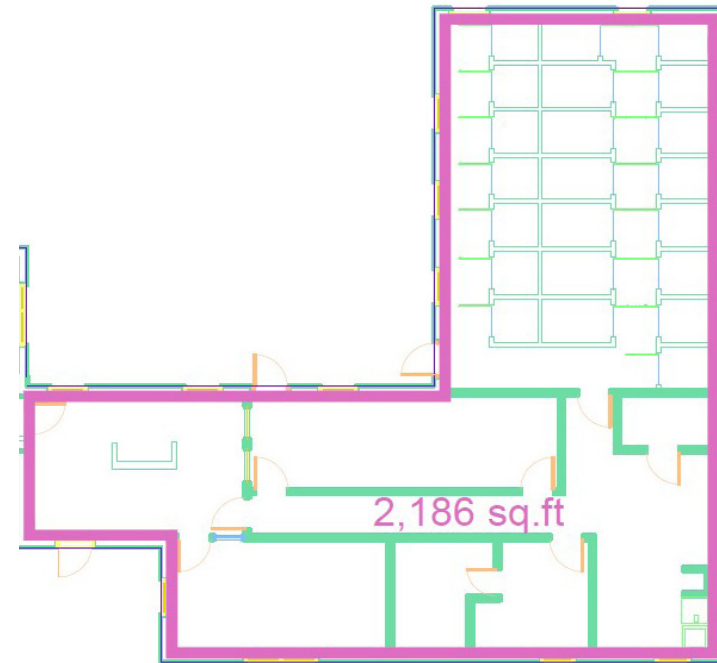
# 1580 CARLEMONT DRIVE



## PROPERTY FEATURES

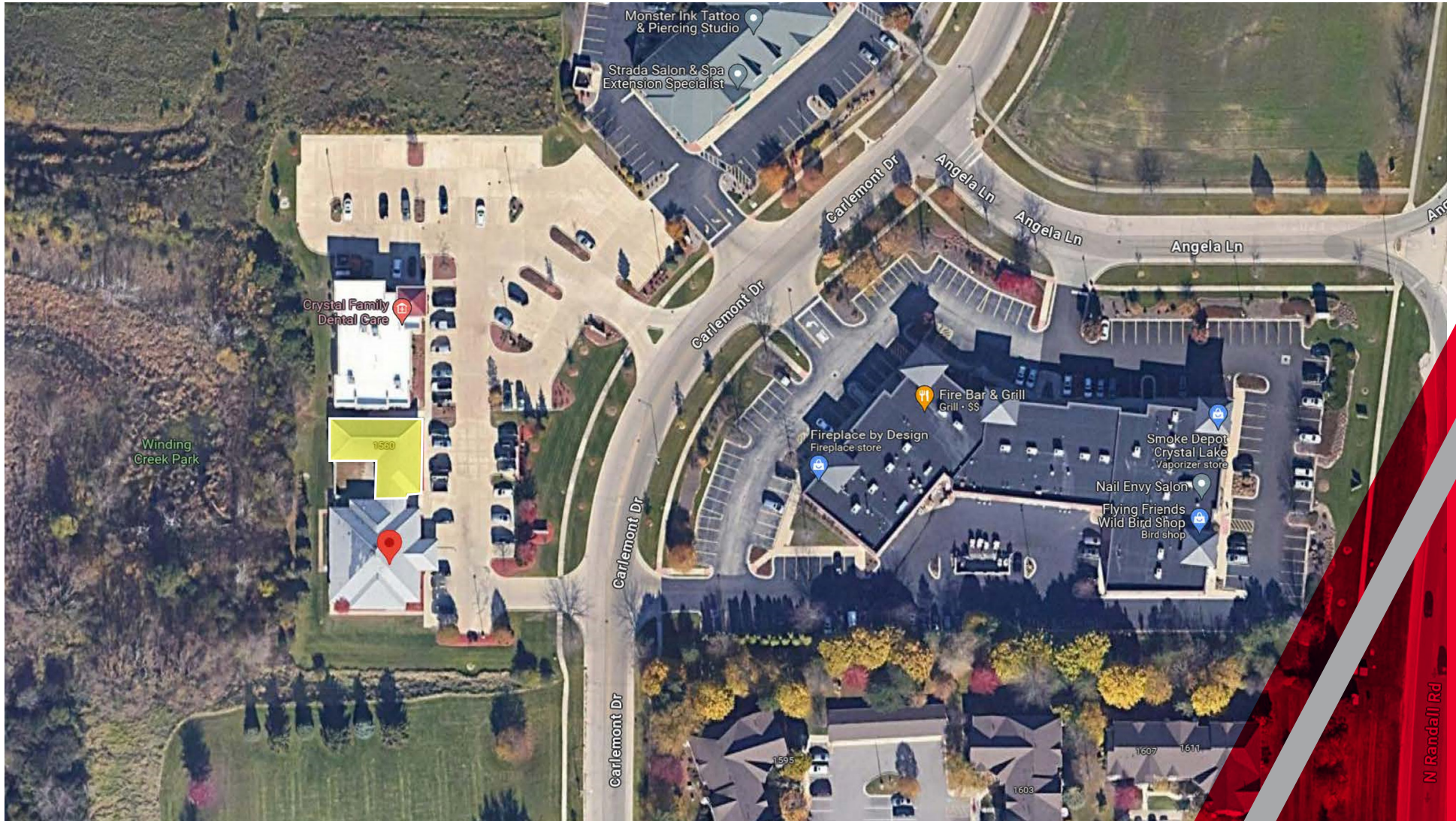
<b>Sublease Premises:</b>	2,186 SF
<b>Sublease Pro Rata Share:</b>	32% of 6,814 SF primary hospital building
<b>Previous Use:</b>	Vet Clinic
<b>Sublease Term:</b>	Up to 5-Years (Primary Lease extends through June 2034)
<b>Sublease Starting Rate:</b>	\$22.00 / SF
<b>Triple Net (NNN) expenses:</b>	Subtenant's pro rate share of Taxes & Ins - \$2.28 / SF (plus CAM and utilities)
<b>Zoning:</b>	Zoned B-2 Commercial (general business) Permitted uses under this code includes retail, office, medical/office, and more.
<b>Building Signage Available</b>	Subject to local and municipal regulations

## FLOOR PLAN



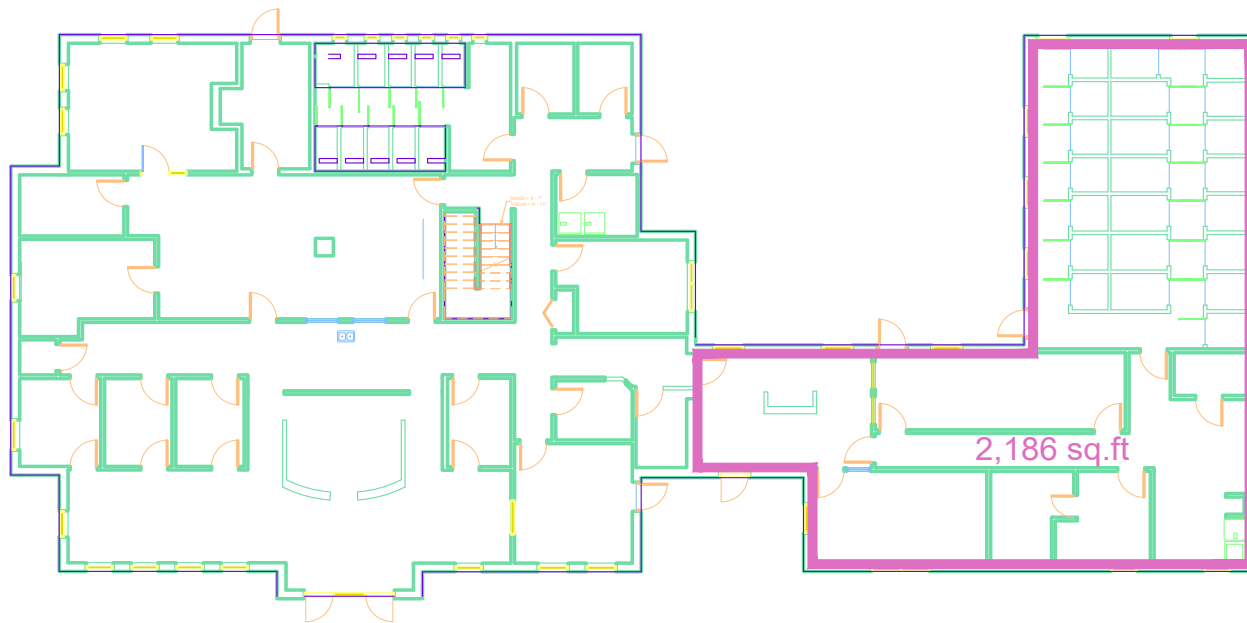
# PROPERTY NAME

## AERIAL VIEW

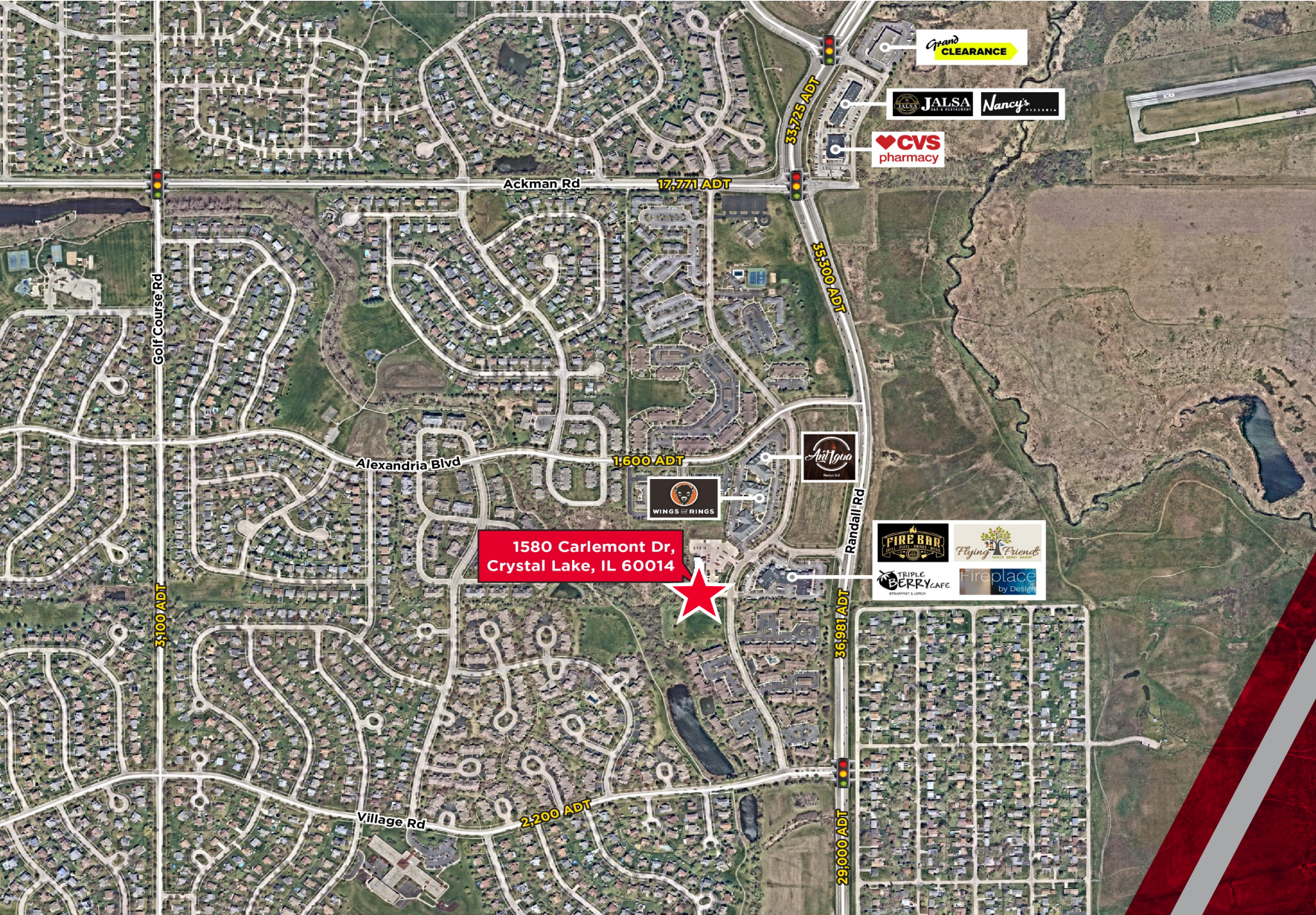


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SITE PLAN / FLOOR PLAN



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