

620 State Route 31
McHenry, IL 60050

For Lease

MLS #12534263

OFFICE



OFFICE SUITES 550 - 2,775 SF

\$18. - \$20. PSF (GROSS)

Collective 31
Fully Renovated Office Building
550 SF – 2,775 SF Suites

Fully renovated office building now available. Located along IL Route 31 directly across from Northwestern Medicine McHenry Hospital.

Each suite with private bathroom and select suites with sinks or sink hook-ups. Ideal for professional or medical uses.

Single suites range from 550 SF to 1,730 SF. There is also combined suite potential of up to 2,775 SF. See individual layouts for descriptions. High end finishes and common tenant lounge.

Specifications

Building Size:	10,058 SF
Year Built:	Fully Renovated 2025
HVAC System:	GFA / Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	Varies Per Suite
Ceiling Height:	9 - 11 ft
Parking:	Common
Sewer/Water:	City
Zoning:	O1
CAM & Taxes	Included
Utilities:	Tenant Responsibility
PIN #:	14-02-302-010

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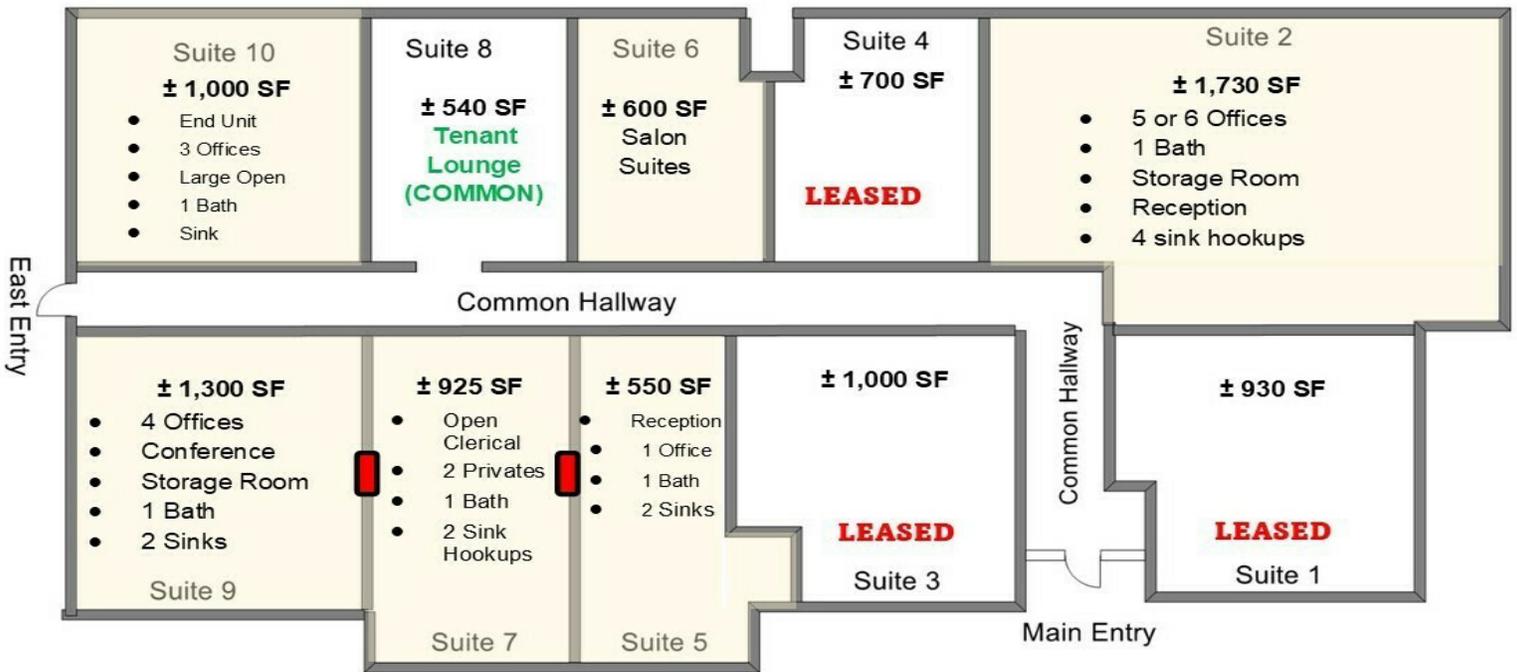
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BUILDING 620 10,058 SF



Combined Suite Potential

- 5&7 = ±1,475 SF \$18 psf \$2,212/mo. Gross
- 7&9 = ± 2,225 SF \$18 psf \$3,338/mo. Gross
- 5,7&9 = ± 2,775 SF \$18 psf \$4,162/mo. Gross

Individual Suites at \$20 psf Gross (plus utilities)

- #1 Leased
- #2 \$2,883/mo.
- #3 Leased
- #4 Leased
- #5 \$917/mo.
- #6 Salon (see separate listing)
- #7 \$1,542/mo.
- #8 Tenant Lounge (common)
- #9 \$2,167/mo.
- #10 \$1,667/mo.

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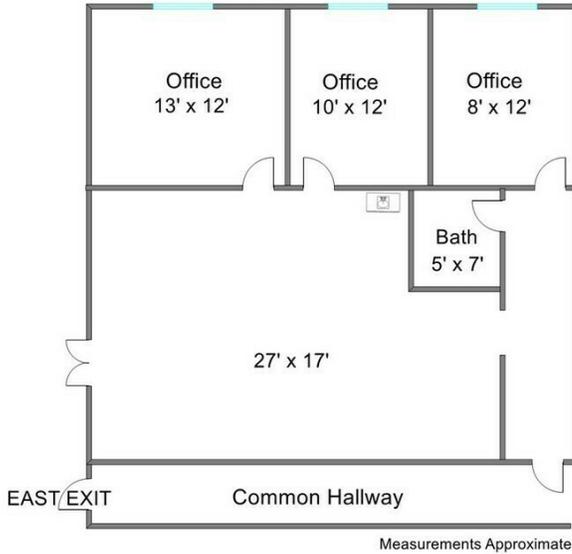


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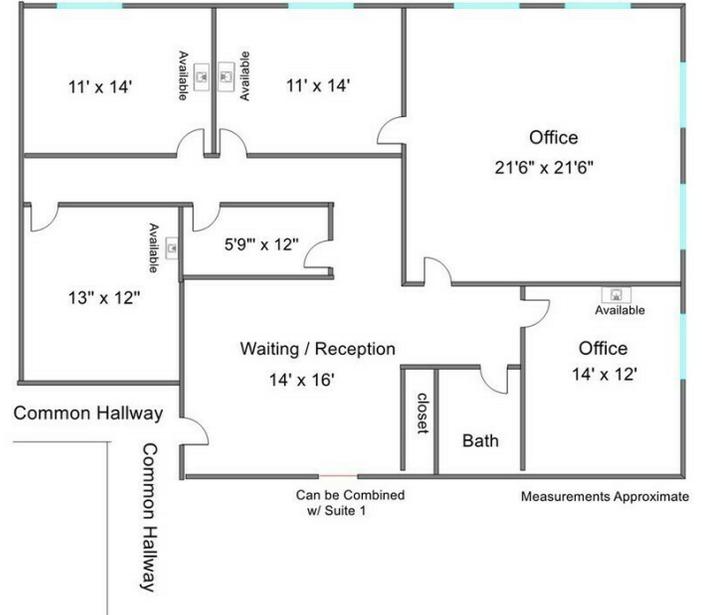
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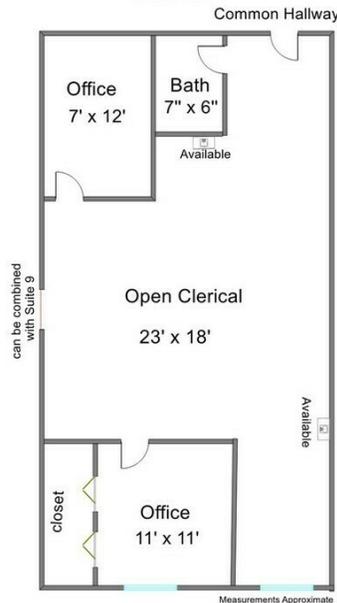
SUITE 10 1,000 SF



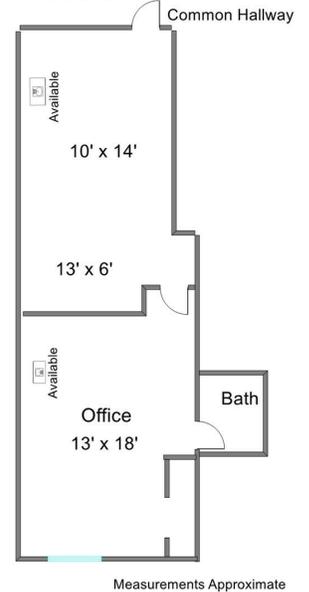
SUITE 2 1,730 SF



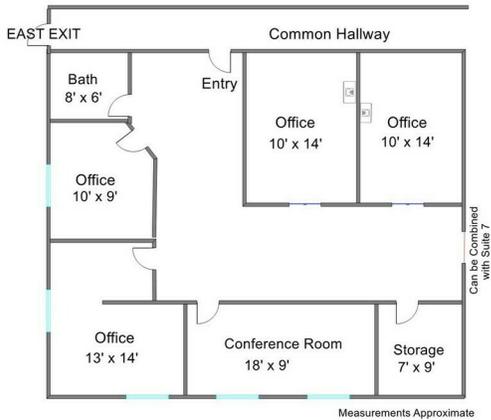
SUITE 7 925 SF



SUITE 5 550 SF



SUITE 9 1,300 SF



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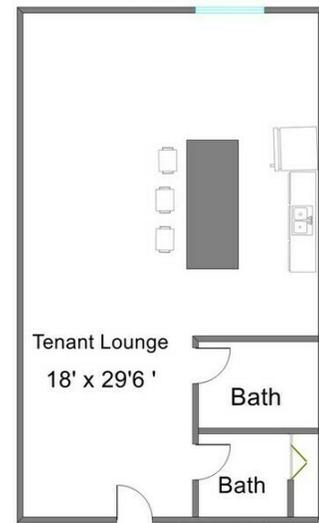
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SUITE 8
Tenant Lounge
540 SF



Common Hallway

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