

# 1530 N Randall Rd Suites 120 & 200

Elgin, IL 60123

## For Lease

MLS #12098733

PROFESSIONAL AND MEDICAL OFFICE



PROFESSIONAL AND MEDICAL OFFICE 2,235 - 2,367 SF

\$4,283.75 - 4,536.75 /MO (GROSS)

### PROFESSIONAL AND MEDICAL SUITES

Two suites available in this 2-story, elevator equipped office building with common restrooms, ample parking and monument signage on Randall Road located just south of I-90 at corner of Randall and Capital St. across from Sherman Hospital.

**Suite 120:** 2,235 SF 1st floor professional office suite with 9 private offices, conference room and several windows providing lots of natural light. \$4,283.75/mo. Gross (\$23 psf).

**Suite 200:** 2,367 SF 2nd floor medical suite with large waiting area, reception desk, 5 exam rooms, lab, 2 private offices, 1 bath, breakroom, storage closet and file/server room. Existing furniture and medical equipment negotiable. \$4,536.75/mo. Gross (\$23 psf).

### Specifications

Building Size:	19,034 SF
Year Built:	1999
HVAC System:	GFA
Electrical:	200 amp
Sprinklers:	Yes
Elevator:	Yes
Washrooms:	Common (Suite 200 1 Private)
Parking:	Ratio 6.84 133 Spaces
Sewer/Water:	City
Zoning:	C4
CAM & Taxes	Included
PIN #:	03-31-400-048

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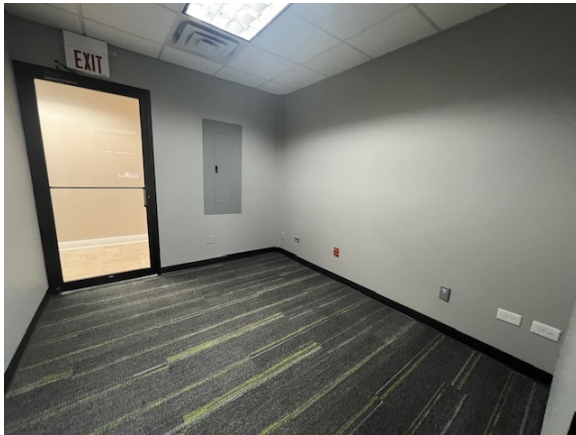
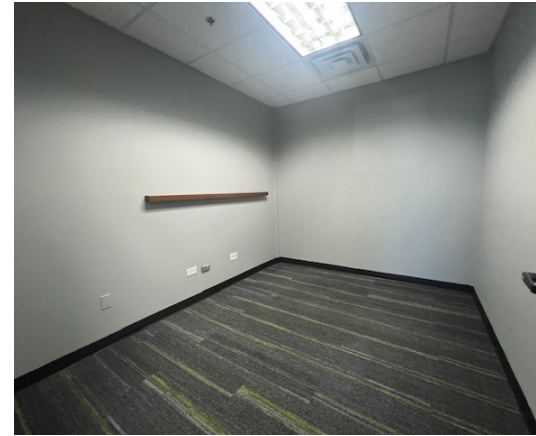
VP / Designated Managing Broker  
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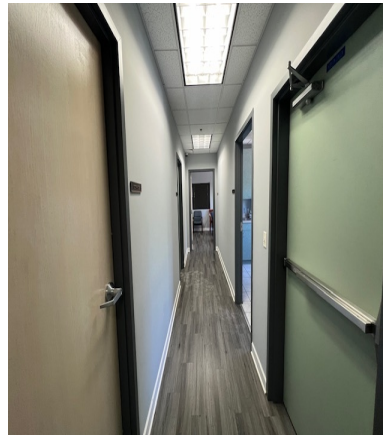
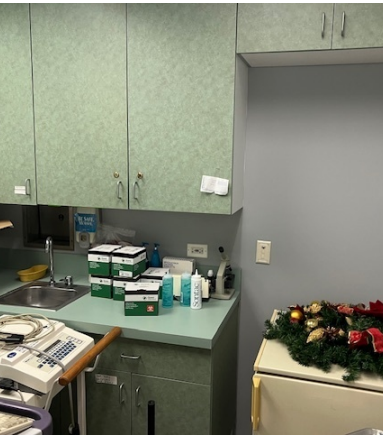
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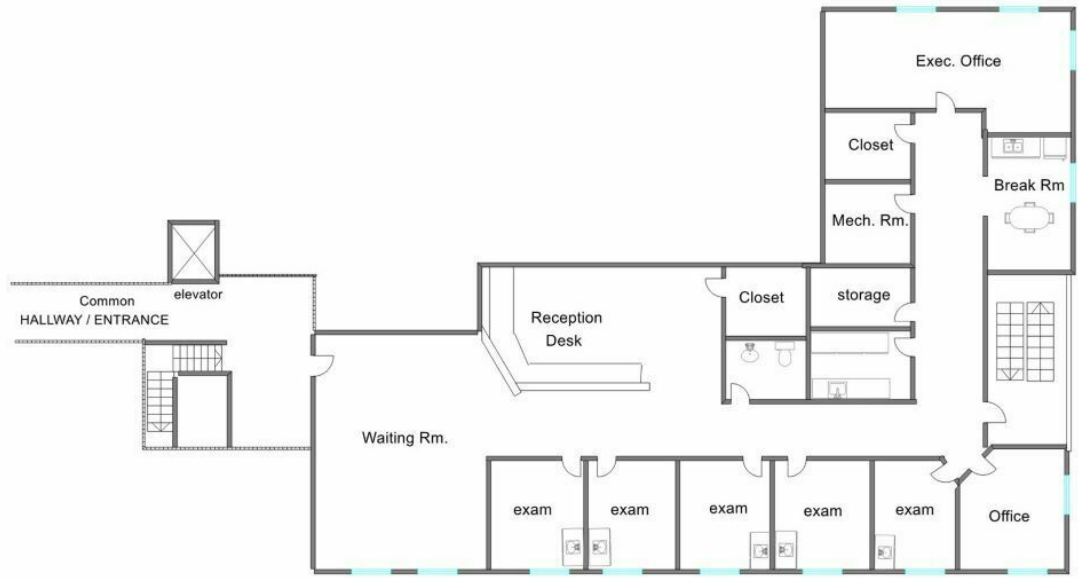
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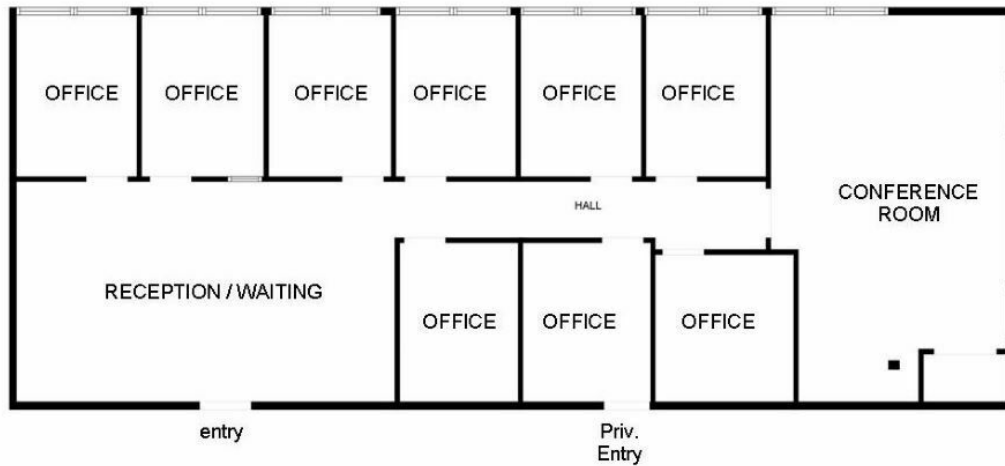
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## PROFESSIONAL AND MEDICAL OFFICE



**SUITE 200**  
2,362 SF

**SUITE 120** 2,235 SF



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