

# 145 S Virginia Suite A (Front)

Crystal Lake, IL 60014

## For Lease

MLS #11754298

OFFICE



OFFICE

1,150 SF

\$14.32 SF (GROSS)

\$1,372/MO.

### Office Space

**MAIN LEVEL: Suite A (front):** 1,150 SF front office with reception area, 4 private offices, bonus waiting room and private bath. Landlord will re-paint suite to accommodate new tenant.

Gross rent is \$1,372/mo. Tenant responsible for separately metered utilities.

Owner will consider a 3-5 month partial rent abatement for any lease term of 3 years or more.

This property is located on Route 14, the main corridor of Crystal Lake with 20,000+ average vehicles per day.

### Specifications

Building Size:	10,300 SF
Land Size:	28,946 SF
Year Built:	1965
HVAC System:	GFA / Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	1 ADA
Ceiling Height:	8'
Parking:	38 Common
Sewer/Water:	City
Zoning:	O
CAM & Taxes	Included
PIN #:	19-06-228-025 & 028

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Senior Broker

**Michael Deacon**

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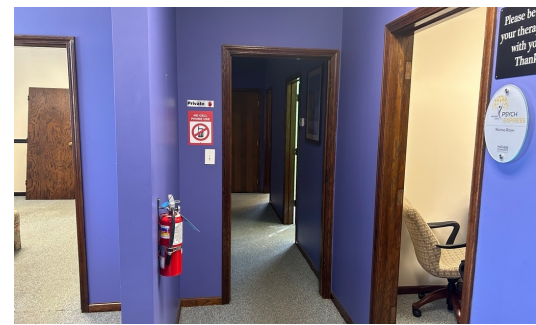
O: 847.854.2300 xx28 C: 815.814.6500

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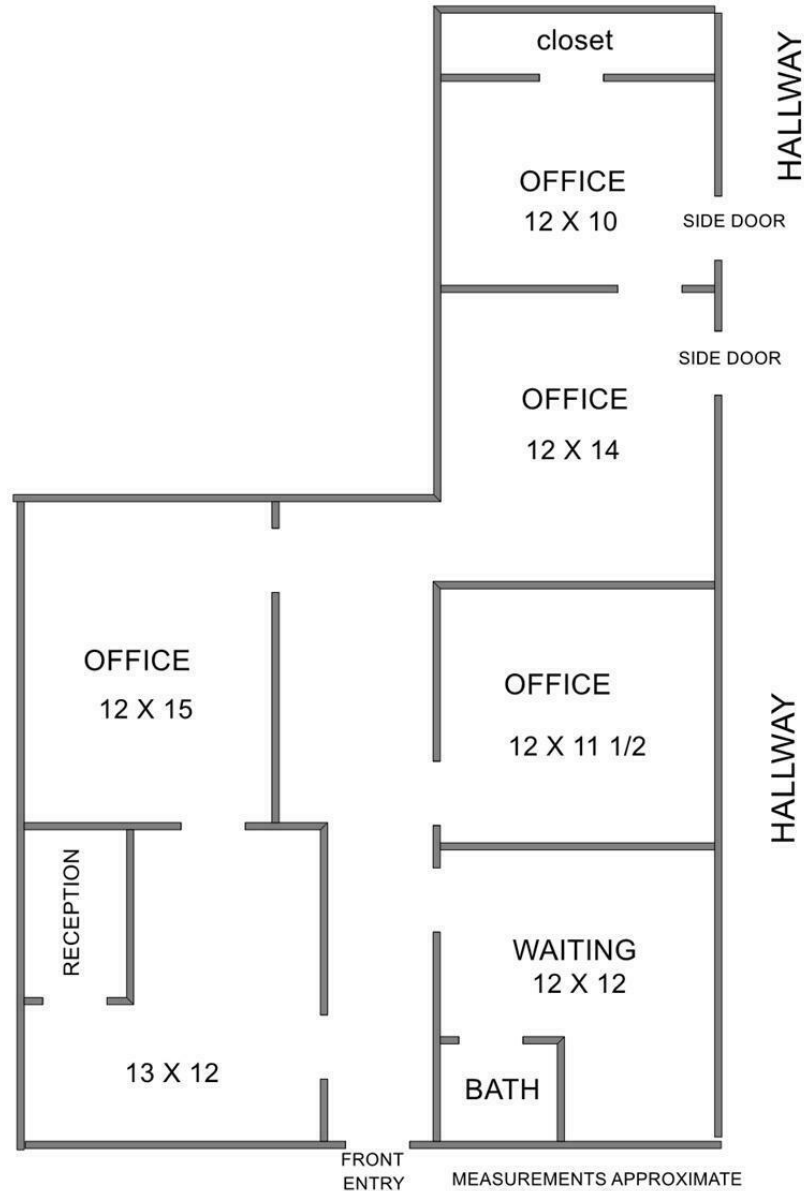
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## SUITE A FRONT

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