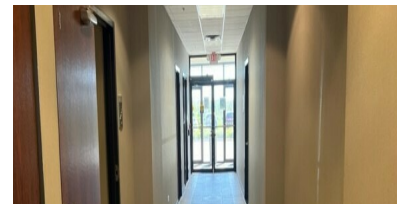
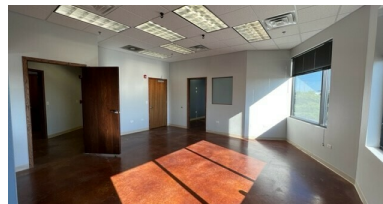


1750 N Randall Rd, Suites 250 & 260  
Elgin, IL 60123

For Lease

MLS #11629076

OFFICE



OFFICE SUITES 1,114 - 4,114 SF

\$21 PSF NNN

### 2ND FLOOR MEDICAL OFFICE SUITES 1,114 SF - 4,114 SF

This 2-story, 30,000 SF professional medical building located at I-90 and N. Randall Road has 2 adjacent medical office suites with potential for up to 4,114 SF. (see layout w/option).

Suites are located on the second floor of the building with stair and elevator access. Ideally located for medical professionals across from Advocate Sherman Hospital and 3 miles north of Amita Health St. Joseph Hospital.

**Suite 250:** 3,000 SF medical office with reception and waiting area, 9 exam rooms/offices (3 with sinks), washer/dryer hookup with lab and break area and 2 restrooms.

**Suite 260:** 1,114 SF medical office with reception and waiting area, 3 exam rooms with sinks, 1 restroom.

### Specifications

Year Built:	2006
HVAC System:	GFA / Central Air
Sprinklers:	Yes
Washrooms:	<b>#250:</b> 2 ADA <b>#260:</b> 1 ADA 4 Common
Ceiling Height:	9 ft
Parking:	160 Common
Sewer/Water:	City
Zoning:	ORI
Taxes:	<b>#250</b> \$4.53 psf <b>#260</b> \$4.41 psf
CAM:	<b>#250</b> \$1,002.93/mo. <b>#260</b> \$363.22/mo.
Lease Term:	5-10 Years
PIN #:	(250) 03-31-276-034 (260) 03-31-276-035

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



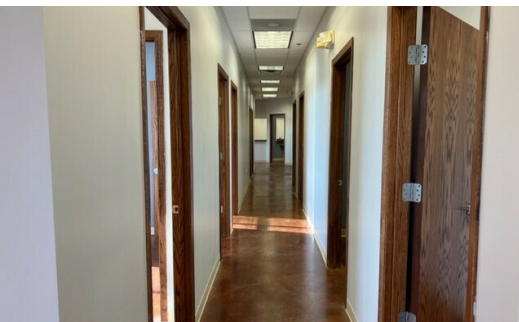
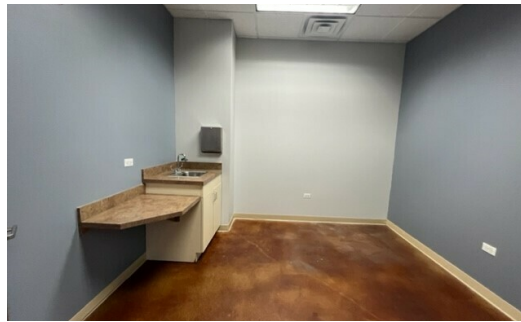
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

VP / Designated Managing Broker  
**Heather Schweitzer**  
HeatherS@PremierCommercialRealty.com  
O: 847.854.2300 x15 C: 815.236.9816

1750 N Randall Rd, Suites 250 & 260  
Elgin, IL 60123

For Lease

OFFICE



[CLICK HERE TO VIEW OUR WEBSITE](#)

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*



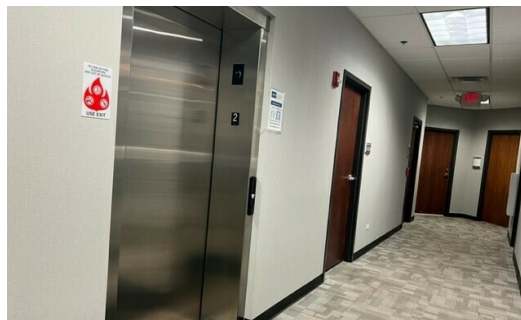
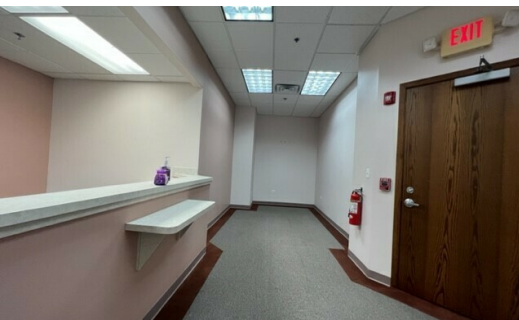
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

VP / Designated Managing Broker  
**Heather Schweitzer**  
HeatherS@PremierCommercialRealty.com  
O: 847.854.2300 x15 C: 815.236.9816

1750 N Randall Rd, Suites 250 & 260  
Elgin, IL 60123

For Lease

OFFICE



[CLICK HERE TO VIEW OUR WEBSITE](#)

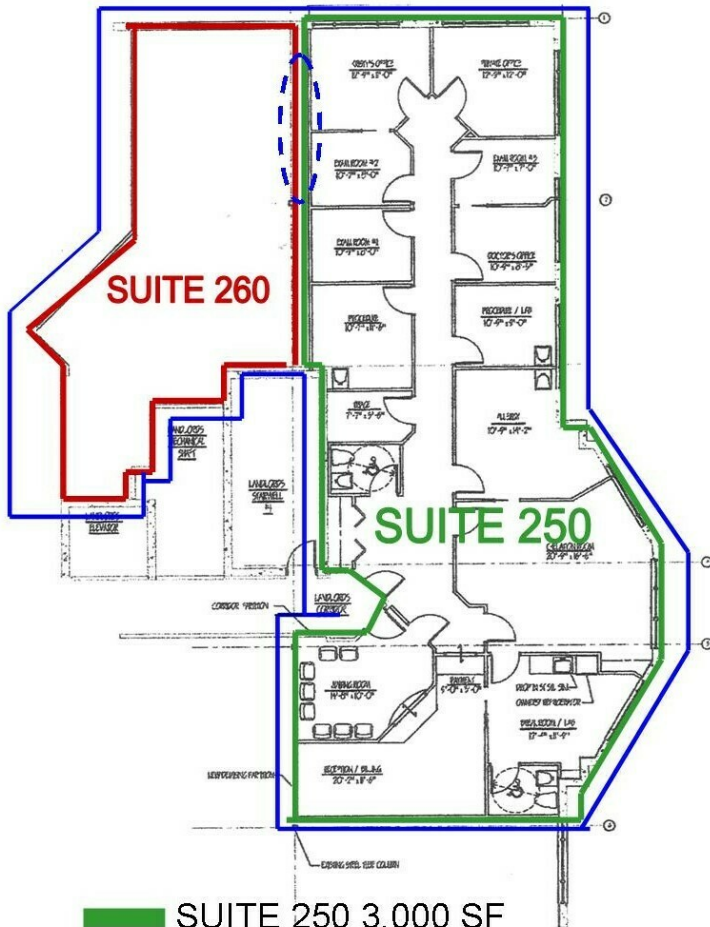
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

**PREMIER**  
COMMERCIAL REALTY

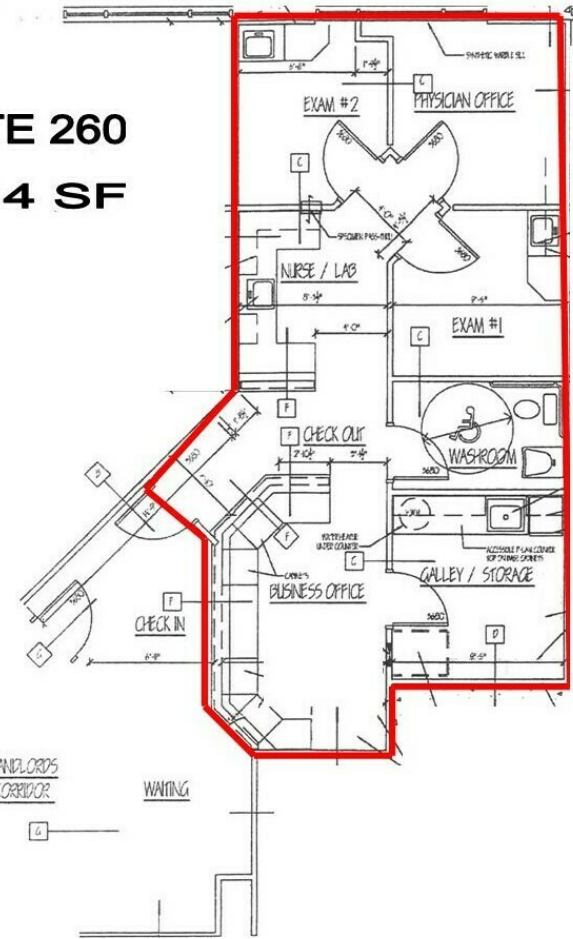
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

VP / Designated Managing Broker  
**Heather Schweitzer**  
HeatherS@PremierCommercialRealty.com  
O: 847.854.2300 x15 C: 815.236.9816

OFFICE



SUITE 260  
1,114 SF



- SUITE 250 3,000 SF
- SUITE 260 1,114 SF
- COMBINED 4,114 SF

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

