

119 W Main (Route 72)

W Dundee, IL 60118

For Lease

MLS #10610179

OFFICE



OFFICE SPACE 180 - 2,800 SF

\$543.75 - 1,925.00 PER MONTH (MG)

PRICE REDUCED Great location in downtown W. Dundee in the lovely vintage bank building. CAM & Taxes included.

SUITE 200: ± 2,800 SF 2nd Floor suite 2-3 private offices, large conference room/ 4th office w/ fireplace, kitchen, bath and large open clerical area. **\$1,925/mo. Modified Gross** (\$8.25 psf) plus utilities. (furniture included if desired).

DIVISIBLE OPTION: Suite can be divided into separate offices: 180 SF, 215 SF, 266 SF and 430 SF priced **starting at \$500 /mo. full service gross** which includes all utilities, Wi-Fi, kitchen/break room and open area. (see layout). Ask broker for individual prices.

SUITE LL-1: 725 SF furnished (if desired) office suite. The lower level has been painted and offers one to two offices, wide open area and waiting area. Small kitchenette. Access to two common ADA bathrooms. **\$543.75/mo. Modified Gross** (\$9 psf) plus utilities. Can be combined with LL-2.

SUITE LL-2: 955 SF office space, **\$716.25/mo. Modified Gross** (\$9 psf) plus utilities. Can be combined with LL-1.

Specifications

Building Size:	9,072 SF
Year Built:	1918
HVAC System:	GFA / Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	2 Common 1 Private (Suite 200)
Ceiling Height:	9'
Parking:	Public Parking in Rear
Sewer/Water:	City
Zoning:	B2
CAM & Taxes	Included
PIN #:	03-22-483-027

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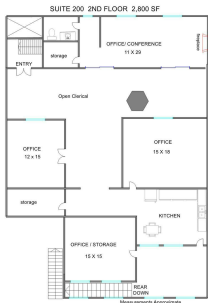
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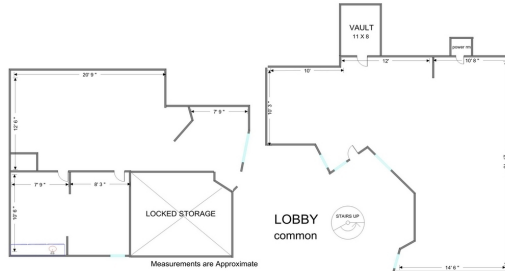
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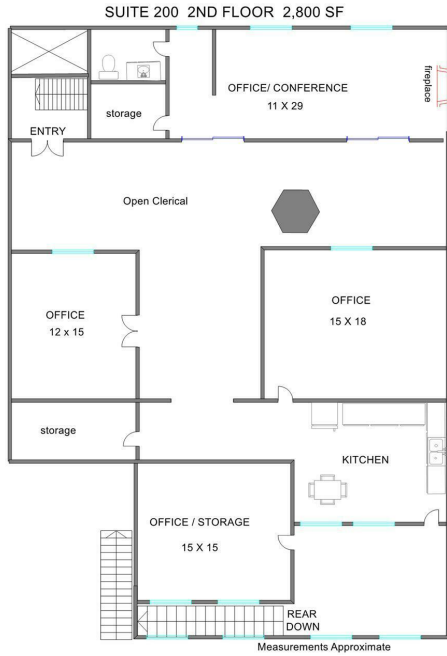
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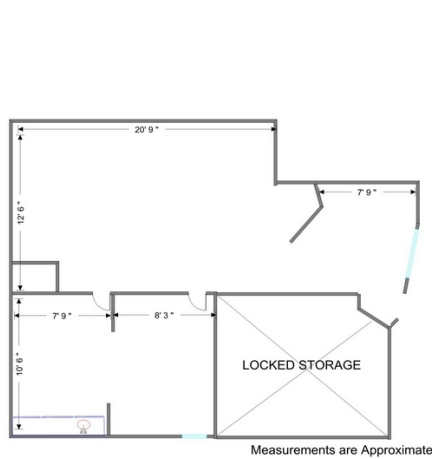
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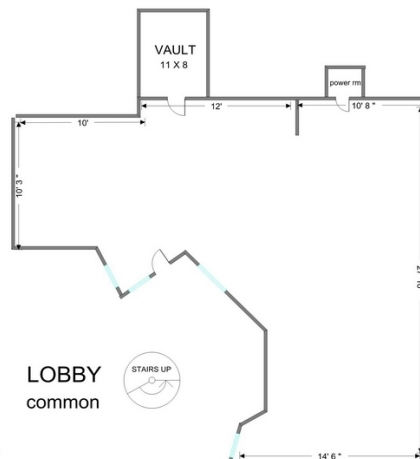


Individual Offices
can be leased separately.
\$500-\$1200/mo.
Full Service Gross

- Includes :
- all utilities
 - Wifi
 - Kitchen area
 - common open area.



LL 1 725 SF



LL 2 955 SF

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