

# 101 N. Virginia

Crystal Lake, IL 60014

# For Lease

MLS #10316138

OFFICE

VIEW VIDEO



OFFICE SUITES 290 - 1,420 SF

\$15.00 - \$19.77 PSF (MOD.GROSS)

Attractive brick multi-unit 2-story office building with beautiful mature landscaping on Route 14 at signalized intersection with ample parking. Landlord pays for air conditioning. Tenants pay for electric heat and outlets. Additional common bathrooms on each floor.

**Suite 220:** 440 SF 2nd floor office with (2) private offices and reception. Priced at \$19.77 psf (\$725/mo. Modified Gross).

**Suite 230:** 1,214 SF with (4) private offices, copy/storage room and reception. Executive office has private bath. \$15 psf plus tax stop. (\$1,517.50/mo. Modified Gross).

**Suite 240B:** 290 SF open office. \$15.52 psf (\$375/mo. Modified Gross, pro rated utilities).

**Suite 290:** 1,420 SF 4 private offices plus conference room, reception and open clerical. \$16.90 psf plus tax stop. (\$2,000/mo. Modified Gross).

Professional, positive work environment. Building has security alarm system and auxiliary electric baseboard heaters throughout.

Come join Chicago Title & Trust. Rents quoted is for year one only with current year tax stop (\$2.50 psf) on suite 230 and 290.

## Specifications

Bldg. Size:	23,088 SF
Year Built:	1980
HVAC System:	Electric RTU / Central Air
Electrical:	Separately Metered
Sprinklers:	No
Washrooms:	4 Common
Ceiling Height:	10'
Parking:	70 Common
Sewer/Water:	City
Zoning:	O
Taxes:	\$2.50 psf Current Year Stop
CAM:	Included
PIN #:	14-31-476-035

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Senior Broker  
**Bruce Kaplan**

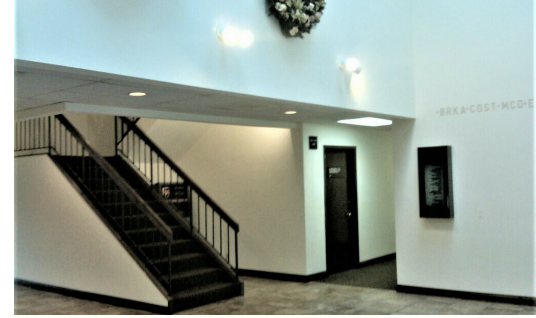
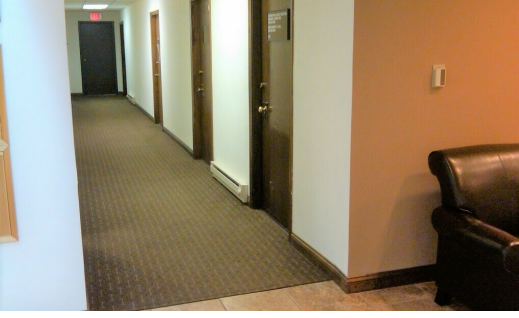
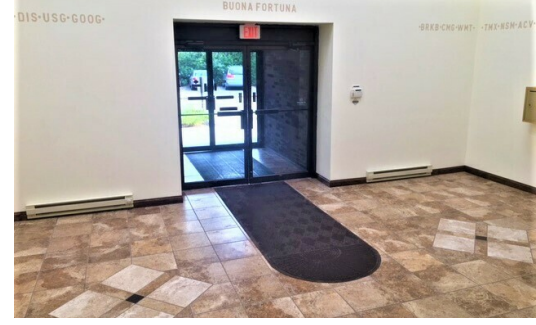
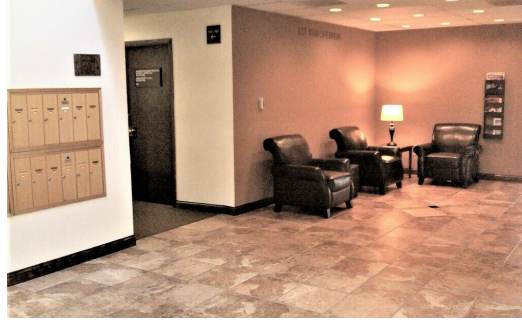
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OFFICE VIEW VIDEO

VIDEO TOUR



101 N. VIRGINIA ST.  
CRYSTAL LAKE, IL 60014

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 11268 sq. ft. FLOOR 2: 10416 sq. ft.  
TOTAL: 21684 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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CRYSTAL LAKE, IL 60014

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