

380 N. Terra Cotta Rd Suite A

Crystal Lake, IL 60012

For Lease

MLS #11992591

MEDICAL OFFICE CONDO



MEDICAL OFFICE CONDO 3,600 SF

\$5,700/MO. \$19.00 PSF (GROSS)

**Medical Office Condo
3,600 SF**

Suite A: 3,600 SF masonry end unit single story medical condo. Contains 9 examination rooms, 5 offices, 2 bathrooms, kitchenette, nurses' station, lab, business office and waiting room.

Two entrances, ample lighted parking and monument signage. Only \$19 psf gross (\$5700/mo.) Furniture and equipment is not included but is negotiable.

Alarm on site. 2 furnaces and air conditioning units.

Specifications

Building Size:	18,000 SF
Year Built:	2007
HVAC System:	GFA / Central Air (2 units)
Electrical:	2 100 amp panels
Sprinklers:	No
Washrooms:	2 ADA
Ceiling Height:	9 ft
Parking:	Common / Lighted
Sewer/Water:	City
Zoning:	ML
CAM & Taxes	Included
PIN #:	14-33-283-001

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,789	33,106	97,805
Average HH Income	\$127,983	\$111,484	\$109,213

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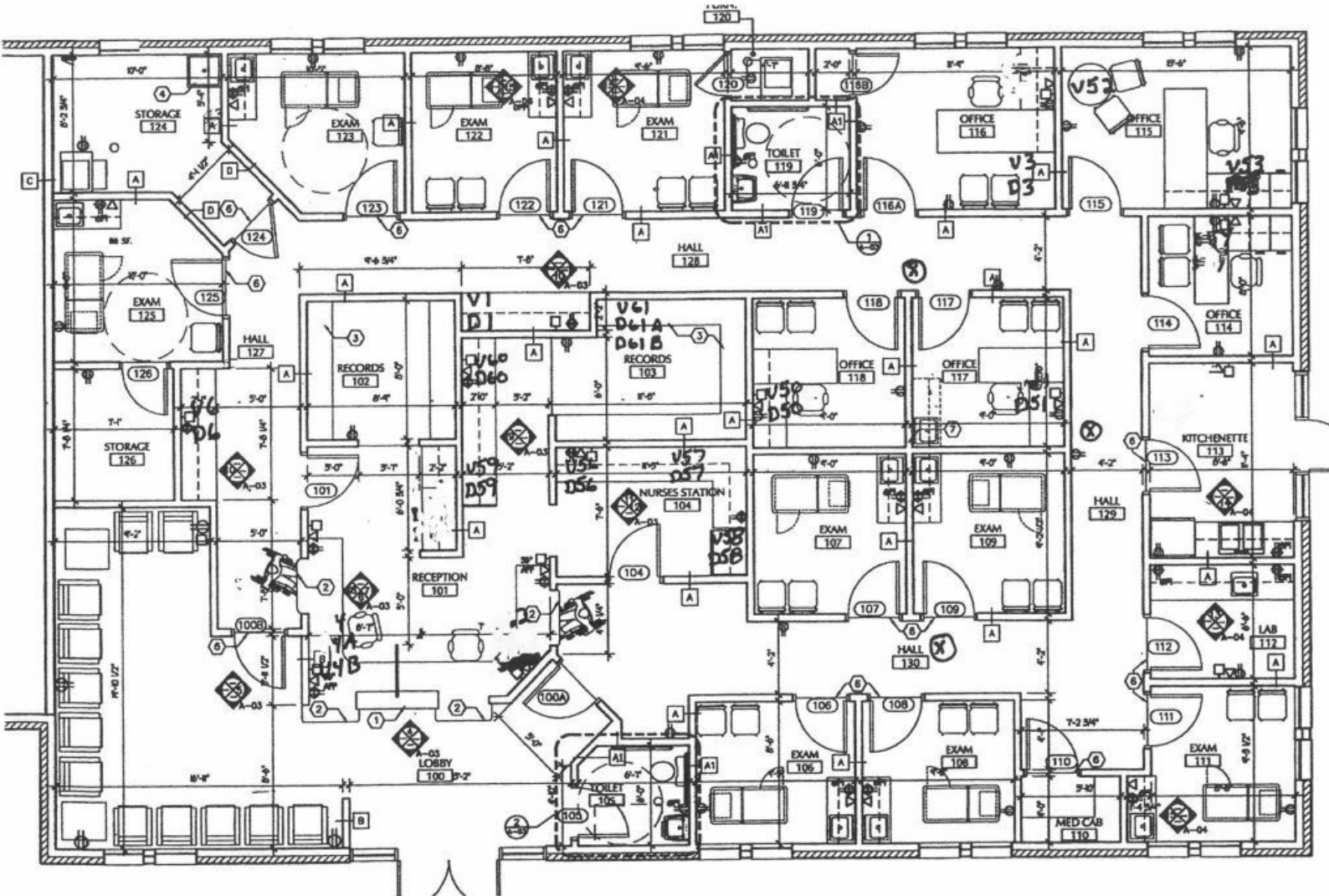
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