MLS #12010561

OFFICE

For Sale



OFFICE BUILDING 13,030 SF

OFFICE / CONFERENCE BUILDING

13,030 SF well-maintained freestanding masonry building. Currently the MCC Shaw Center, which sits on 4.4 acres zoned O-2 (office park). Located at a signalized intersection with digital monument signage and 2 entrances off the 203 space lighted parking lot.

The main entrance leads into the large reception desk and lobby/waiting area. Continue through the wide hallways leading to 6 large gathering rooms ranging in size from 845 SF to 1,050 SF, ideal for classrooms and seminars or can be divided into multiple smaller rooms.

There are 10 private offices, a conference room, kitchenette and 2 multi-stall bathrooms. The partial basement houses the mechanicals.

This building is equipped with a back-up generator. The solar field which powers approximately 75% of the buildings' electric needs is adjacent to the patio area. Furniture, fixtures and equipment are negotiable and can be included in the sale.

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\$2,000,000

Specifications	
Size:	13,030 SF
Year Built:	1985
HVAC System:	GFA/ Central Air
Electrical:	480 amp 3 phase Back-Up Generator Solar Panels Provide Approx 75% of Building Power
Sprinklers:	Yes
Washrooms:	2 ADA Multi-Stall
Ceiling Height:	10 ft
Parking:	203 (lighted)
Sewer/Water:	City
Zoning:	O-2
Taxes:	TBD
PIN #:	14-03-400-055

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.



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

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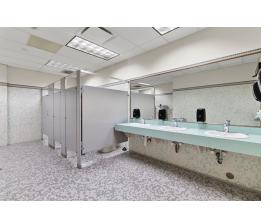
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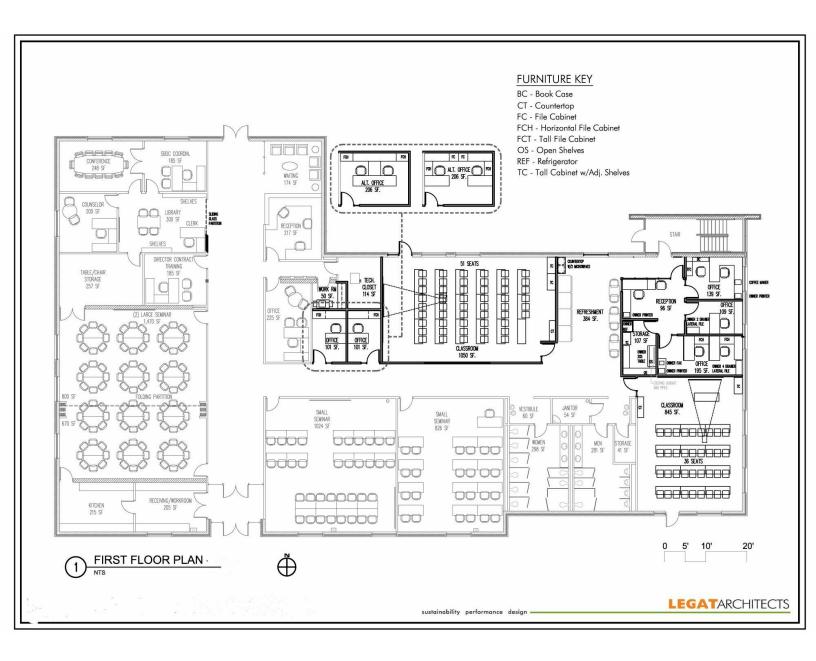


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