

# 4100 West Shamrock Lane

McHenry, IL 60050

# For Sale

MLS #12010561

OFFICE



OFFICE BUILDING 13,030 SF

\$2,000,000

## 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.

## 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

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