

721 Dundee Ave.
Elgin, IL 60120

For Lease

MLS #11191088

OFFICE

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OFFICE 180 - 4,165 SF

SEE DESCRIPTION

2-STORY UPSCALE OFFICE BUILDING

Divisible into \pm 2,500 SF, 1,500 SF or Individual Offices
See Pricing Below

Recently fully updated 2-story office building featuring lots of natural light. Also features unique spiral staircase from upper main level to lower level offices. Ideal for attorneys, insurance, real estate, engineering or accountants.

Improvements include upgraded lighting, flooring, bathrooms, conference room, new parking lot and much more.

Main Level: \pm 2,500 SF with 4 private offices, potential shared or private reception, 2 baths, conference room. **\$3,125/mo. plus utilities for full main level, (\$15 psf Gross).**

Note: If individual offices are leased, price is \$1,000/mo. per office, full service gross. (includes utilities, wi-fi and conference room use).

Lower Level: 3 private offices and 2 baths. **\$1,000/mo. per office, full service gross.**

Rent Main level, Lower level, or individual offices. Plenty of parking. Close to Route 25 and I-90.

This is a premium quality space at a very competitive lease rate.

Specifications

Building Size:	5,165 SF
Year Built:	1958
HVAC System:	GFA / Central Air
Electrical:	200 amp
Washrooms:	4 (common)
Ceiling Height:	9 ft
Parking:	Private Lot
Sewer/Water:	City
Zoning:	O
Utilities:	Included in Single Office Lease
CAM & Taxes	Included
PIN #:	06-12-402-003

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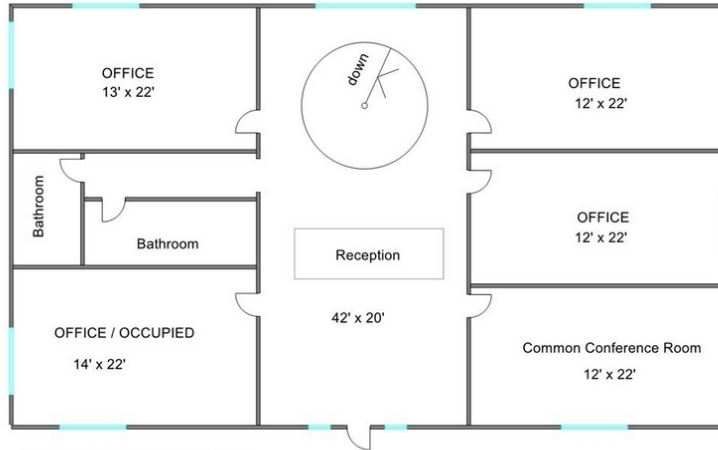
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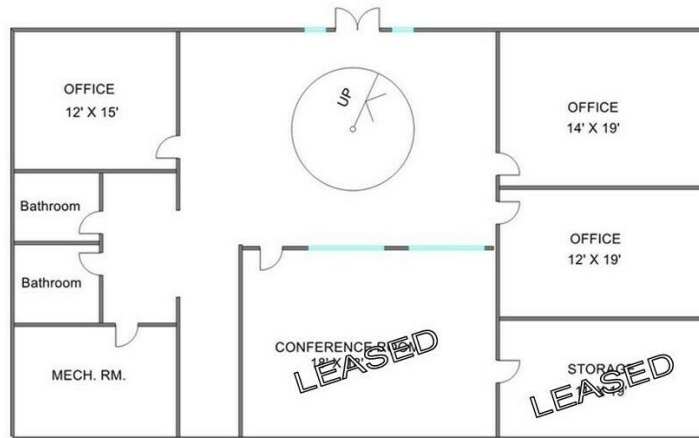
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MEASUREMENTS APPROXIMATE

MAIN LEVEL

Access From Rear Parking Lot



MEASUREMENTS APPROXIMATE

LOWER LEVEL

Access From Dundee Rd.

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