

380 N. Terra Cotta Rd Suite A

Crystal Lake, IL 60012

For Lease

MLS #11992591

MEDICAL OFFICE CONDO



MEDICAL OFFICE CONDO 3,600 SF

REDUCED \$5,397/MO. \$17.99 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. Price reduced to \$17.99 psf gross (\$5,397/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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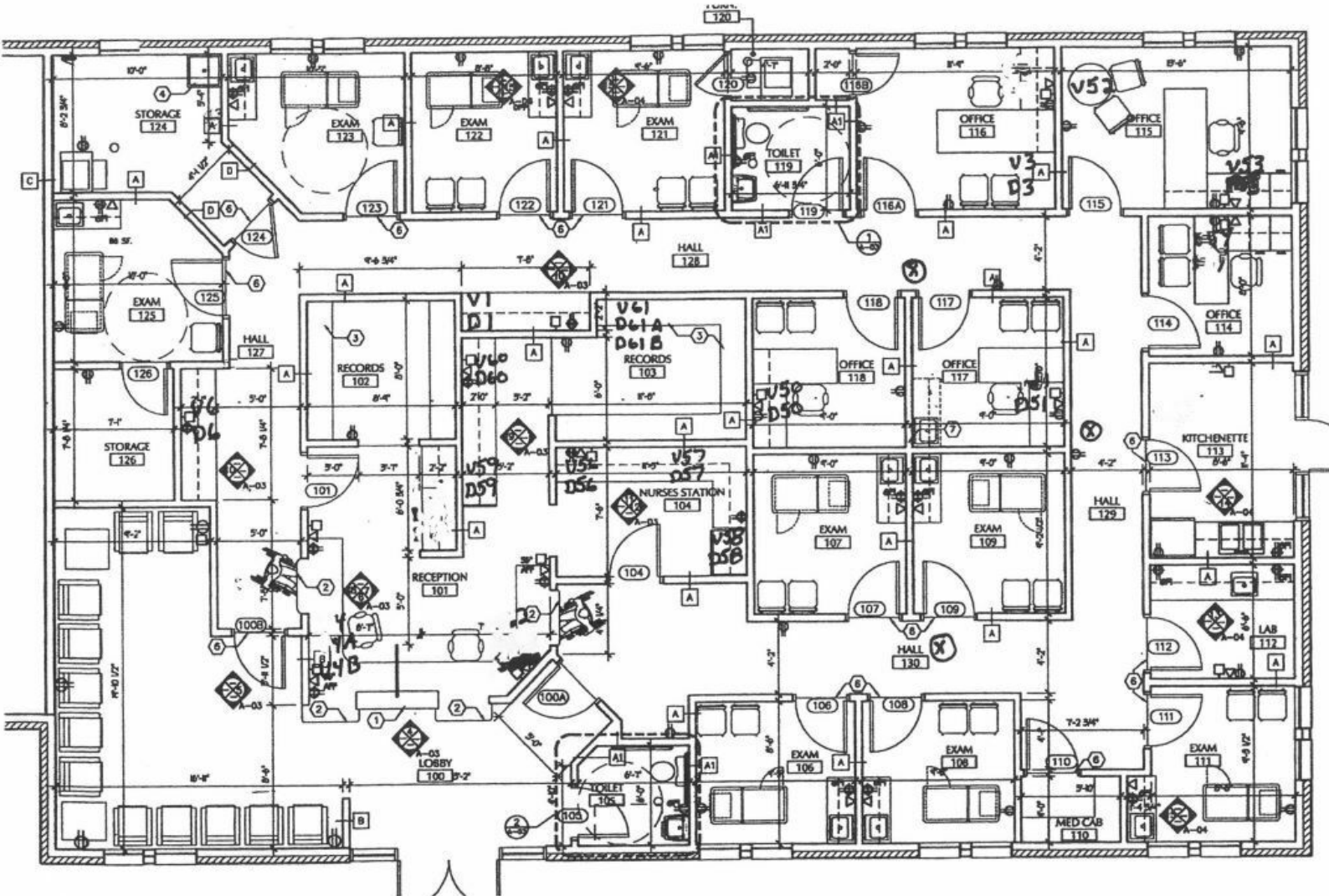
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