

145 S Virginia Suite A (Front)

Crystal Lake, IL 60014

For Lease

MLS #11754298

OFFICE



OFFICE SUITE 1,150 SF

\$1,372/MO. \$14.32 PSF (GROSS)

MAIN LEVEL: Suite A (Front)

1,150 SF front office with reception area, 4 private offices, bonus waiting room and private bath. Landlord will re-paint suite to accommodate new tenant.

Gross rent is \$1,372/mo. which includes the tenant's share of real estate taxes and all common area maintenance costs (e.g. snow removal, landscaping, property insurance, exterior repairs, etc.). Tenant responsible for separately metered utilities.

Owner will consider a 3-5 month partial rent abatement for any lease term of 3 years or more.

This property is located on Route 14, the main corridor of Crystal Lake with 20,000+ average vehicles per day.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,986	46,908	111,813
Average HH Income	\$90,999	\$106,495	\$112,806

Specifications

Building Size:	10,300 SF
Year Built:	1965
HVAC System:	GFA / Central Air
Electrical:	100 amp
Washrooms:	Common
Parking:	38 Common
Sewer/Water:	City
Zoning:	O
CAM & Taxes:	Included
Utilities:	Separately Metered Tenant Responsibility
PIN #:	19-06-228-025 & 028

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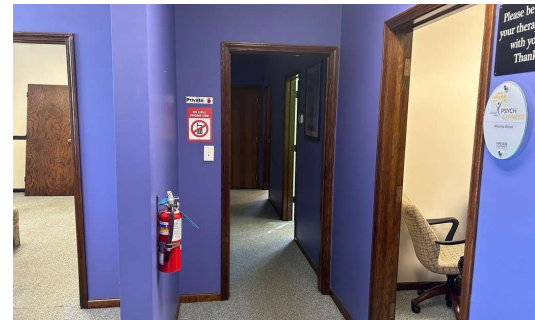
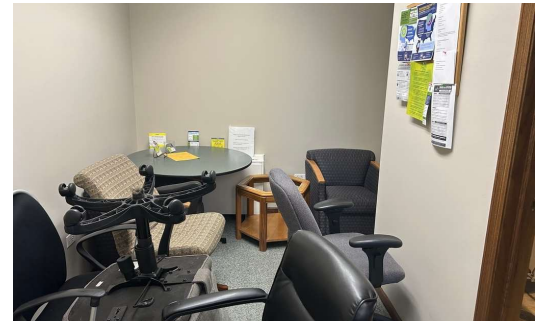
Senior Broker
Michael Deacon
MichaelD@PremierCommercialRealty.com
O: 847.854.2300 xx28 C: 815.814.6500

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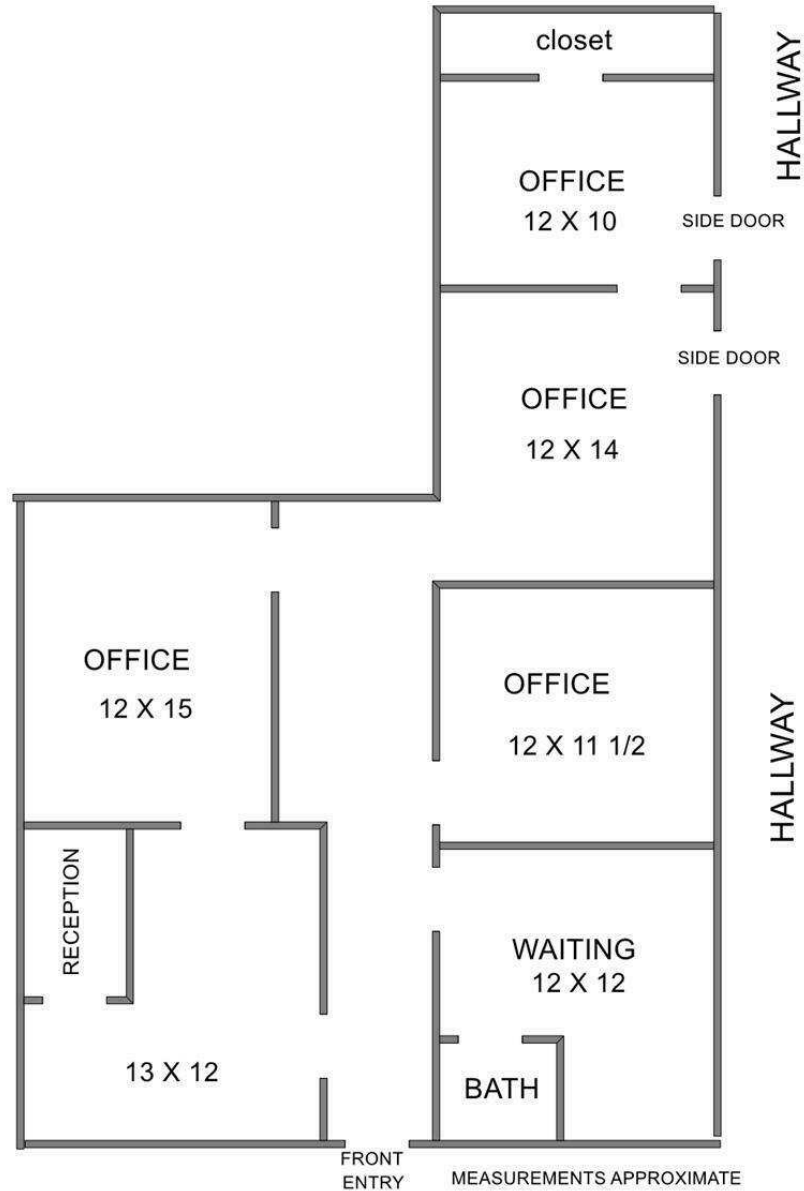
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SUITE A FRONT

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