

25 S Virginia St. Unit 101-103

Crystal Lake, IL 60014

For Lease

MLS #12300004

OFFICE



OFFICE 2,400 SF

PROMO RATE: \$995./MO. GROSS (YEAR 1)

OFFICE SPACE Promo Rate Offered

2,400 SF office space with new pole signage on Route 14.

UNIT 101-103: 2,400 SF with 3 private offices, large open area and one bath, storage closet and utility sink. Ideal for dance studio, martial arts or personal trainers. On walkout level of attractive 2 level brick building. Over 20 parking spaces and handicap ramp.

Promotional rate offered for 5 year minimum lease with first year only \$995./mo. gross. Rental rate in years 2-5 will be \$11.50, \$12.50, \$13.50 and \$14.50 psf gross. Shorter lease available with rate starting at \$14.50 psf gross.

Note: building is getting a facelift with new roof, staining of brick, re-doing concrete and awning in front, re-doing deck in rear and replacing exterior doors. This space has been completely renovated with new steel doors, new ADA bath, soundproof ceiling, new mechanicals with nice, covered porch outside unit. Ceiling height is 8'2". 3 electric meters, water and garbage included in rent.

Specifications

Building Size:	4,600 SF
Year Built:	1985
HVAC System:	GFA/ Central Air
Electrical:	3 Panel 200 amp
Washrooms:	1 ADA
Ceiling Height:	8'2"
Parking:	20+
Sewer/Water:	City
Zoning:	O
CAM & Taxes	Included
PIN #:	19-06-226-024,025

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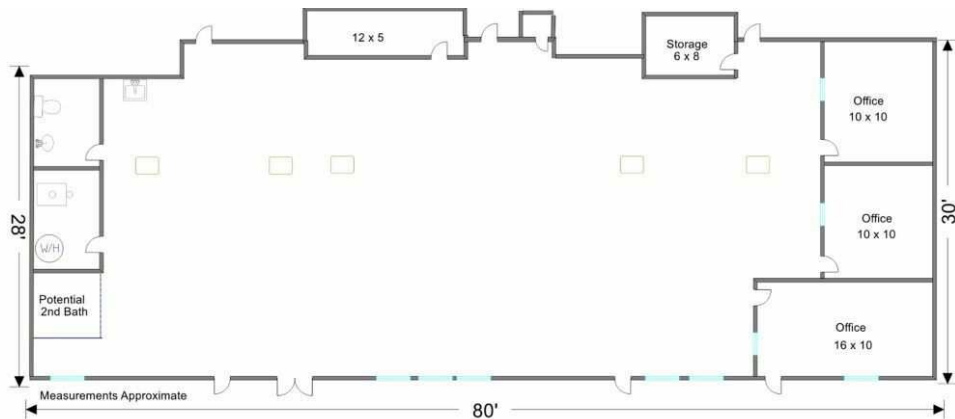


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