

444 N IL Route 31 Unit 100  
Crystal Lake, IL 60014

For Lease

MLS #12420282

OFFICE SUITES



OFFICE SUITES 165 - 324 SF

\$400. - \$1,500./MO. (FULL SERVICE)

Individual office spaces available at the Woods of Crystal Lake Office/Retail Complex on Route 31 just North of Route 176.

**Three spaces located on the lower garden level :**

- #1: 165 SF \$400/mo.
- #2: 165 SF \$400/mo.
- #3: 171 SF \$400/mo.

**Two spaces located on the main level:**

- #4: 324 SF \$1500/mo. (window lined)
- #6: 180 SF \$600/mo.

Full service lease includes CAM, taxes, utilities and access to common areas : coffee bar, kitchenette/ break /conference room and restrooms on each level in this elevator equipped building.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,078	31,317	92,075
Average HH Income	\$146,266	\$132,433	\$129,546

**Specifications**

Building Size:	5,200 SF
Year Built:	2007
HVAC System:	GFA/ Central Air
Electrical:	220/240
Sprinklers:	No
Washrooms:	2 (main level) 1 (lower Level)
Ceiling Height:	+/-10 ft
Parking:	Common
Sewer/Water:	City
Zoning:	B2 PUD
Utilities:	Included
CAM & Taxes	Included
PIN #:	14-34-130-012

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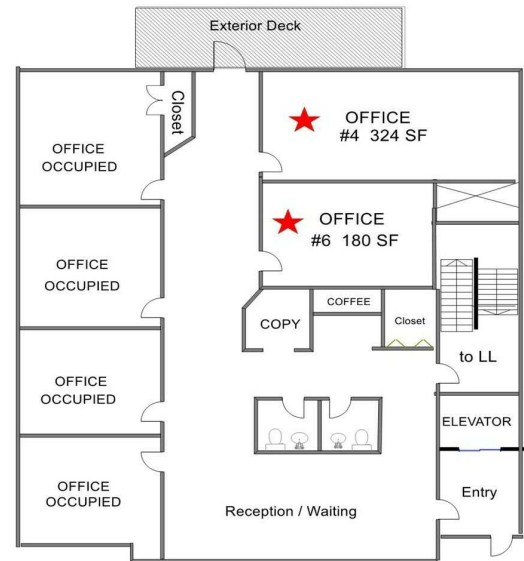
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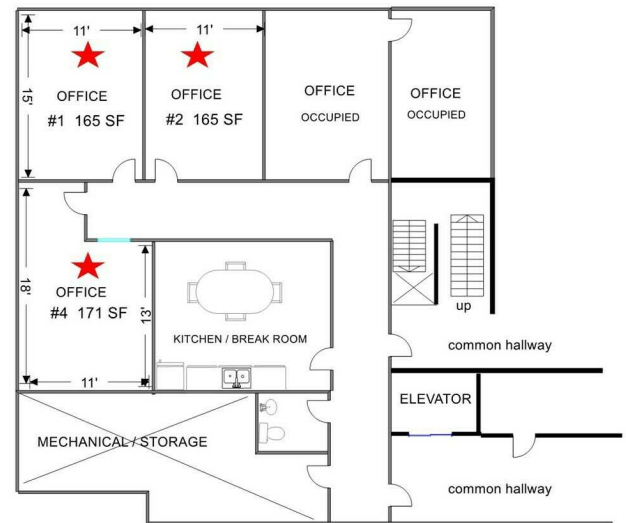
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Measurements are Approximate

MAIN LEVEL

LOWER LEVEL



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