

145 S Virginia (Main Level)

Crystal Lake, IL 60014

For Lease

MLS #11754298

OFFICE



OFFICE SUITE 1,320 SF

\$1,350/MO. GROSS (\$12.27 PSF)

OFFICE SUITE AVAILABLE

One office suite now available for lease at 145 S Virginia Road in Crystal Lake. The traffic count per IDOT is an average of 25,600 vehicles per day for this location on Virginia Road (also known as either Northwest Highway or US Route 14).

Suite A is 1,320 SF with one private office, a large open area, a kitchen counter sink, and two bathrooms. The owner will consider constructing additional private offices in the open area depending on the length of the lease. \$1,350/mo. Gross.

The gross rent includes the base rent as well as the tenant's share of the real estate taxes and the common area maintenance costs. Tenants are responsible for their electric cost (which is metered separately).

There are several storage spaces ranging from 500 to 800 SF located in the lower level that a tenant can rent separately.

Specifications

Building Size:	10,300 SF
Year Built:	1965
HVAC System:	GFA
Electrical:	100 amp
Washrooms:	Varies per Unit
Parking:	common
Sewer/Water:	City
Zoning:	O
CAM, Taxes, Gas, Water:	Included
Electric (separately metered):	Tenant Responsibility
PIN #:	19-06-228-025 & 028

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www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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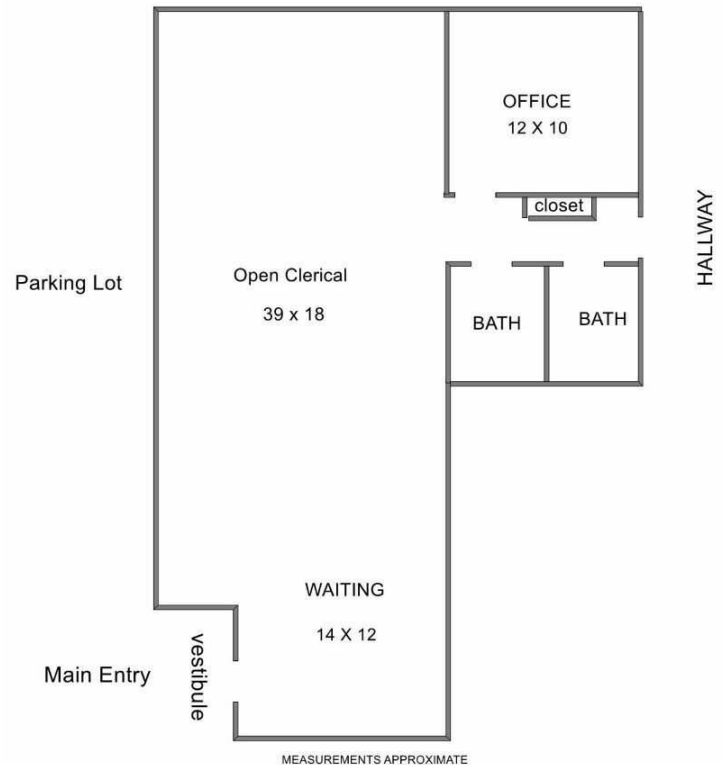
O: 847.854.2300 x28 C: 815.814.6500

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SUITE A REAR

1,320 SF

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