

# 380 N. Terra Cotta Rd Suite A

Crystal Lake, IL 60012

## For Lease

MLS #12304344

**MEDICAL OFFICE CONDO**



**MEDICAL OFFICE CONDO 3,600 SF**

**REDUCED: \$4,797/MO. \$15.99 PSF (GROSS)**

### Medical Office Condo Price Reduced

**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. Alarm on site. 2 furnaces and air conditioning units.

Two entrances, ample lighted parking and monument signage. Only \$15.99 psf gross (\$4,797/mo.) Furniture and equipment is not included but is negotiable.

Immediate Occupancy.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,941	33,725	97,252
Average HH Income	\$140,779	\$127,608	\$129,724

### Specifications

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

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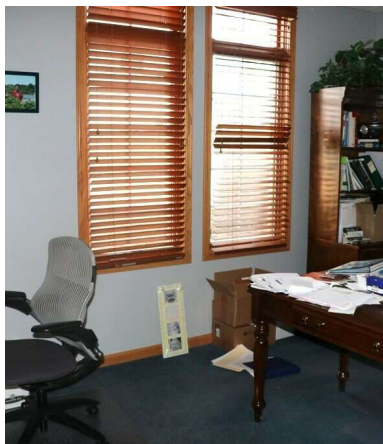
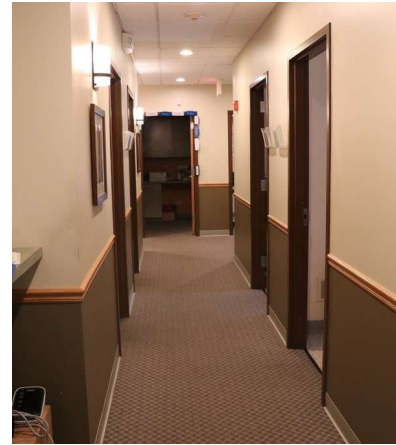
Senior Broker  
**Bruce Kaplan**  
BruceK@PremierCommercialRealty.com  
O: 847.854.2300 x20 C: 847.507.1759

Broker Associate  
**Shari Haefner**  
ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

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COMMERCIAL REALTY

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BruceK@PremierCommercialRealty.com  
O: 847.854.2300 x20 C: 847.507.1759

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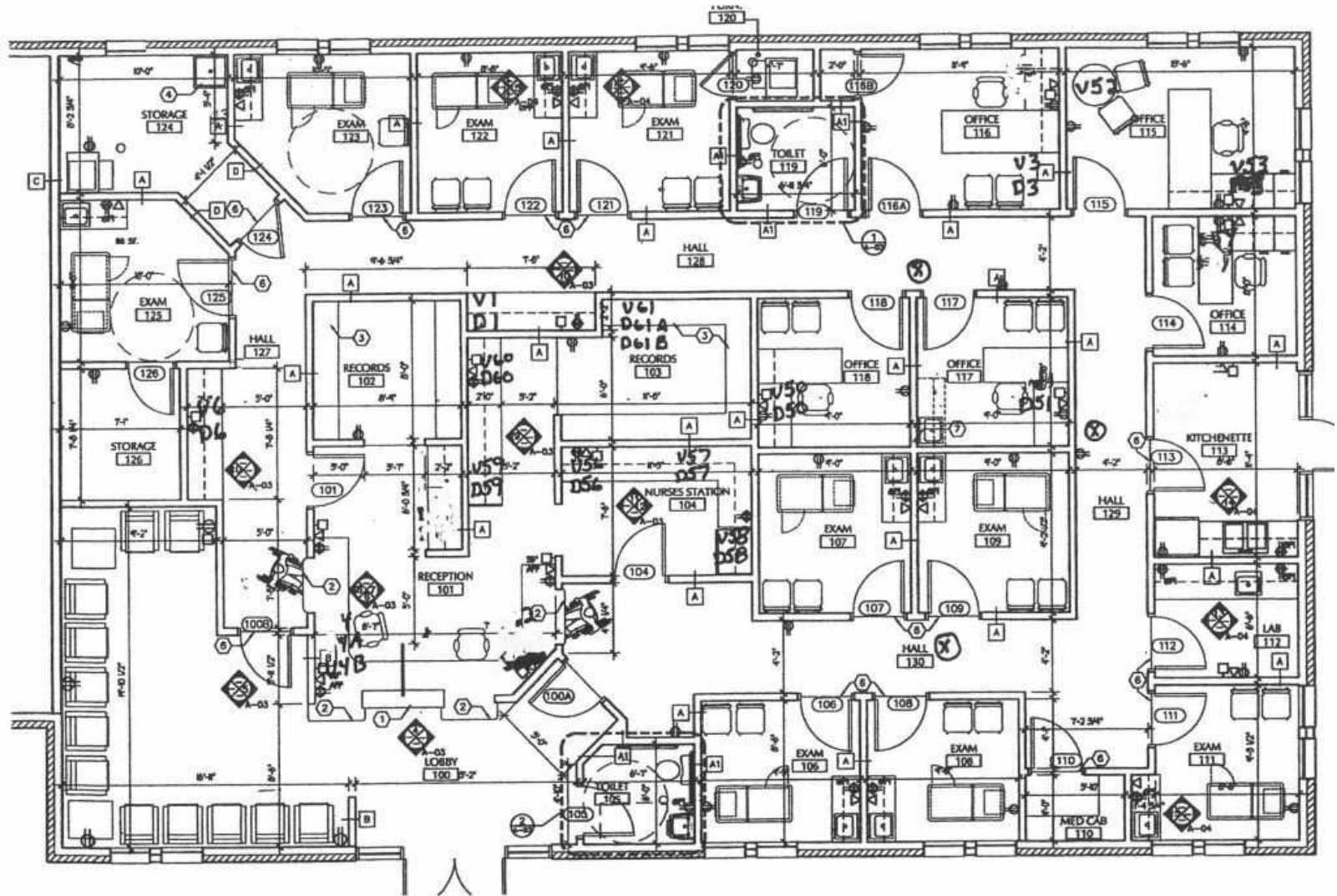
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156



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