

# 611 East Main St. (Route 72)

East Dundee, IL 60118

## For Lease

MLS #12515024

OFFICE



1ST FLOOR OFFICE SUITES 420 - 1,071 SF

\$700. - \$1,785. / MO (FULL SERVICE) \$20 PSF

### **Summit Square Office Building 420 - 1,071 SF Combined Elevator Equipped Building**

First floor individual office suites, ranging from 420 - 1,071 SF (combined) in this 2-story multi tenant, elevator equipped office building.

Common ADA bathrooms, new LED lighting, and windows in each suite. All suites will be freshly painted in neutral color and tenant will have choice of carpet or tile.

Full service gross leases (includes CAM, taxes and utilities). Tenants responsible for internet. Prices range from \$700/mo. to \$1,785/mo. (\$20 psf).

Other business owners include Dundee Township offices, Gallery 611 Events, Otto Engineering and Community Cares Food Pantry.

Ample lighted parking, 24 hr. access.

### **Specifications**

Building Size:	15,123 SF
Year Built:	1971
HVAC System:	Heat Pump / Central Air
Electrical:	100 amp
Sprinklers:	No
Elevator:	Yes
Washrooms:	Common
Ceiling Height:	9 ft
Parking:	Common / Lighted
Sewer/Water:	City
Zoning:	B2
CAM:	Included / Tenant pays Wi-Fi
CAM & Taxes	Included
PIN #:	03-26-226-011

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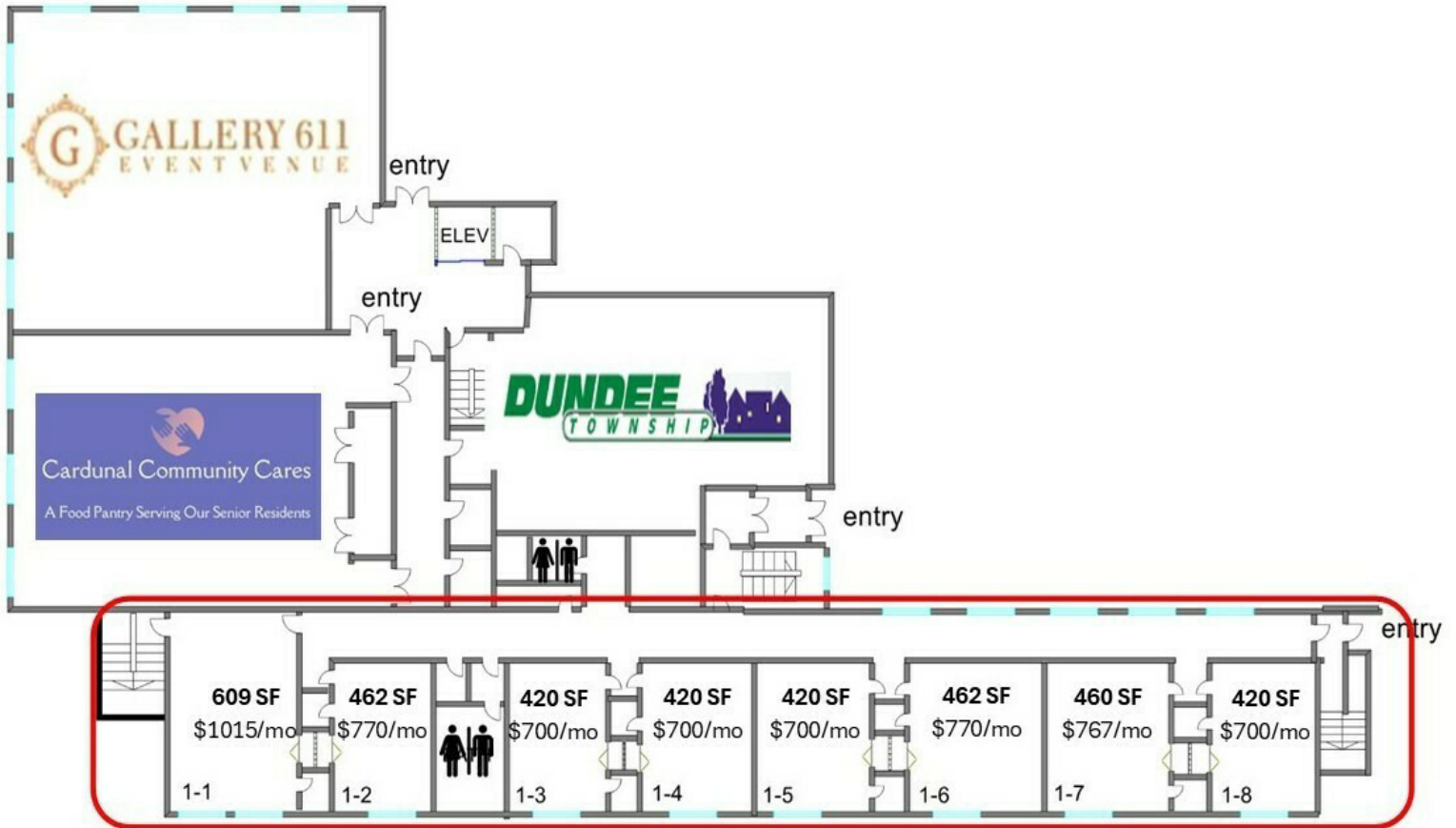
Senior Broker  
**Sharon Glasshof**  
SharonG@PremierCommercialRealty.com  
O: 847.854.2300 x14 C: 847.533.6974

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FIRST FLOOR Measurement Approximate

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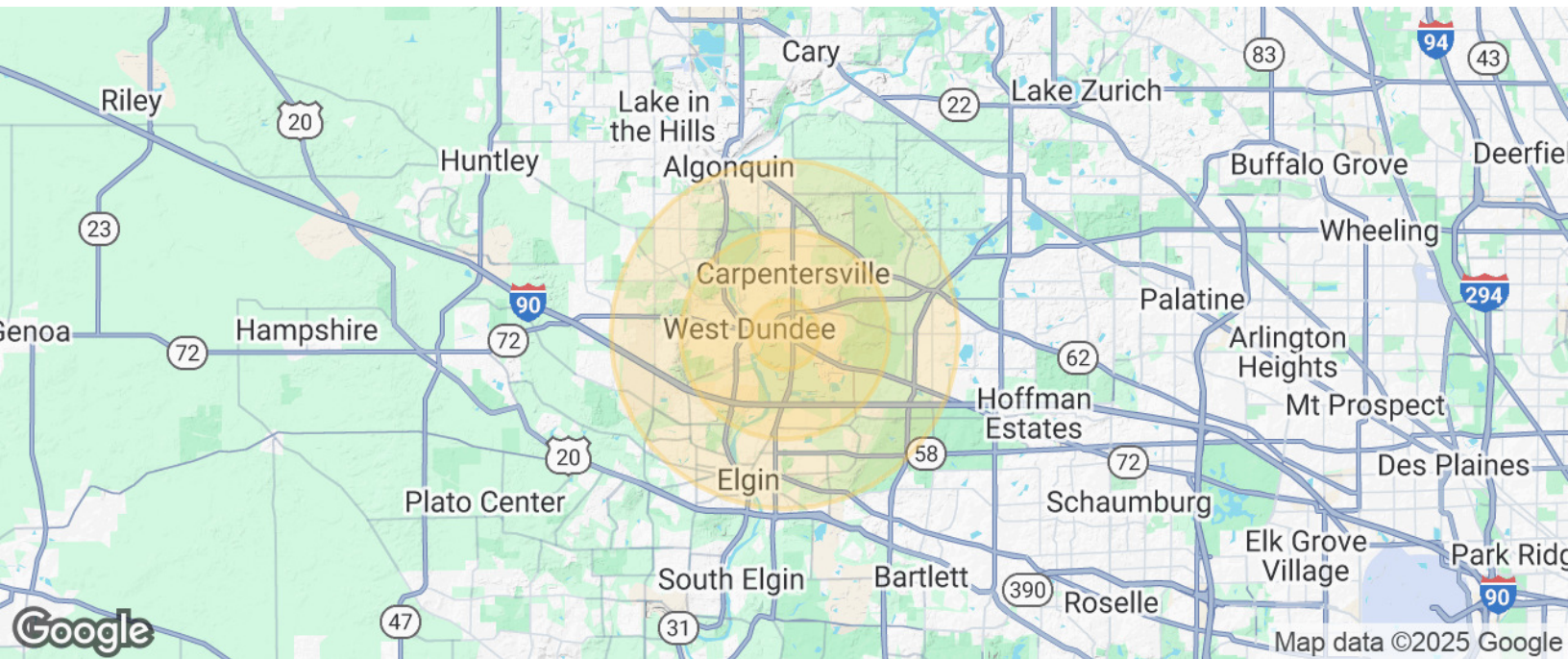
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# 611 East Main St. (Route 72)

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Population	1 Mile	3 Miles	5 Miles
Total Population	4,209	52,769	149,431
Average Age	44	38	39
Average Age (Male)	42	37	38
Average Age (Female)	45	38	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,904	17,841	51,252
# of Persons per HH	2.2	3	2.9
Average HH Income	\$107,007	\$105,732	\$113,963
Average House Value	\$323,709	\$289,502	\$305,055

Demographics data derived from AlphaMap

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