

620 State Route 31

McHenry, IL 60050

For Lease

MLS #12534263

OFFICE



OFFICE SUITES 550 - 2,660 SF

\$15. - \$24. PSF (GROSS)

Collective 31 Fully Renovated Office Building 550 SF – 2,660 SF Suites

Fully renovated office building now available. Located along IL Route 31 directly across from Northwestern Medicine McHenry Hospital.

Each suite with private bathroom and select suites with sinks or sink hook-ups. Ideal for professional or medical uses.

Single suites range from 550 SF to 1,730 SF. There is also combined suite potential of up to 2,660 SF. See individual layouts for descriptions. High end finishes and common tenant lounge.

Specifications

Building Size:	10,058 SF
Year Built:	Fully Renovated 2025
HVAC System:	GFA / Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	Varies Per Suite
Ceiling Height:	9 - 11 ft
Parking:	Common
Sewer/Water:	City
Zoning:	O1
CAM & Taxes	Included
Utilities:	Tenant Responsibility
PIN #:	14-02-302-010

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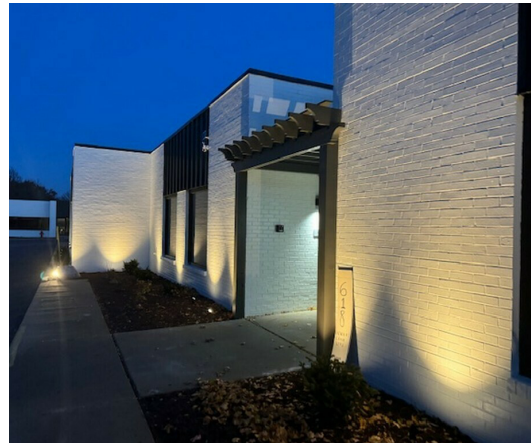
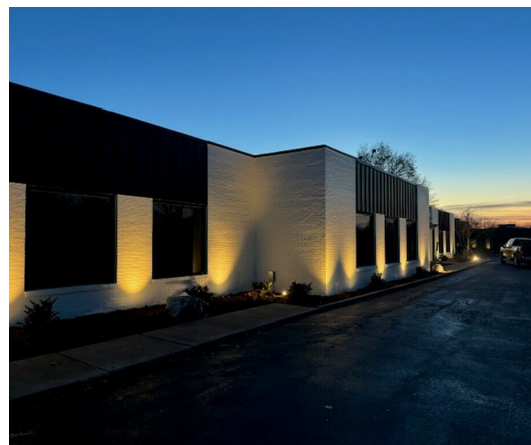
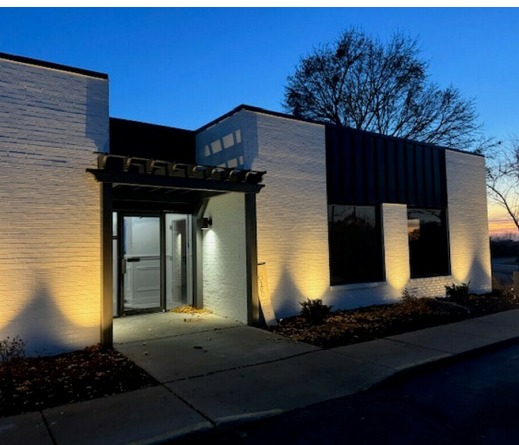
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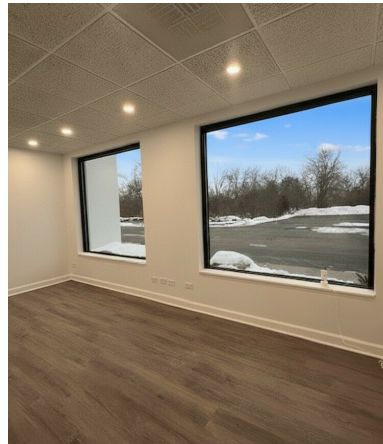
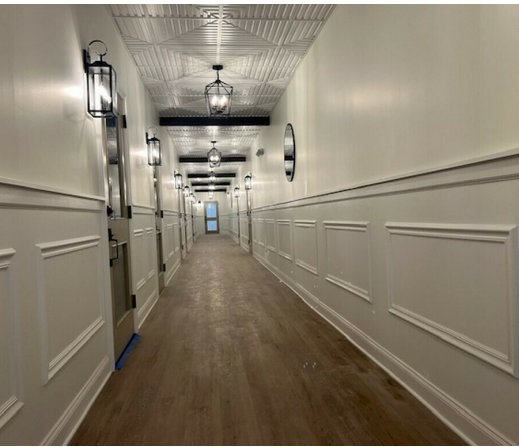
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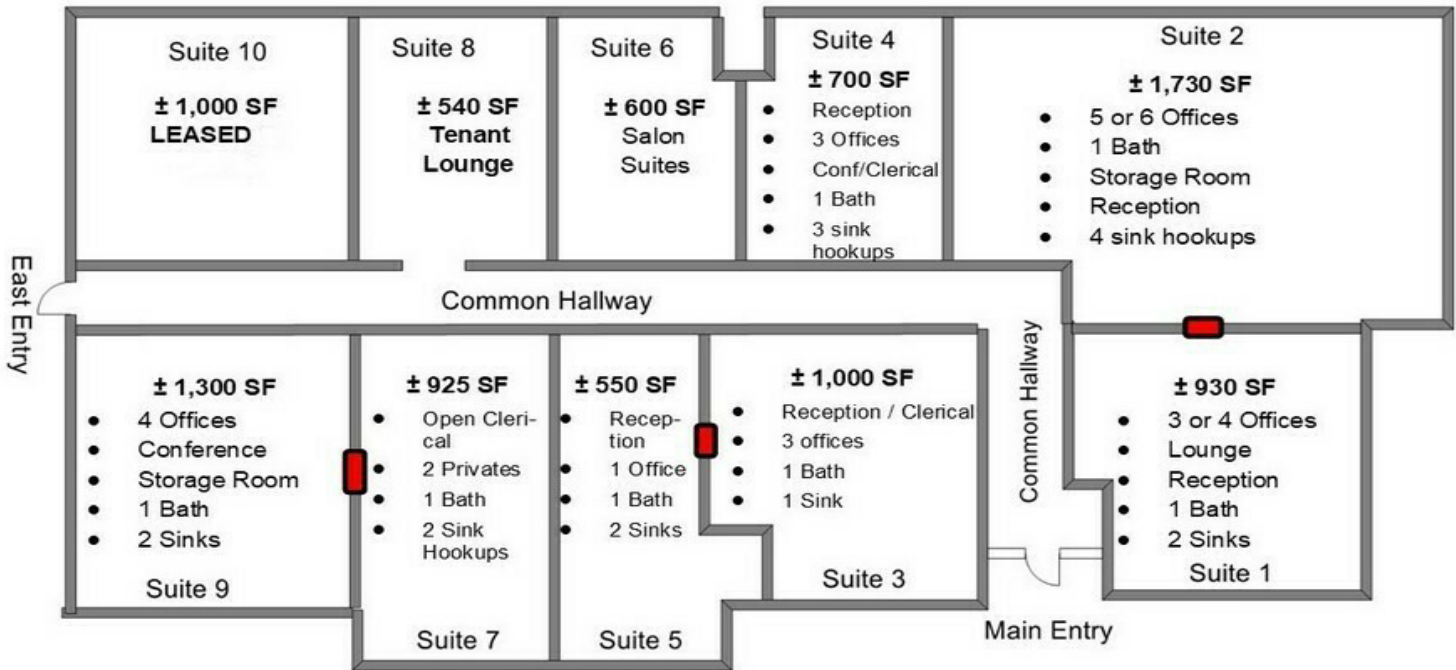


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BUILDING 620 10,058 SF



Combined Suite Potential	Monthly Gross Price	Individual Suites Monthly Gross Price
1 & 2 = ±2,660 SF	\$3,990/mo	#1 \$1,550/mo. #6 Salon (see separate listing)
3 & 5 = ±1,550 SF	\$2,583/mo	#2 \$2,883/mo. #7 \$1,542/mo.
7 & 9 = ±2,225 SF	\$3,338/mo	#3 \$1,667/mo. #8 Tenant Lounge
		#4 \$1,167/mo. #9 \$2,167/mo.
		#5 \$917/mo. #10 Leased

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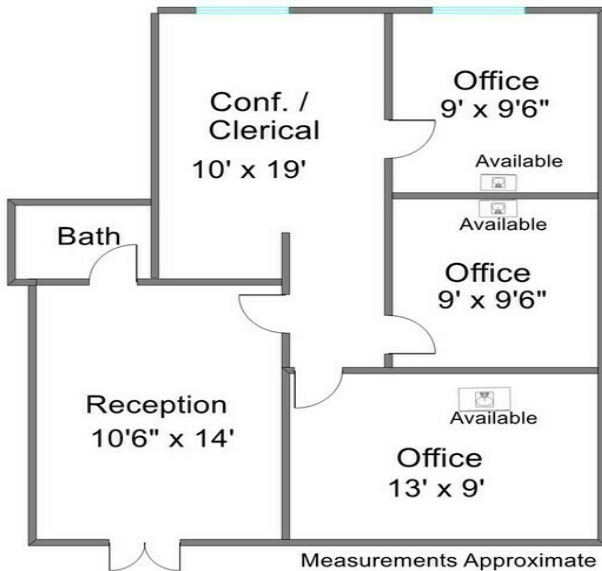
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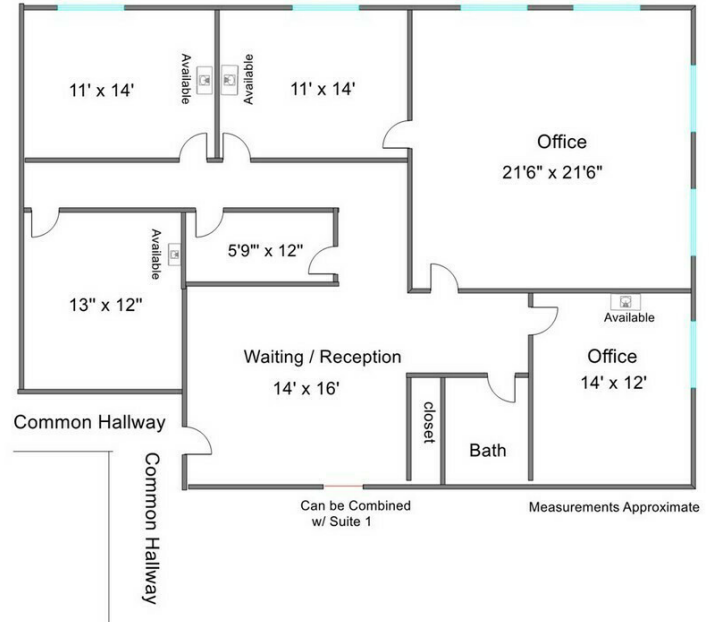
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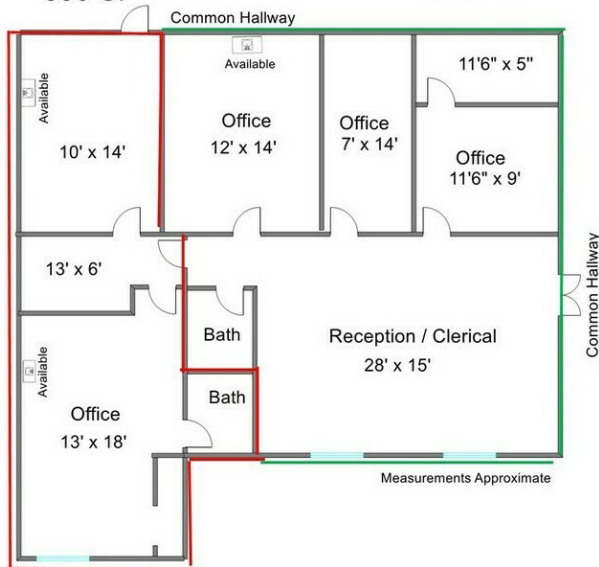
SUITE 4 700 SF



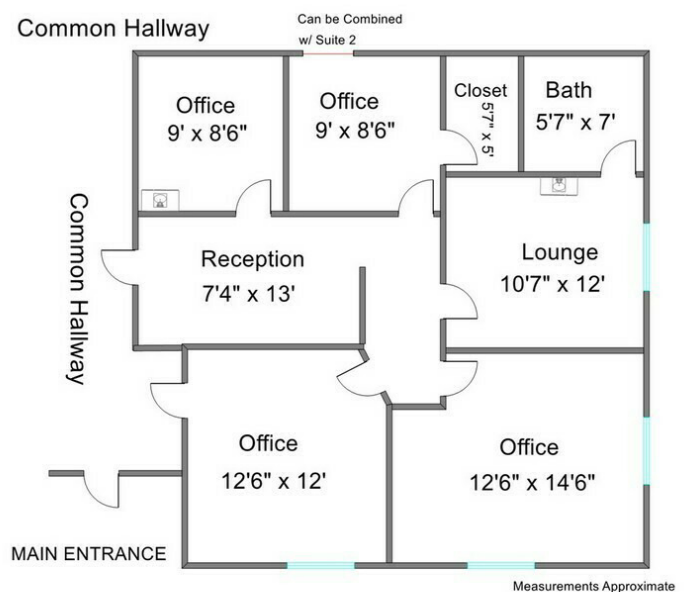
SUITE 2 1,730 SF



SUITE 5 550 SF Combined: 1,550 SF SUITE 3 1,000 SF



SUITE 1 930 SF



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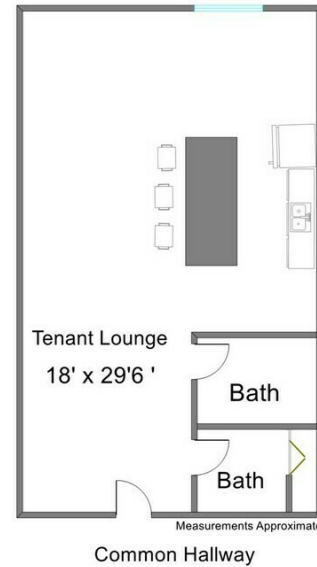
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SUITE 10 1,000 SF

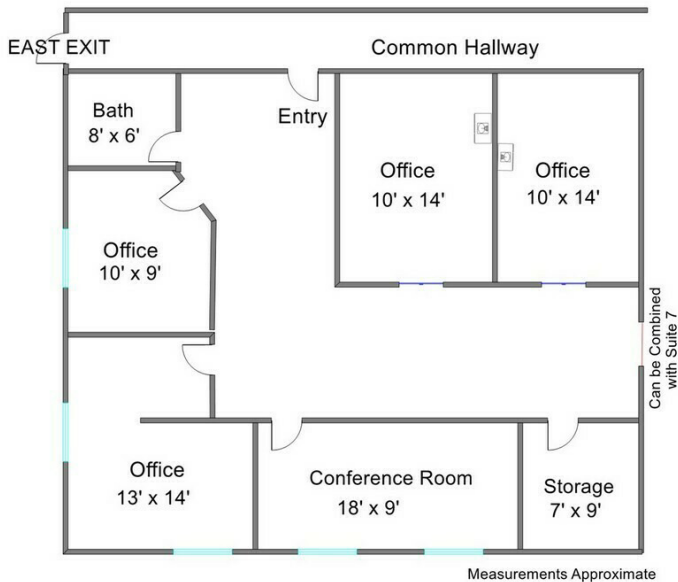


SUITE 8

Tenant Lounge
540 SF



SUITE 9 1,300 SF



SUITE 7 925 SF



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