

4209 W Shamrock Ln
Mchenry, IL 60050

For Lease

MLS # 12546270

OFFICE



OFFICE SUITES 736 - 4,633 SF

\$18.00 SF/YR (GROSS)

OFFICE SPACE FOR LEASE
736 SF - 4,633 SF

SUITE D: 4,633 SF of raw space in a single story masonry office building can be leased as a single unit or divided into suites ranging in sizes. **See attached drawings for possible configurations.**

Priced at \$18 psf gross which includes CAM, Taxes and Utilities.

Common multi-stall bathrooms, kitchen/break area (with outside patio), and ample parking.

Two long-term co-tenants include McHenry Dialysis and Center for Therapeutic Services & Psychodiagnostics.

Location is ideal for a medical and service professional with its proximity to Northwestern Hospital.

Specifications

Building Size:	20,000 SF
Year Built:	2000
HVAC System:	GFA/ Central Air
Electrical:	200-600 amp
Sprinklers:	Yes
Washrooms:	Common
Ceiling Height:	Varies
Parking:	100 Common
Sewer/Water:	City
Zoning:	O1
Utilities:	Included in Lease
CAM & Taxes	Included in Lease
PIN #:	14-03-476-011

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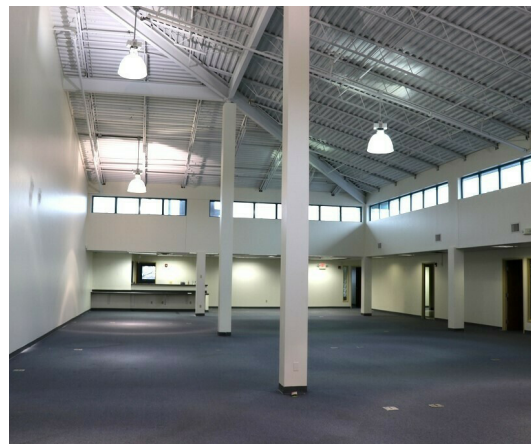
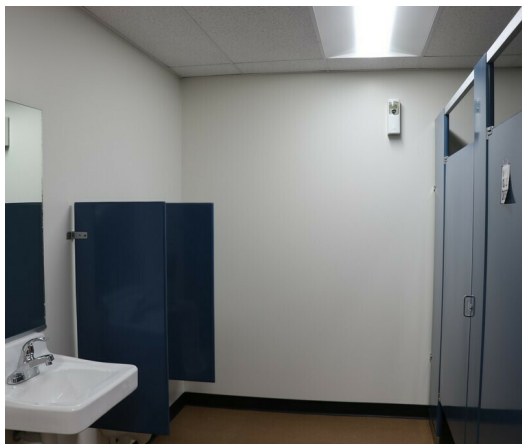
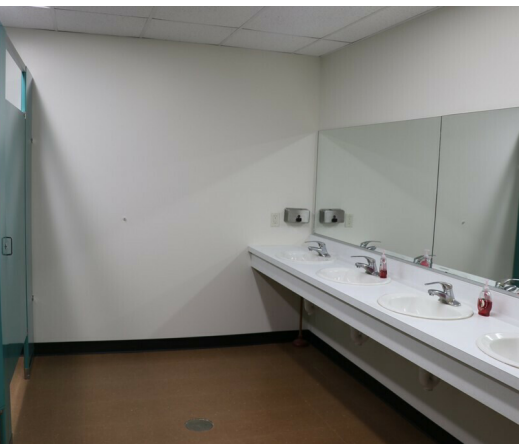
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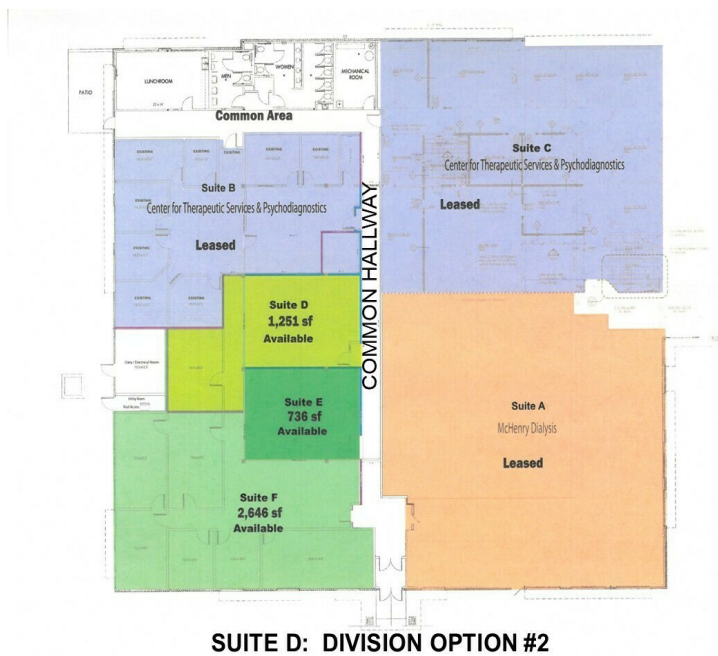
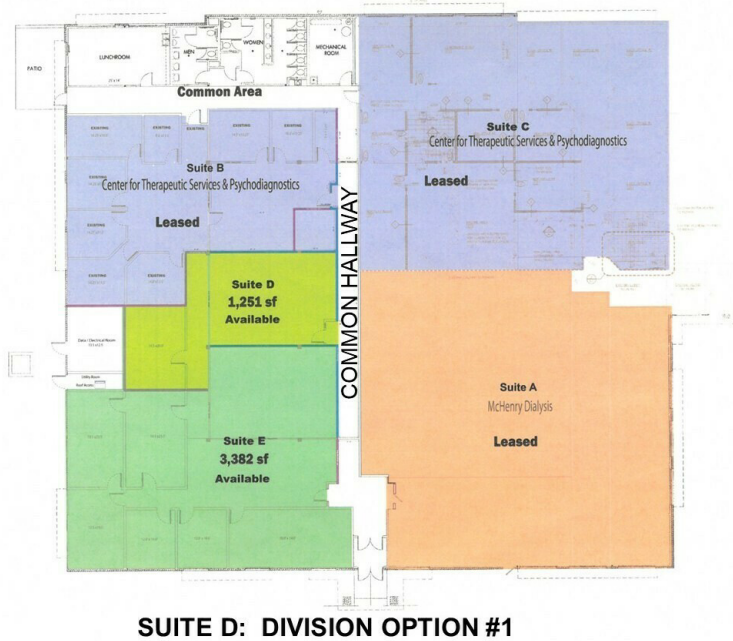
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