

# 106 West Main St.

West Dundee, IL 60118

# For Lease

MLS #12336153

OFFICE



OFFICE SUITE 270 SF

\$850./MO (FULL SERVICE)

**Office Suite Available**  
**2nd Floor**  
**270 SF**

One remaining office suite available in Downtown West Dundee within walking distance to all the action and close to the Rochaus and several restaurants and shops. Recently renovated, join Payroll Vault and Motl Accounting services. Within 10 minutes of the I-90 / Route 31 interchange. Immediate availability.

**Suite B:** 270 SF 2nd floor office overlooking the Riverfront. Partially furnished (optional), and common bathrooms. \$850/mo. full service gross.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,016	54,214	156,607
Average HH Income	\$113,441	\$107,845	\$115,026

## Specifications

Building Size:	5,628 SF
Year Built:	1880 - 1999
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	Yes
Washrooms:	2 Common
Ceiling Height:	9.5'
Parking:	Street and rear parking lot
Sewer/Water:	City
Zoning:	B2
Utilities:	Included
CAM & Taxes	Included
PIN #:	03-22-479-023

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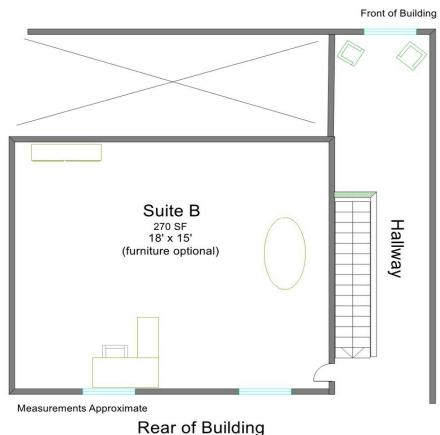
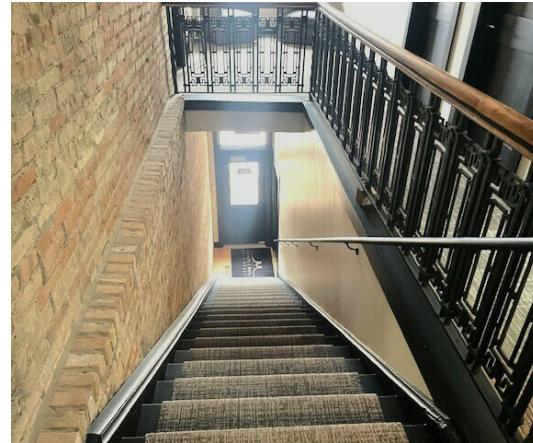
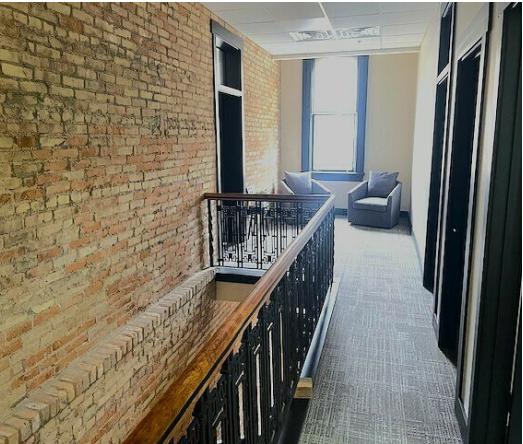
**PREMIER**  
COMMERCIAL REALTY

Senior Broker  
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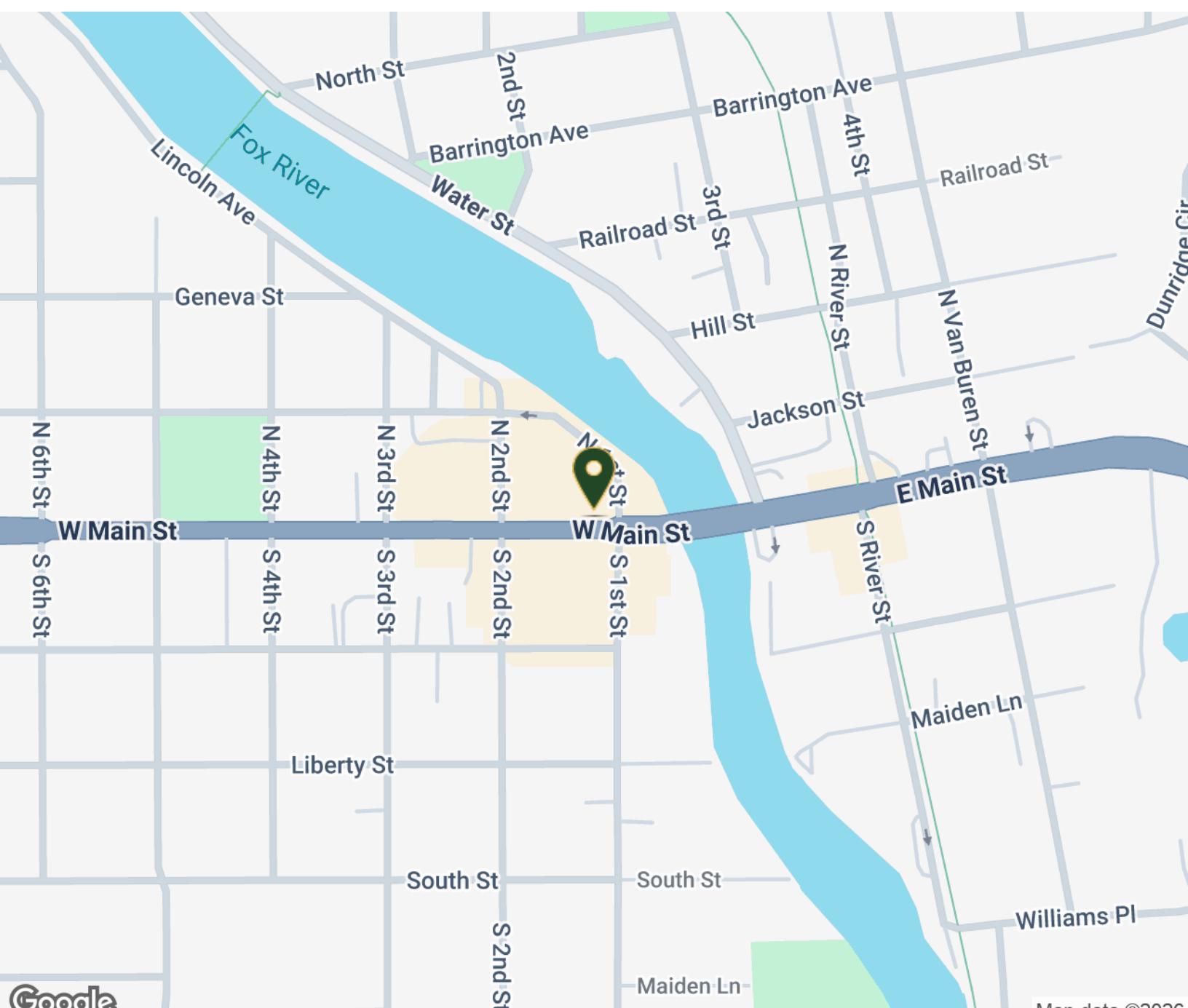
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