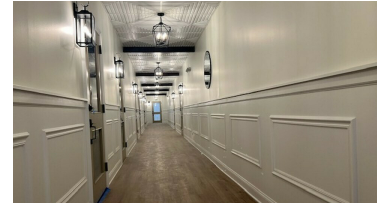
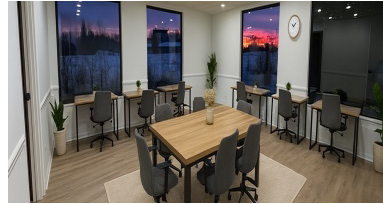


620 State Route 31  
McHenry, IL 60050

For Lease

MLS #12534263

OFFICE



OFFICE SUITES 550 - 1,730 SF

\$20. PSF (GROSS)

**Collective 31**  
**Fully Renovated Office Building**  
**550 SF – 1,730 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. 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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620 State Route 31  
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For Lease

OFFICE



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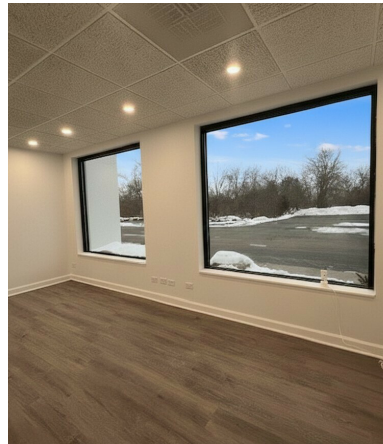
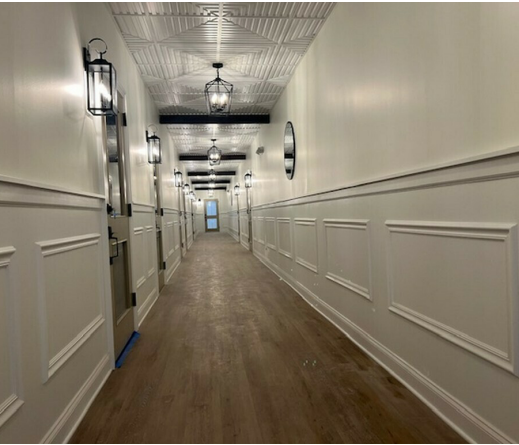
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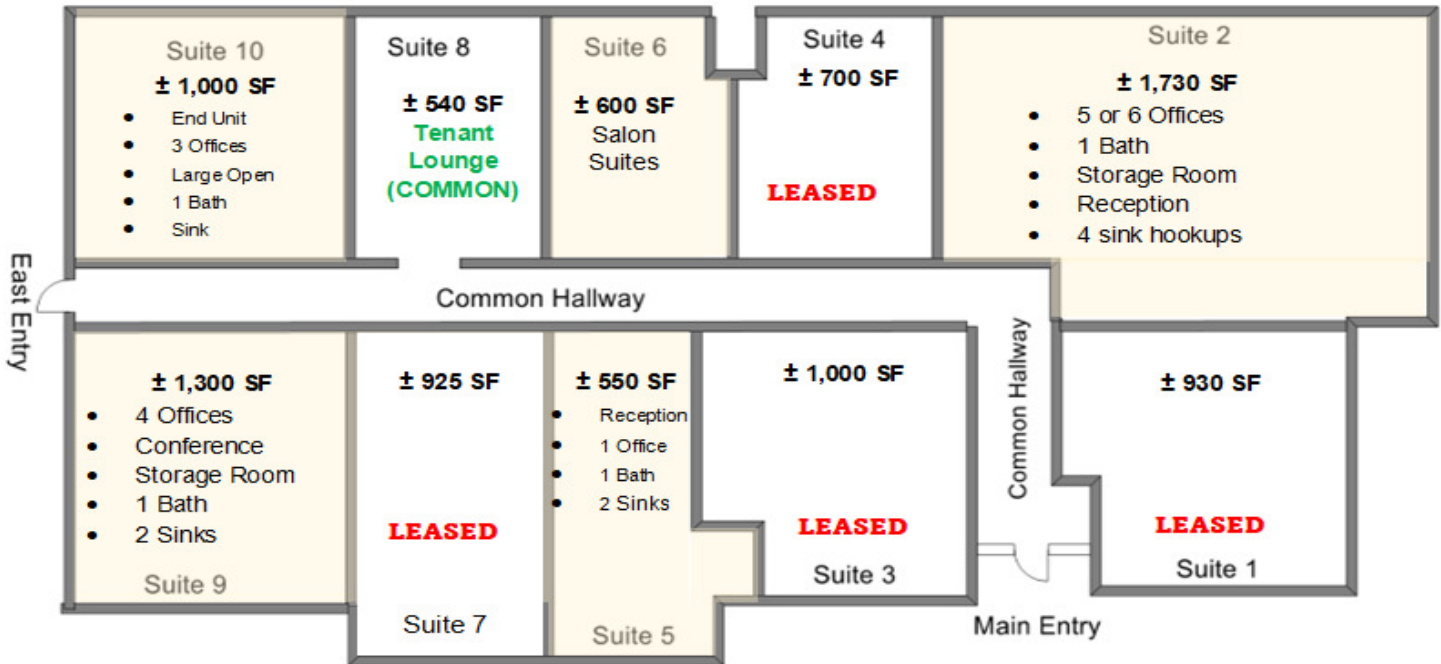
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BUILDING 620 10,058 SF



**Individual Suites at \$20 psf Gross (plus utilities)**

- |                |                                 |
|----------------|---------------------------------|
| #1 Lease       | #6 Salon (see separate listing) |
| #2 \$2,883/mo. | #7 Leased                       |
| #3 Leased      | #8 Tenant Lounge (common)       |
| #4 Leased      | #9 \$2,167/mo.                  |
| #5 \$917/mo.   | #10 \$1,667/mo.                 |

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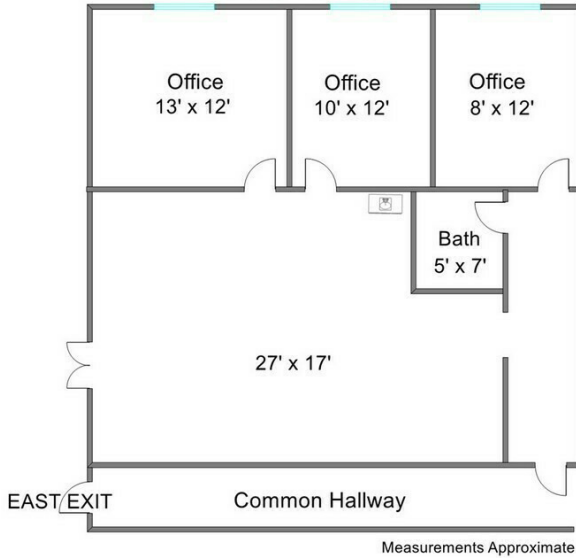


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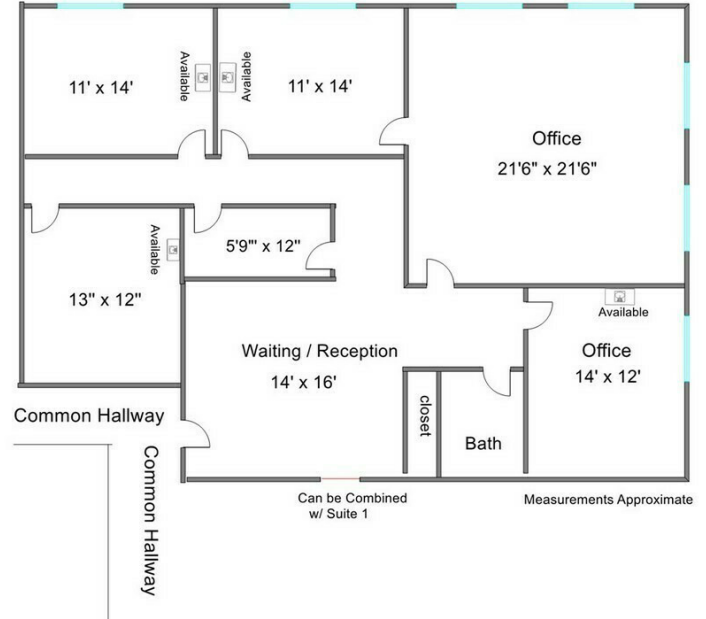
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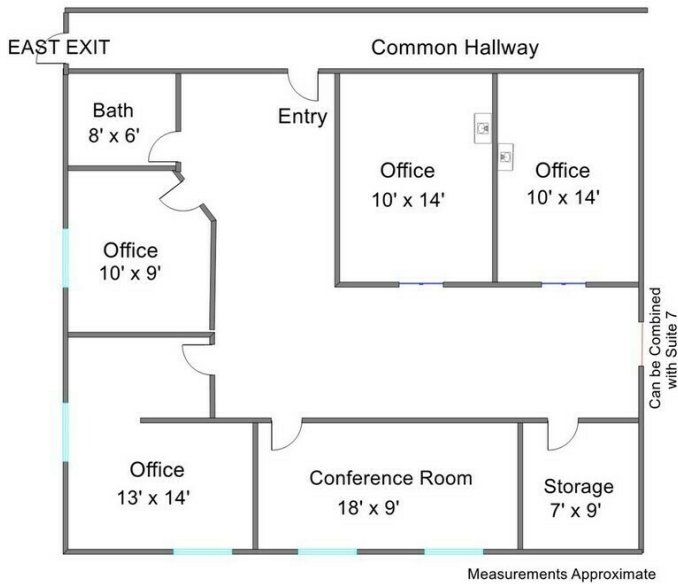
**SUITE 10 1,000 SF**



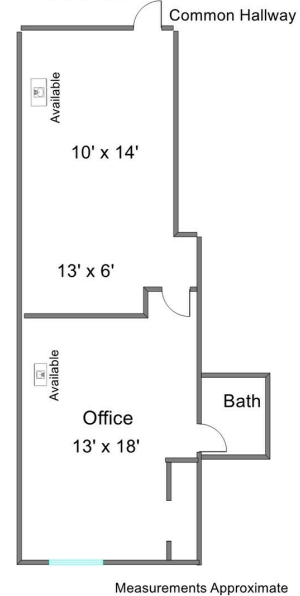
**SUITE 2 1,730 SF**



**SUITE 9 1,300 SF**



**SUITE 5 550 SF**



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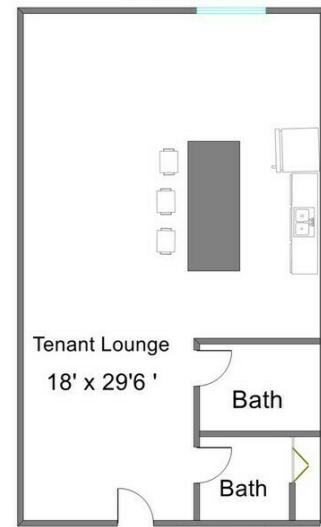
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OFFICE



SUITE 8  
Tenant Lounge  
540 SF



Common Hallway

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