

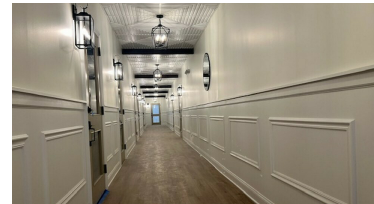
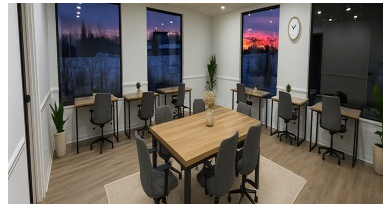
620 State Route 31

McHenry, IL 60050

For Lease

MLS #12534263

OFFICE



OFFICE SUITES 1,000, 1,300 OR 1,730 SF

\$20. PSF (GROSS)

Collective 31 Fully Renovated Office Building 1,000, 1,300 or 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 1,000 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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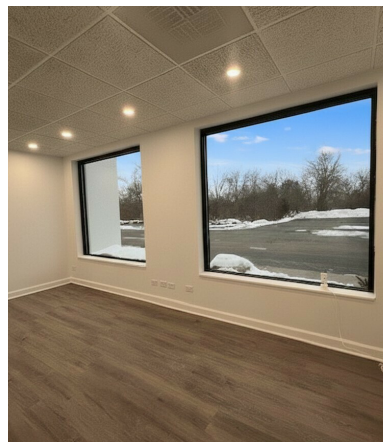
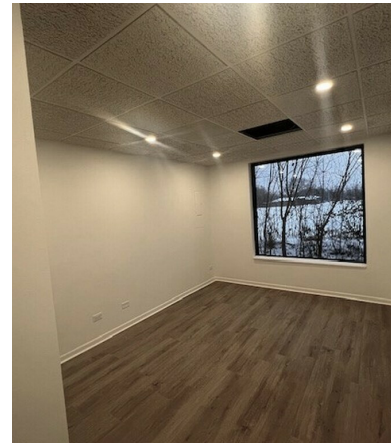
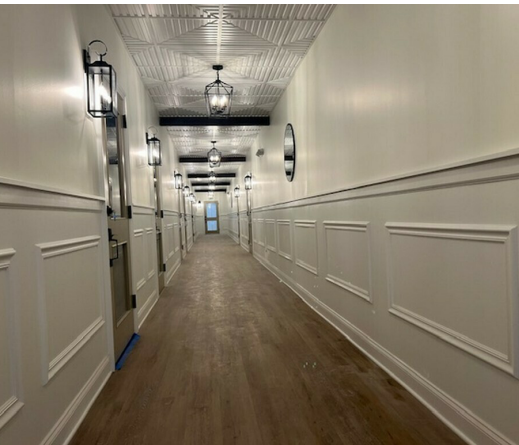
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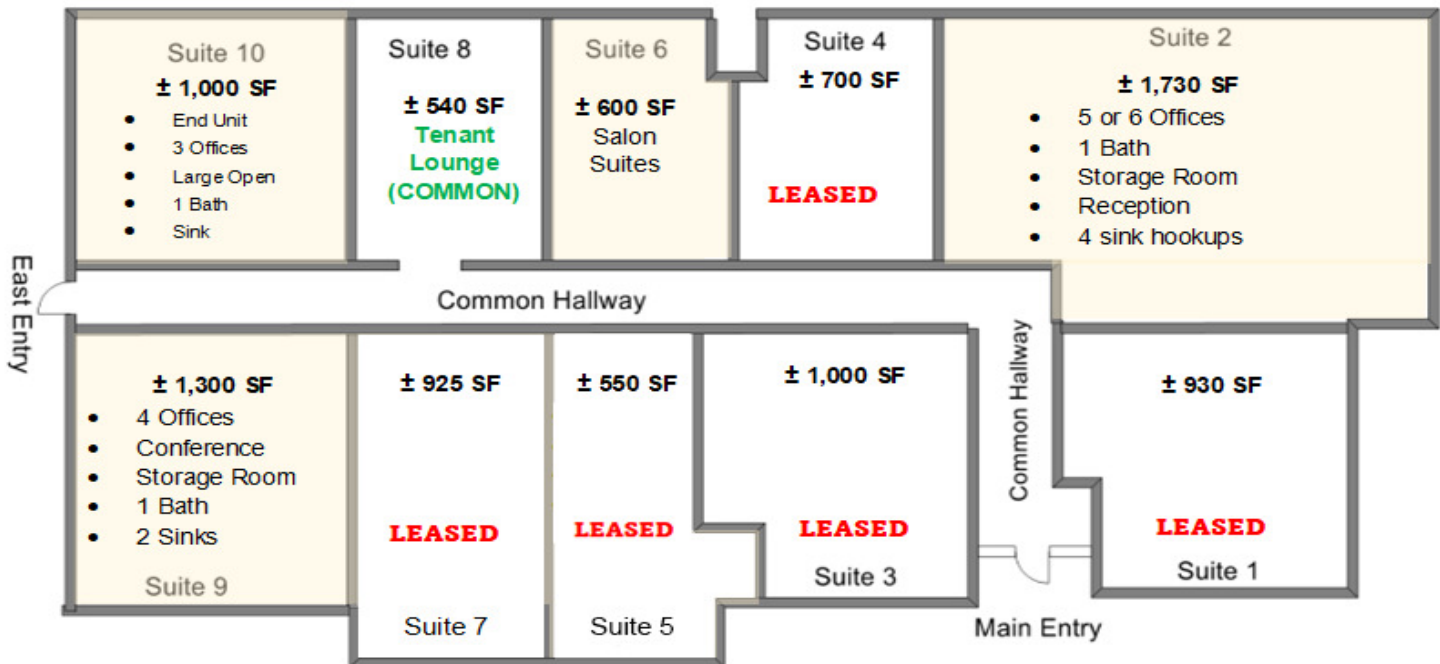


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BUILDING 620 10,058 SF



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

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

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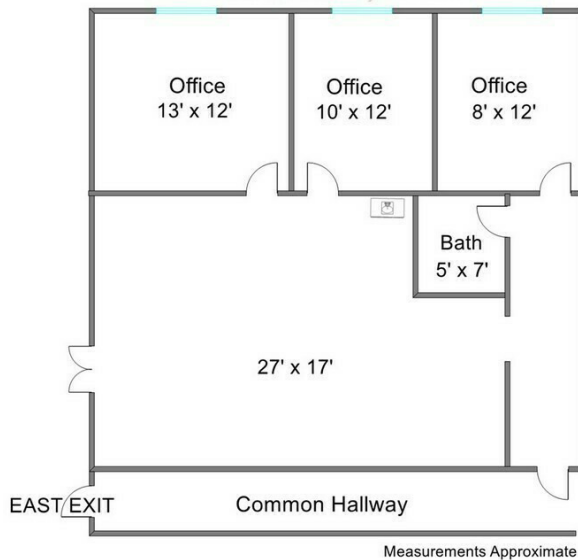
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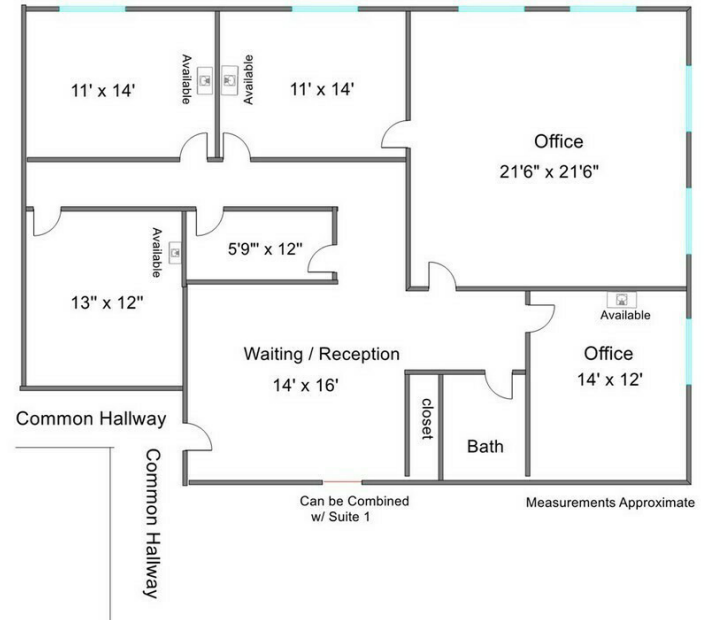
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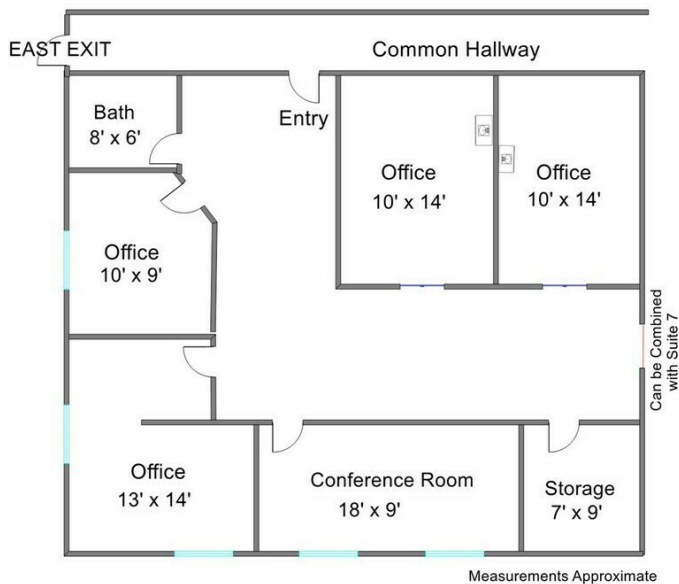
SUITE 10 1,000 SF



SUITE 2 1,730 SF



SUITE 9 1,300 SF



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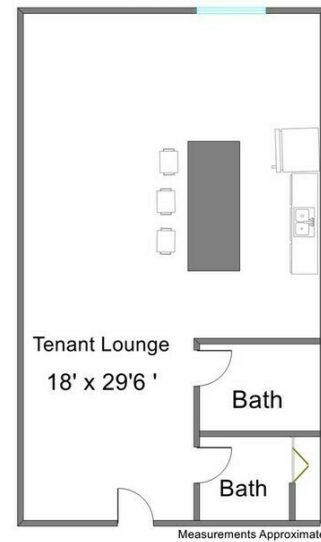
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OFFICE



SUITE 8

Tenant Lounge
540 SF



Common Hallway

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