

1114 - 1146 N Main Street
Algonquin, IL 60102

For Lease

MLS #12487351

PROFESSIONAL OFFICE SUITES



PROFESSIONAL OFFICE SUITES 1,020 - 6,279 SF

\$11.75 - \$14.00 PSF (NNN)

Suites available in the Algonquin Business Center located at the North intersection of the Route 31 bypass and N Main St. All suites are separately metered for utilities. Well maintained building with ample parking. Ideal location for any professionals. (attorneys, insurance agents, counseling, accountants, etc.)

Suites 1114, 1118, 1122 : 6,279 SF former medical space offers a flexible floorplan with multiple offices and restrooms. (\$11.75 psf NNN) for combined suites.

Suite 1130: 1,020 SF suite features a large open reception/waiting area, one private office, conference room (or second private office), and a private restroom.(\$14 psf NNN)

Suite 1146: 2,078 SF desirable end-cap featuring a large reception area, 5 offices all with windows, 1 conference room, kitchenette, and 1 restroom.(\$14.00 psf NNN) Available January 1, 2027.

Divisible Options:

Suite 1114: 1,553 SF with large reception and 2 reception desks, 4 privates, conference room, break room w/ sink & 1 private bath. Can be combined with Suite 1118 for 4,175 SF

Suite 1118: 2,622 SF with large reception and reception desk, 7 private offices, conference room, storage room, kitchenette and 1 bath. Can be combined with Suite 1122 for 4,726 SF

Suite 1122: 2,104 SF with reception area and reception desk, 5 private offices, open clerical space w/ sink, 3 baths (2 with showers).

Owner is an IL Licensed Real Estate Broker.

Specifications

Size:	20,758 SF
Year Built:	1998
HVAC System:	GFA/ Central Air
Electrical:	100 amp Separately Metered
Washrooms:	Varies per Suite
Ceiling Height:	9 ft
Parking:	83 Spaces
Sewer/Water:	City
Zoning:	B2
Utilities:	Tenant Responsibility
CAM, Taxes, Ins.	\$6.36 psf
PIN #:	19-27-179-009

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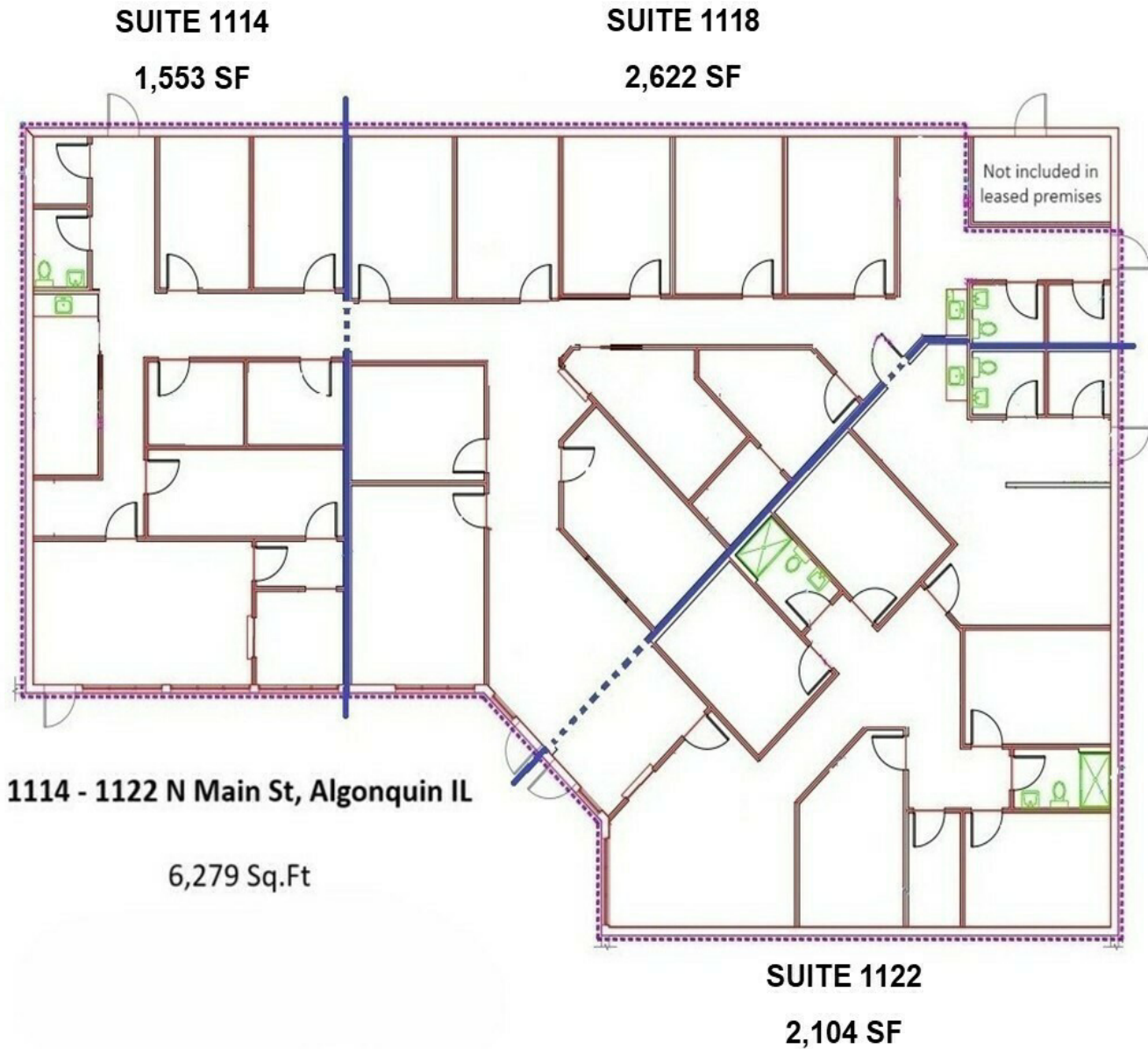
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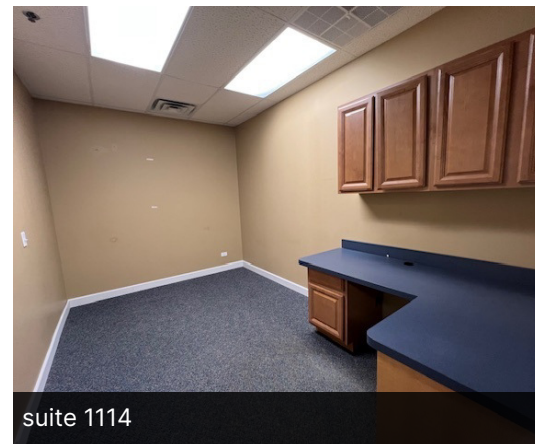
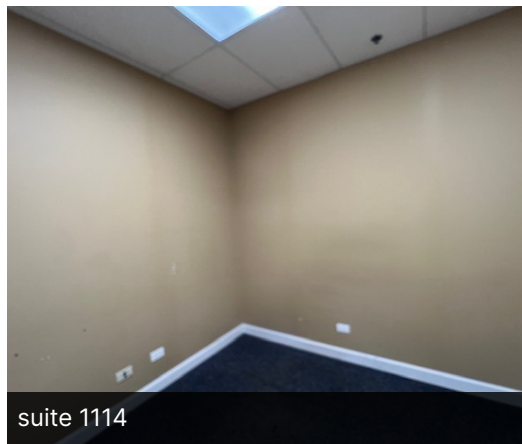
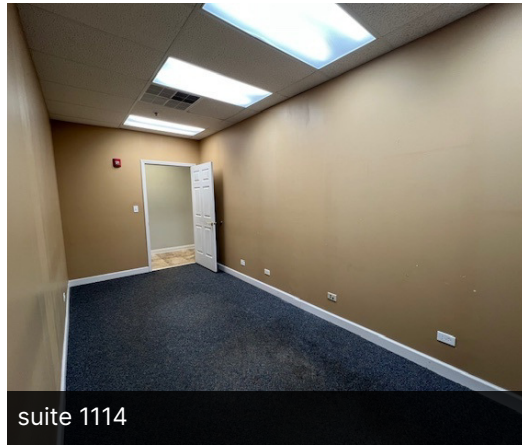
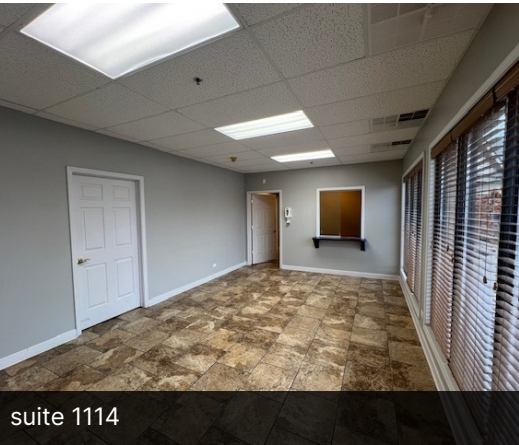
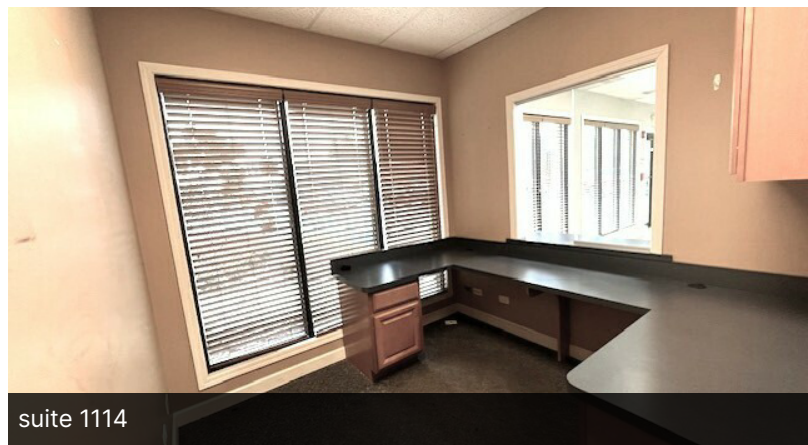
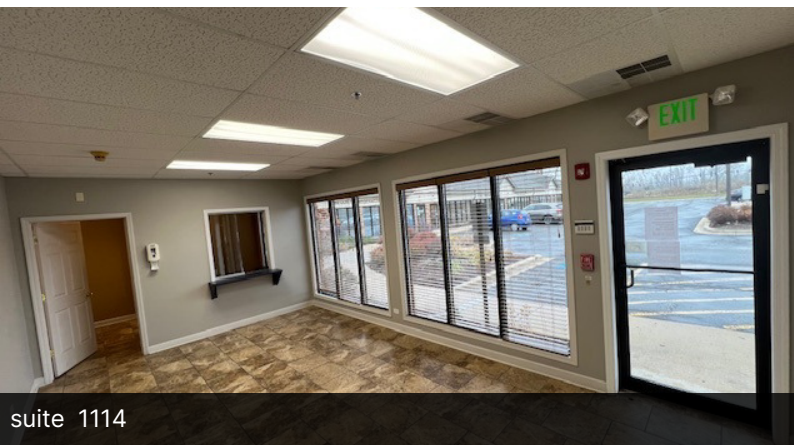
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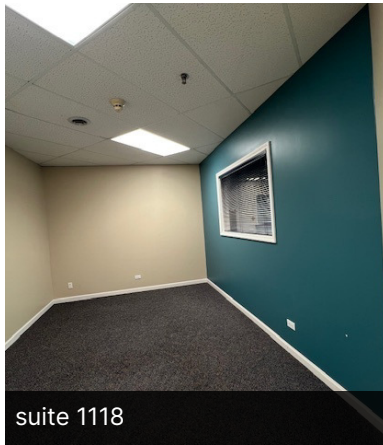
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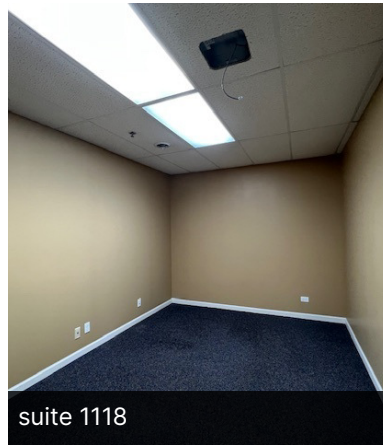
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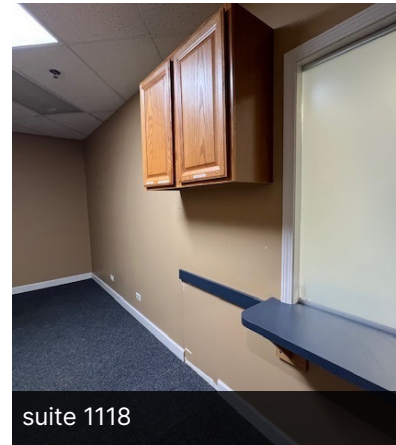
suite 1118



suite 1118



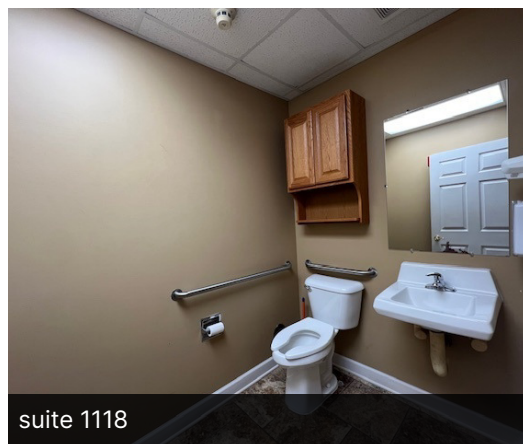
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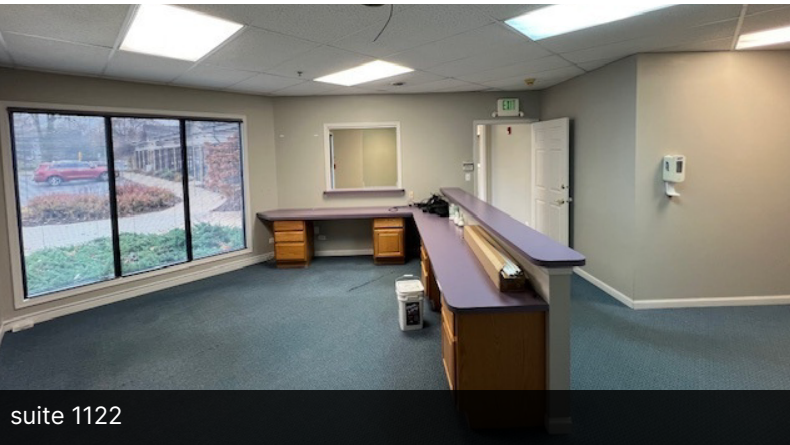
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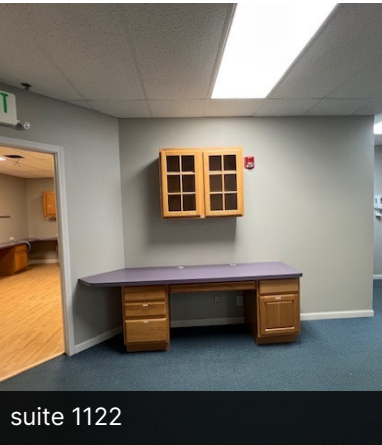
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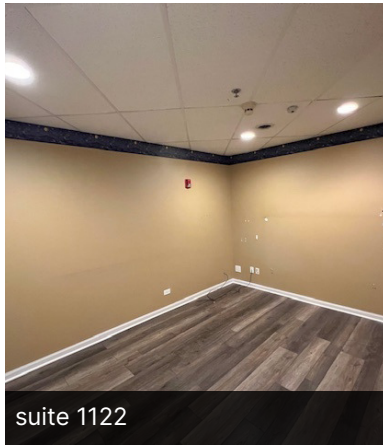
suite 1122



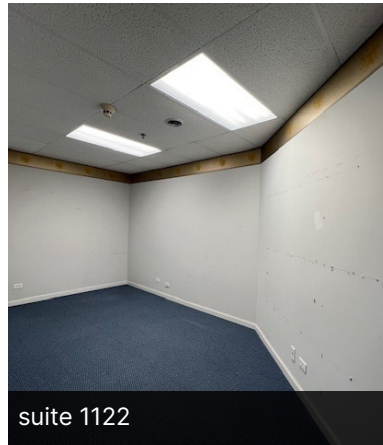
suite 1122



suite 1122



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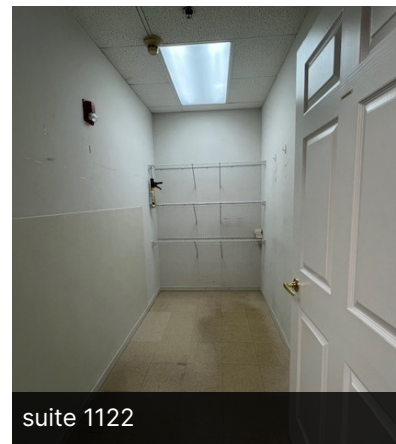
suite 1122



suite 1122



Suite 1122



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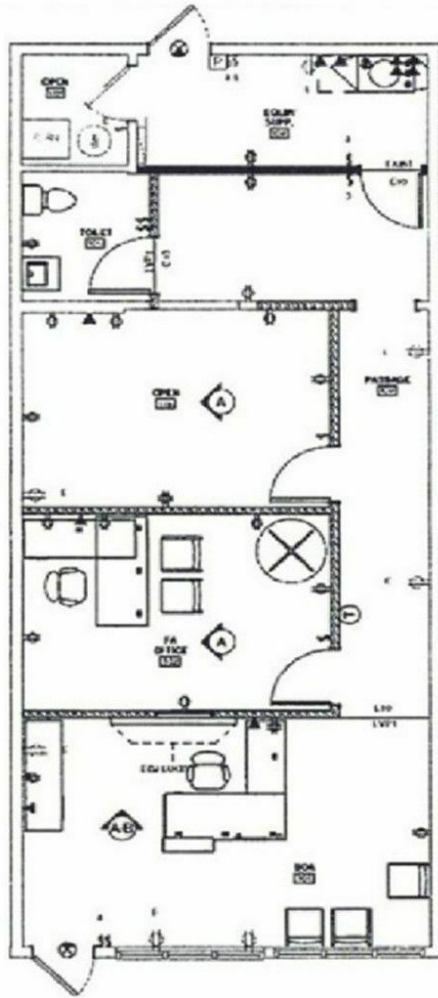
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suite 1130



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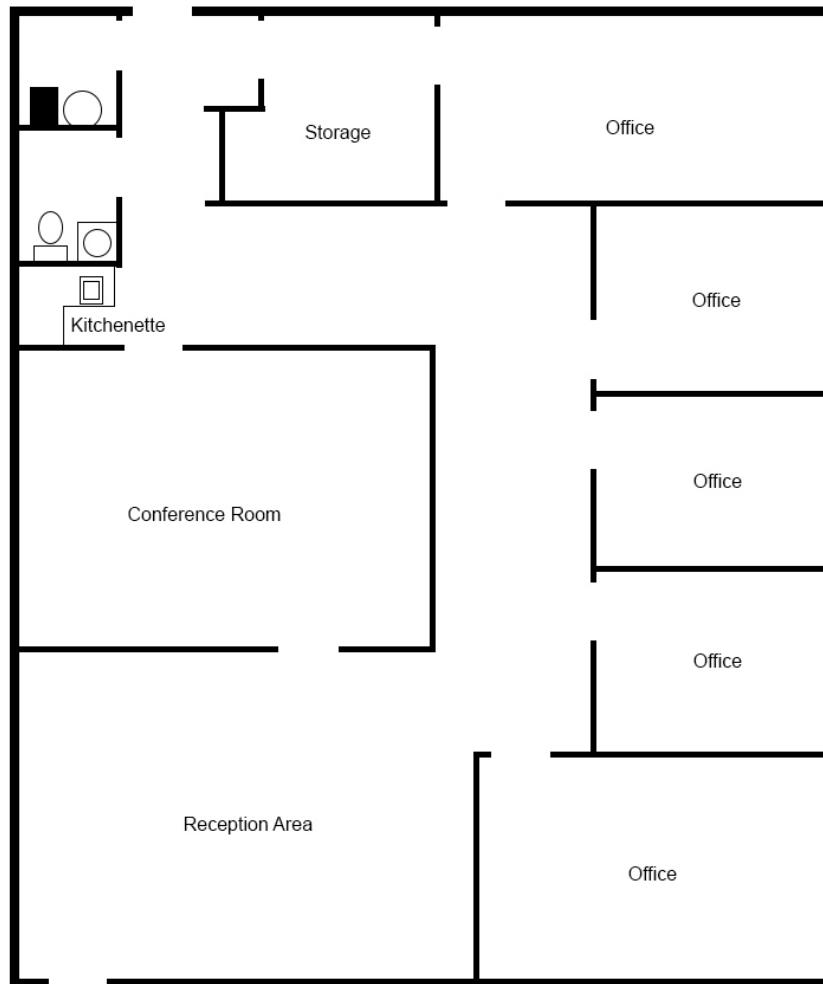
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