

707-715 RIDGEVIEW DR.
MCHENRY, IL 60050



\$440,000 - \$915,000



PROPERTY DESCRIPTION

OFFICE CONDO INVESTMENT OPPORTUNITY 4,219 – 9,065 SF

Rare opportunity to acquire two or three adjacent professional office condo units totaling up to 9,065 SF in Capital Court Commons, conveniently located near Northwestern Medicine McHenry Hospital.

Unit 707 – 2,635 SF: Professional office condo featuring 6 private offices, large conference room, break room/kitchenette, reception area, walk-through storage, utility room and 2 bathrooms. Also available for lease, \$15 PSF Modified Gross. Owner pays taxes, tenant responsible for utilities and association dues, \$222.75/mo.

Units 711/713 – 4,846 SF: Beautifully built-out office condo with high-end finishes and ceiling fans throughout. The 3,168 SF main level features 4 private offices, conference room or 5th office, full kitchen, 3 bathrooms (including one with a shower), large utility/storage room and spacious open clerical area. The lower ±1,678 SF level includes a large 31' x 25' conference room, kitchenette, bathroom, utility room and 16' x 20' storage room or potential office. Also available for lease, \$15 PSF Modified Gross. Owner pays taxes, tenant responsible for utilities and association dues, \$320.46/mo.

Unit 715 – 1,584 SF + 208 SF Storage: Fully leased professional office condo featuring 2 private offices, large conference room (or potential 3rd office), open reception/clerical area, file room, kitchenette and private bathroom. The unit also includes 208 SF of additional storage. Existing tenant, One Hope United, is leased through May 2029 with annual escalations and an option to renew. Ask Listing Broker for lease info.



SPECIFICATIONS

✓ MLS:	#12369151 (707) #12369480 (711) #12304870 (715)
✓ Year Built:	2004
✓ HVAC System:	GFA/Central Air
✓ Electrical:	100 Amp
✓ Washrooms:	Varies by Unit
✓ Ceiling Height:	8-9ft
✓ Parking:	Common / Lighted
✓ Sewer/Water:	City / City
✓ Zoning:	BP
✓ Taxes (2025):	\$7,803.92 (707) \$7,803.92 (711) \$5,394.38 (715)
✓ PIN:	14-03-380-013, 014

HEATHER SCHWEITZER

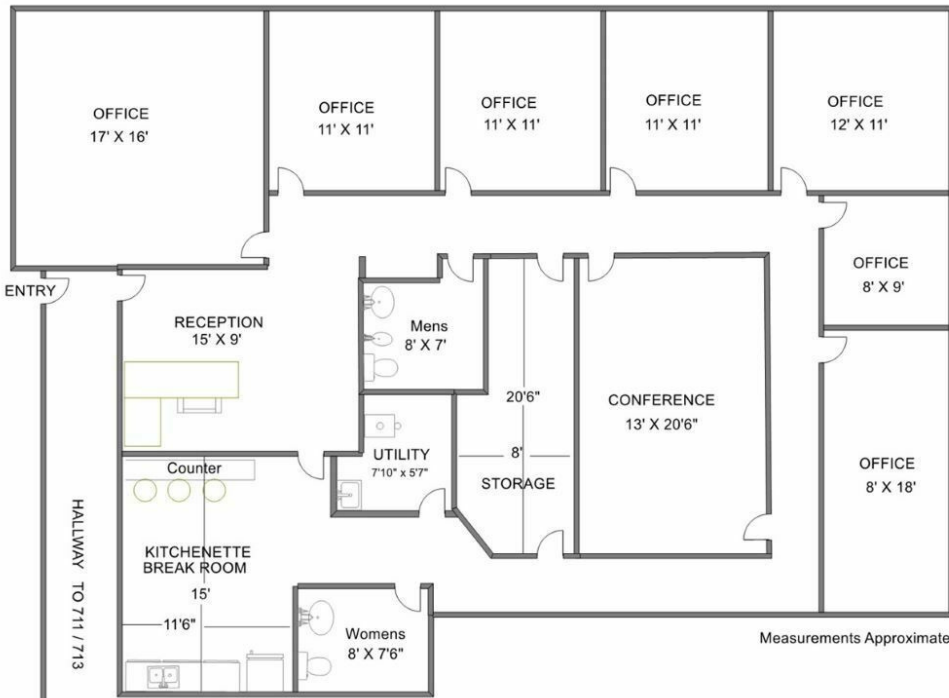
President & Designated Managing Broker
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UNIT 707 2,635 SF



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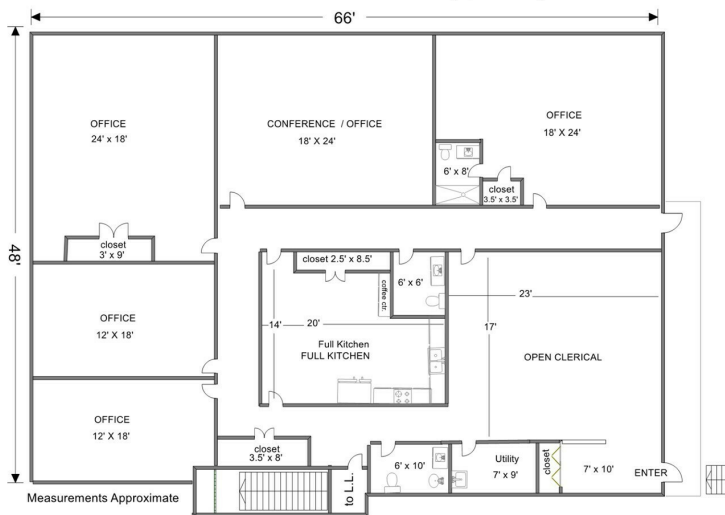
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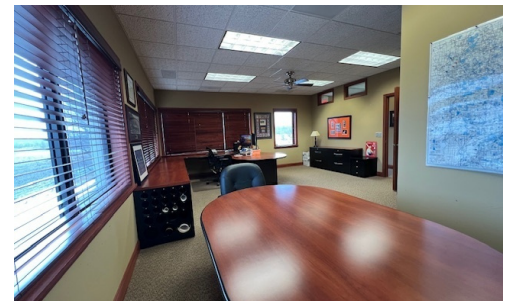
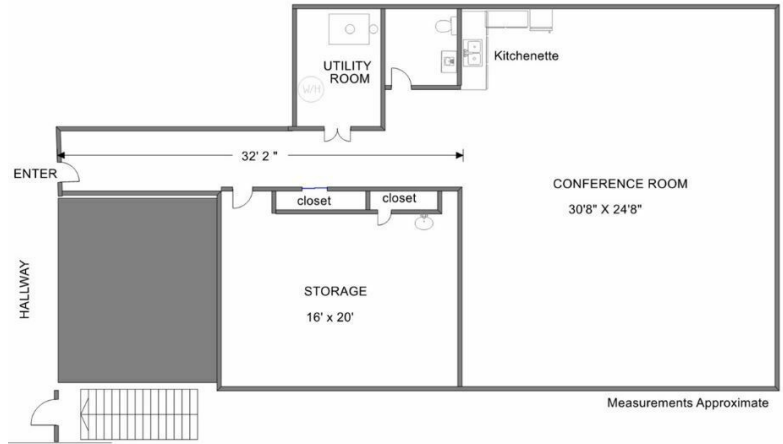
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SUITE 711 / 713 MAIN LEVEL (3,168 SF)



SUITE 711 / 713 LOWER LEVEL (1,678 SF)



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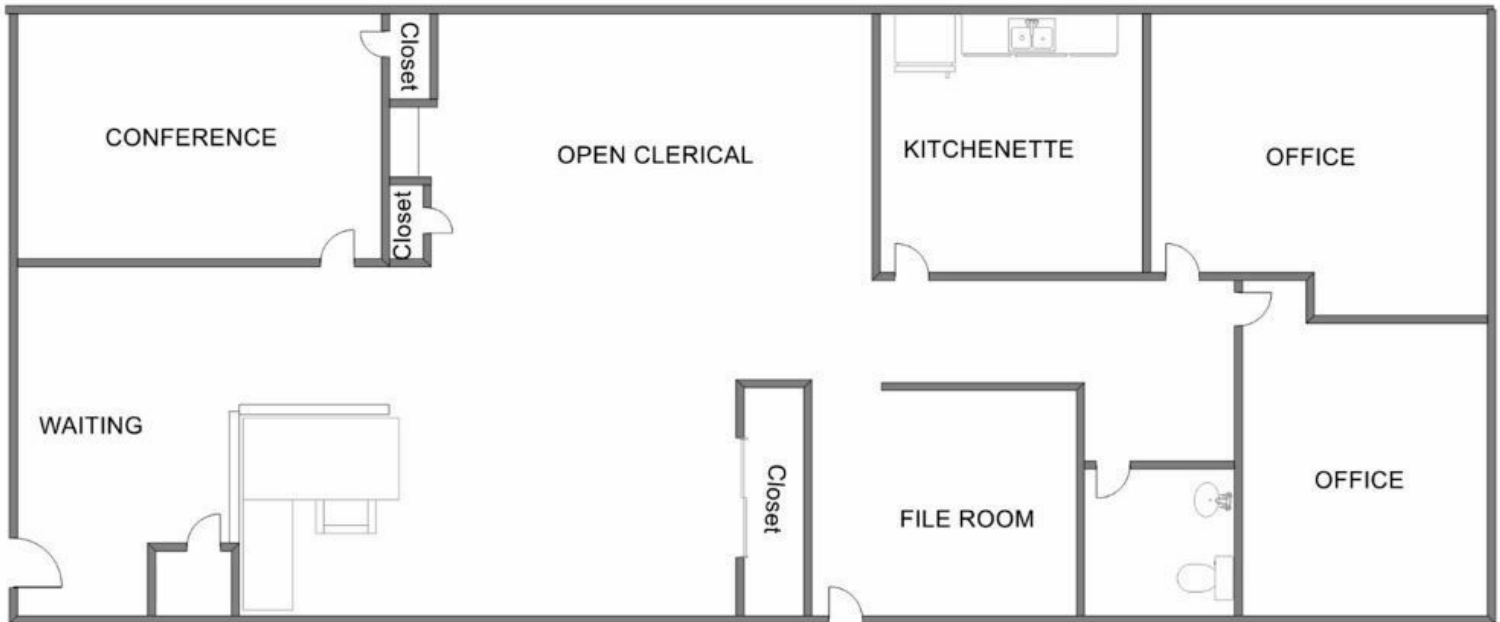
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UNIT 715 1,584 SF



208 SF Lower Level Storage

** Photos taken prior to tenant's occupancy*

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