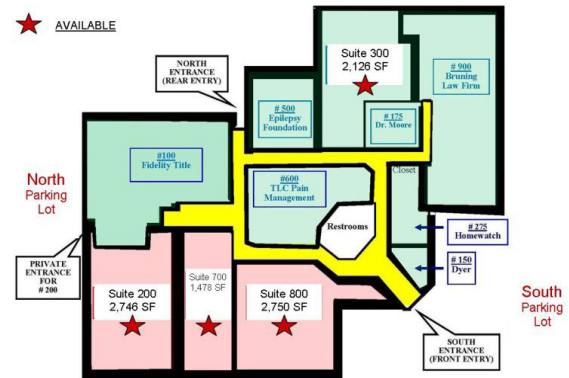


333 COMMERCE DRIVE UNITS 200, 300, 700, 800 CRYSTAL LAKE, IL 60014

MLS # 10720363

FOR SALE OR LEASE

October 28,,2020



OFFICE BUILDING
20,617 SF (SALE) 1,478 - 6,974 SF (LEASE)

Sale: \$1,350,000 (\$65.48 PSF)
Lease: \$11.50 PSF NNN UTILITIES INCLUDED

DESCRIPTION

OFFICE BUILDING
20,617 SF (sale)
1,478 - 6,974 SF (lease)

Multi-Tenant office building for sale or lease. Current tenants include law firm, medical related users, title company and several not for profit organizations. Two separate parking lots with 80+ spaces and monument signage. Suites currently available for lease :

Suite 200: 2,746 SF with (5) private offices, conference room, kitchen, reception and private entrance.

Suite 300: 2,126 SF with (4) private offices, large open clerical and conference room.

Suite 700: 1,478 SF with (4) private offices, kitchen, large open clerical area, reception and waiting room.

Suite 800: 2,750 SF with (4) private offices, large open clerical area, conference room and reception area.

Suites 200, 700 and 800 can be combined to 6,974 SF. See layouts. Contact broker for rent roll and financials.

SPECIFICATIONS

Description	Multi-Tenant Office Bldg.
Building Size	20,617 SF
Land Size	1.85 AC
Year Built	1985
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	No
Washrooms	Common
Ceiling Height	9 FT
Parking	80+
Sewer/Water	City
Zoning	O
RE Taxes	\$44,933.24 (2019) \$2.18 psf
CAM	\$3.69 psf
PIN	14-32-177-012

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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MICHAEL DEACON

Senior Broker

Office: 847-854-2300 Ext 28

Cell: 815-814-6500

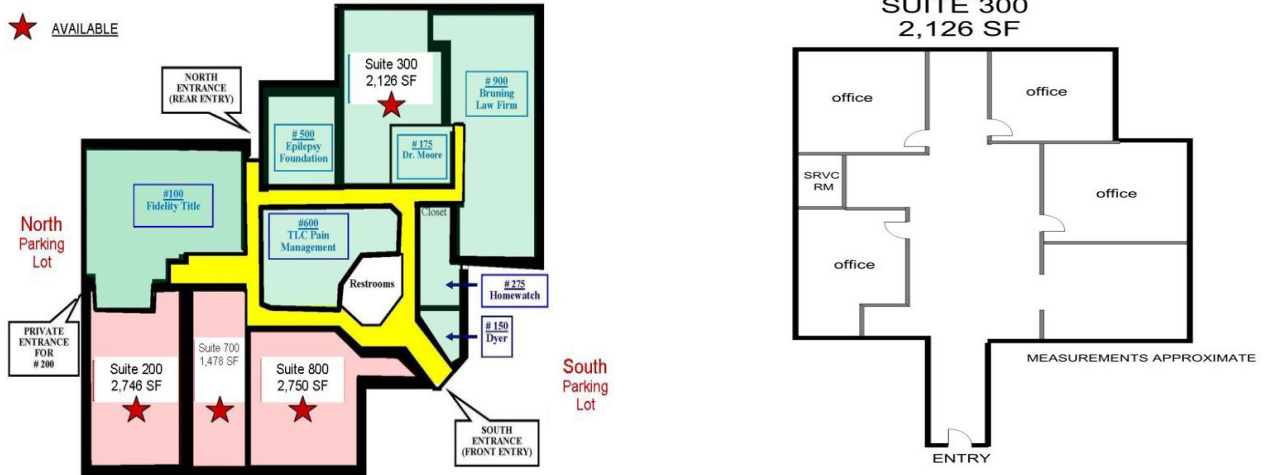
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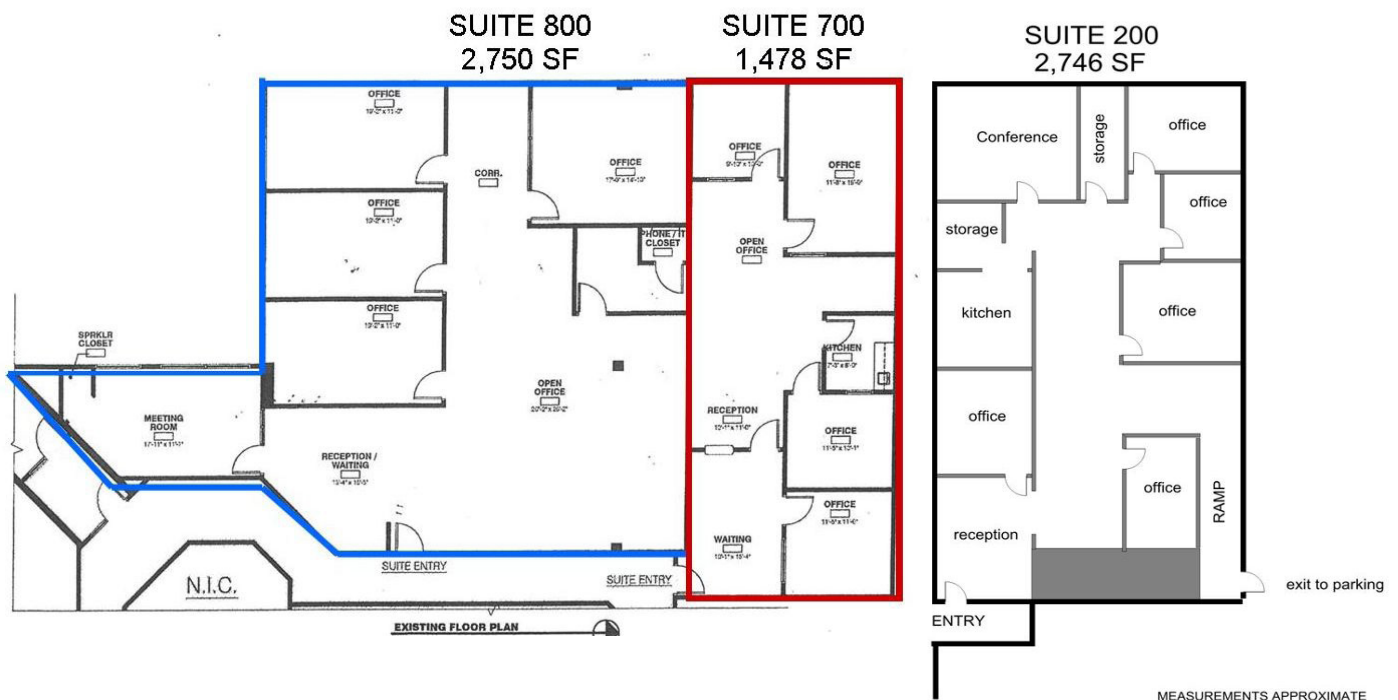
333 COMMERCE DRIVE
UNITS 200, 300, 700, 800
CRYSTAL LAKE, IL 60014

FOR SALE OR LEASE

FLOOR PLANS



UNITS 800, 700 AND 200 CAN BE COMBINED FOR 6,974 SF



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