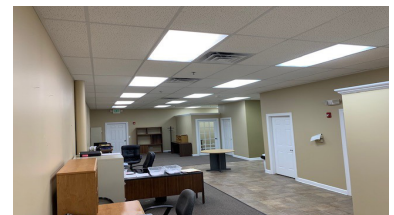


9245 S ROUTE 31 (TRINITY COMMONS) LAKE IN THE HILLS, IL 60156

FOR SALE OR LEASE

MLS # 11239535

October 6, 2021



OFFICE CONDO • 2,000 SF

SALE: \$205,000

LEASE: \$2,200/mo. (\$13.20 psf) Gross

DESCRIPTION

OFFICE CONDO 2,000 SF

FOR SALE OR LEASE: 2,000 SF fully built out office condo with large reception area, (2) private offices, conference room (or large 3rd office), large open clerical area that can accommodate several desks, kitchenette, (2) ADA restrooms and ± 200 SF rear storage area with a 12' x 12' DID for deliveries.

B-4 zoning - Located in Trinity Commons Business Center on busy Route 31.



SPECIFICATIONS

Building Size	65,000SF
Condo Size	2,000 SF
Year Built	1996 Office Build Out 2006
HVAC System	GFA /Central Air
Electrical	200 AMP 3 Phase
Sprinklers	Yes
Washrooms	2 ADA
Ceiling Height	9 FT
Drive In Door	(1) 12' x 14'
Parking	Ample / Common
Sewer/Water	Well / Septic
Zoning	B4
Real Estate Taxes:	\$5,071 (2020) Included in Rent
CAM:	\$346.76/mo. Included in Rent
Lease Term	3-5 years
PIN	09-22-127-031

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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9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

HEATHER SCHWEITZER

Vice President/Managing Broker

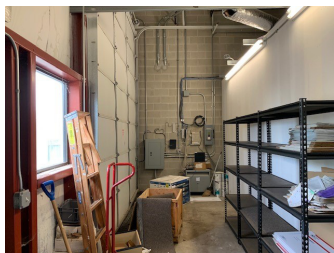
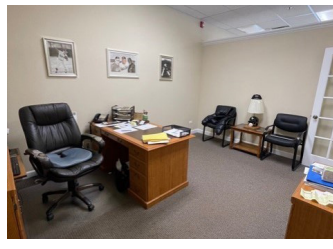
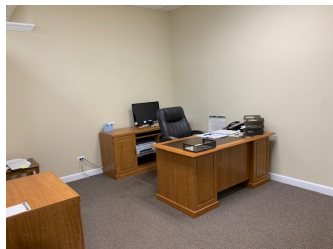
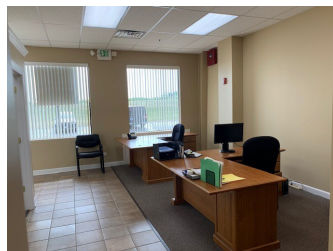
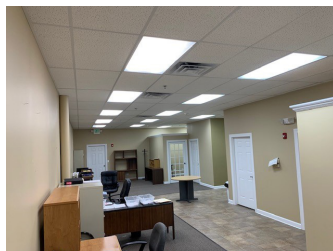
Office: 847-854-2300 Ext 15

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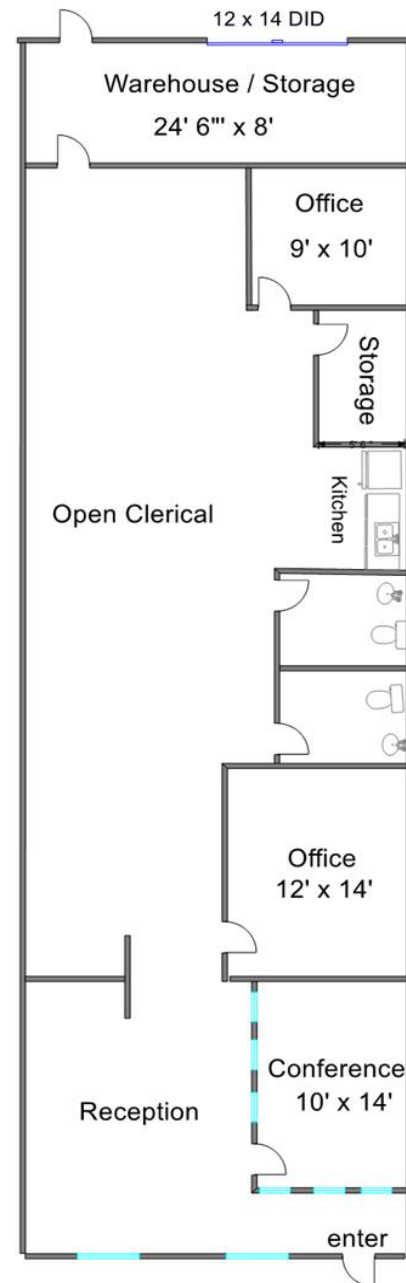
HeatherS@PremierCommercialRealty.com

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LAKE IN THE HILLS, IL 60156

FOR SALE
OR LEASE



FLOOR PLAN



Measurements Approximate

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