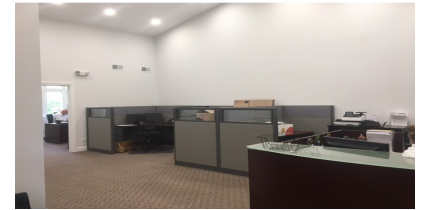


444 N. ROUTE 31  
SUITES 302 A & 302 B  
CRYSTAL LAKE, IL 60014

FOR LEASE

MLS # 11211604

November 18, 2021



**OFFICE SPACE**  
1,000 - 1,950 SF

\$14. psf Gross (upper)  
\$10. psf Gross (lower)

## DESCRIPTION

### Professional Office Space

Two professional spaces of 1,000 SF and 950 SF available in this multi-tenant building.

**SUITE 302-A:** 1,000 SF located on the main level with 2 private offices one of which opens to private outdoor deck. Large open clerical area suitable for work stations or additional offices with vaulted ceilings, coffee bar and private restroom.

**SUITE 302-B:** 950 SF garden level office with open clerical, kitchenette and restroom.

Elevator and stairs. Lease one or both. CAM, taxes and insurance included in lease. Tenant responsible for utilities.

Complex is home to business professionals and retailers such as Jimmy Johns, State Farm and Columbia College. Located just north of Route 176 with ample parking. Other tenants in the building are Attorneys and Accountants. Owner will consider a sale subject to offer.

## SPECIFICATIONS

Building Size	6,500 SF
Year Built	2017
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinkled	No
Washrooms	1 ADA per Unit
Elevator	Yes
Ceiling Height	8.5 - 16'
Parking	Common
Sewer/Water	City
Zoning	B2
CAM & Taxes	Included
PIN Number	14-34-130-010 & 013

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.

**PREMIER**  
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)  
to view our website

**BRUCE KAPLAN**  
Senior Broker  
Office: 847-854-2300 Ext 20  
Cell: 847-507-1759

[BruceK@PremierCommercialRealty.com](mailto:BruceK@PremierCommercialRealty.com)

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

**KEVIN KAPLAN**  
Associate Broker  
Office: 847-854-2300 Ext 13  
Cell: 309-261-0920

[KevinK@PremierCommercialRealty.com](mailto:KevinK@PremierCommercialRealty.com)

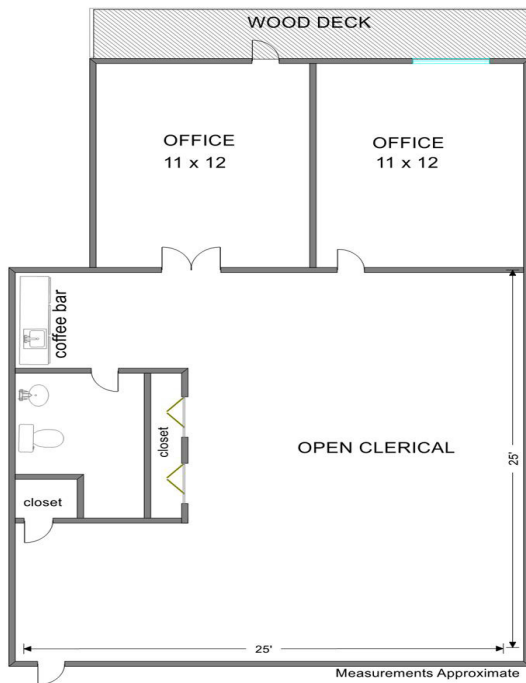
444 N. ROUTE 31  
 SUITES 302 A & 302 B  
 CRYSTAL LAKE, IL 60014

FOR LEASE

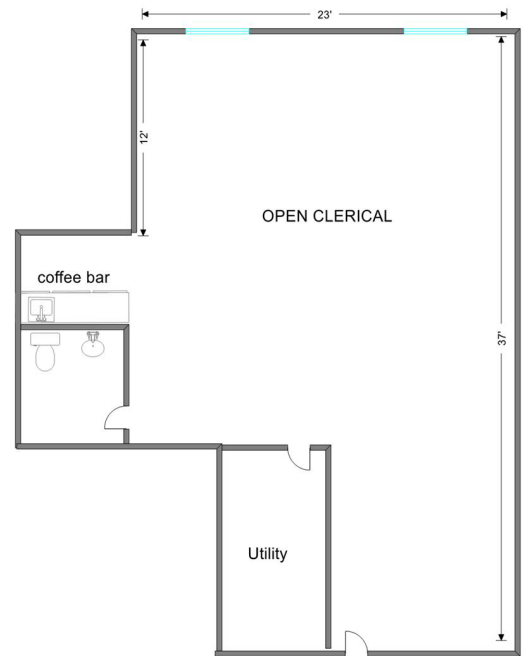


SUITE 302 A

SUITE 302 B

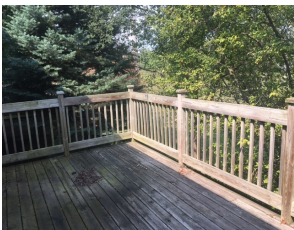


SUITE 302-A  
 1,000 SF



SUITE 302-B (lower level)  
 950 SF

MEASUREMENTS APPROXIMATE



**PREMIER**  
 COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)  
 to view our website

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