

# FOR LEASE

## 'EXECUTIVE OFFICE SUITES' 101 N. MAIN STREET, CRYSTAL LAKE, IL



### PROPERTY HIGHLIGHTS

- Professionally Managed Multi-Tenant Office Building / Many Long Term Tenants
- Ideal Location for Individual Office Practitioners, Satellite Office, or Small Office Firm
- Private Parking Lot with Additional Parking along Street and in Adjacent Public Parking Lot
  - Directly Across from the Metra Train Station / Plenty of Restaurants Nearby



**BLUE CHIP**

Commercial Real Estate, LLC.  
Development | Investments | Brokerage

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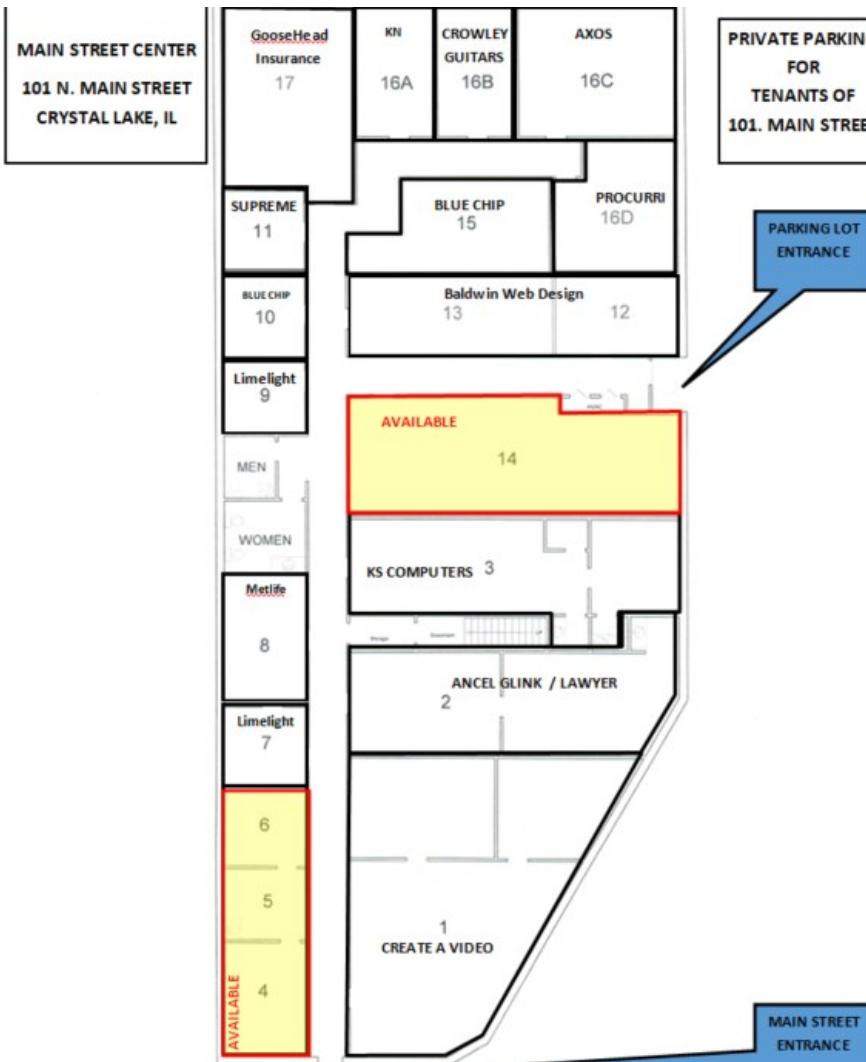
### PROPERTY SPECIFICATIONS

<b>Property Name:</b>	101 Main Street Center
<b>Lease Rates:</b>	Range Between \$240-\$1,300 Month (Gross)
<b>Rent Includes:</b>	Electric, Gas, Water, Sanitary, and Waste Disposal
<b>Building Size:</b>	6,600 SF
<b>Parking:</b>	Private Parking Lot with Adjacent Street & Rear Public Parking Lot
<b>Stories:</b>	Single Story
<b>Sewer / Water:</b>	Municipal
<b>Zoning:</b>	B4

### AVAILABLE OFFICE SUITES

UNIT	SIZE	STATUS	GROSS MONTH
4-6	517 SF	Available	\$1,300
14	655 SF	Available	\$1,200

# BUILDING FLOOR PLAN



<- MAIN STREET ->

UNIT	SF	STATUS	SF (FS)	MONTHLY (FS)
1	600 SF	Leased	Leased	Leased
2	400 SF	Leased	Leased	Leased
3	600 SF	Leased	Leased	Leased
4-6	517 SF	Available	Available	\$1,300
7	150 SF	Leased	Leased	Leased
8	200 SF	Leased	Leased	Leased
9	132 SF	Leased	Leased	Leased
10	132 SF	Leased	Leased	\$230
11	132 SF	Leased	Leased	Leased
12-13	352 SF	Leased	Leased	Leased
14	655 SF	Available	\$22 SF	\$1,200
15	200 SF	Leased	Leased	Leased
16A	198 SF	Leased	Leased	Leased
16B	198 SF	Leased	Leased	Leased
16C	310 SF	Leased	Leased	Leased
16D	300 SF	Leased	Leased	Leased
17	432 SF	Leased	Leased	Leased

# DOWNTOWN BUSINESS DISTRICT



# BLUE CHIP

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# AERIAL CLOSE-UP



# FEATURED PHOTOS



FRONT ENTRANCE



SIDE ENTRANCE



INTERIOR FRONT HALLWAY



INTERIOR REAR HALLWAY

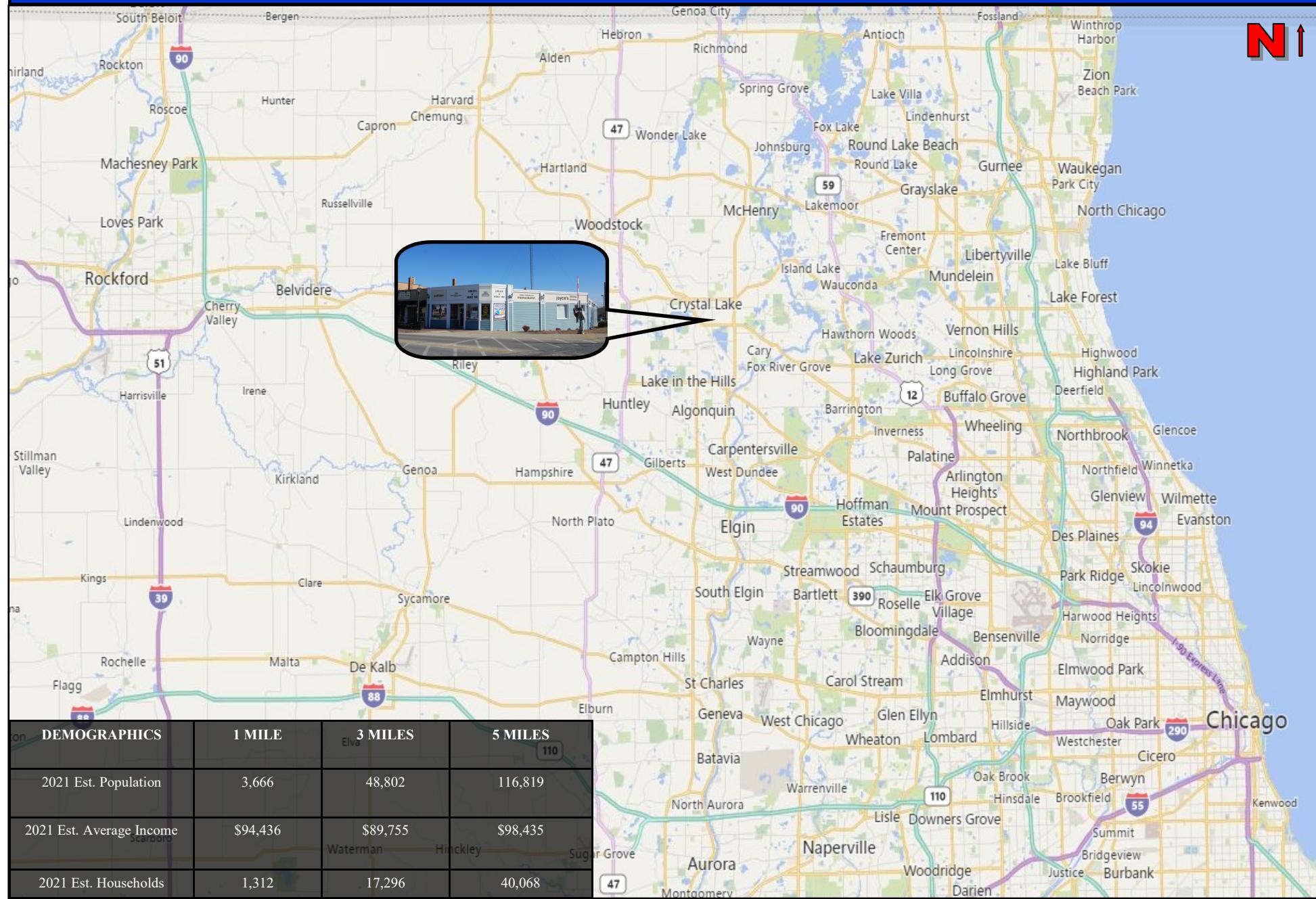


ADJACENT PUBLIC PARKING



PRIVATE PARKING LOT

# STREET MAP & DEMOGRAPHICS



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