

MULTI-TENANT OFFICE BUILDING

241 COMMERCE DRIVE (NEC ROUTE 176 & COMMERCE), CRYSTAL LAKE, IL

FOR LEASE



10,199 SF MULTI-TENANT OFFICE BUILDING

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Property Highlights

- **High Profile Office Building Location Situated Along State Highway Route 176**
 - **Second Floor Professional Office Suites Currently Available for Lease**
 - **3,593 SF Available or Flexibility to divide into 1,508 SF or 2,085 SF Suites**
- **Centrally Located in Crystal Lake / Close Proximity to Train, Restaurants, and Shopping**
- **Affluent Population with Average Household Income Exceeding \$118,101 Within 3 Mile Radius**

PROPERTY SPECIFICATIONS

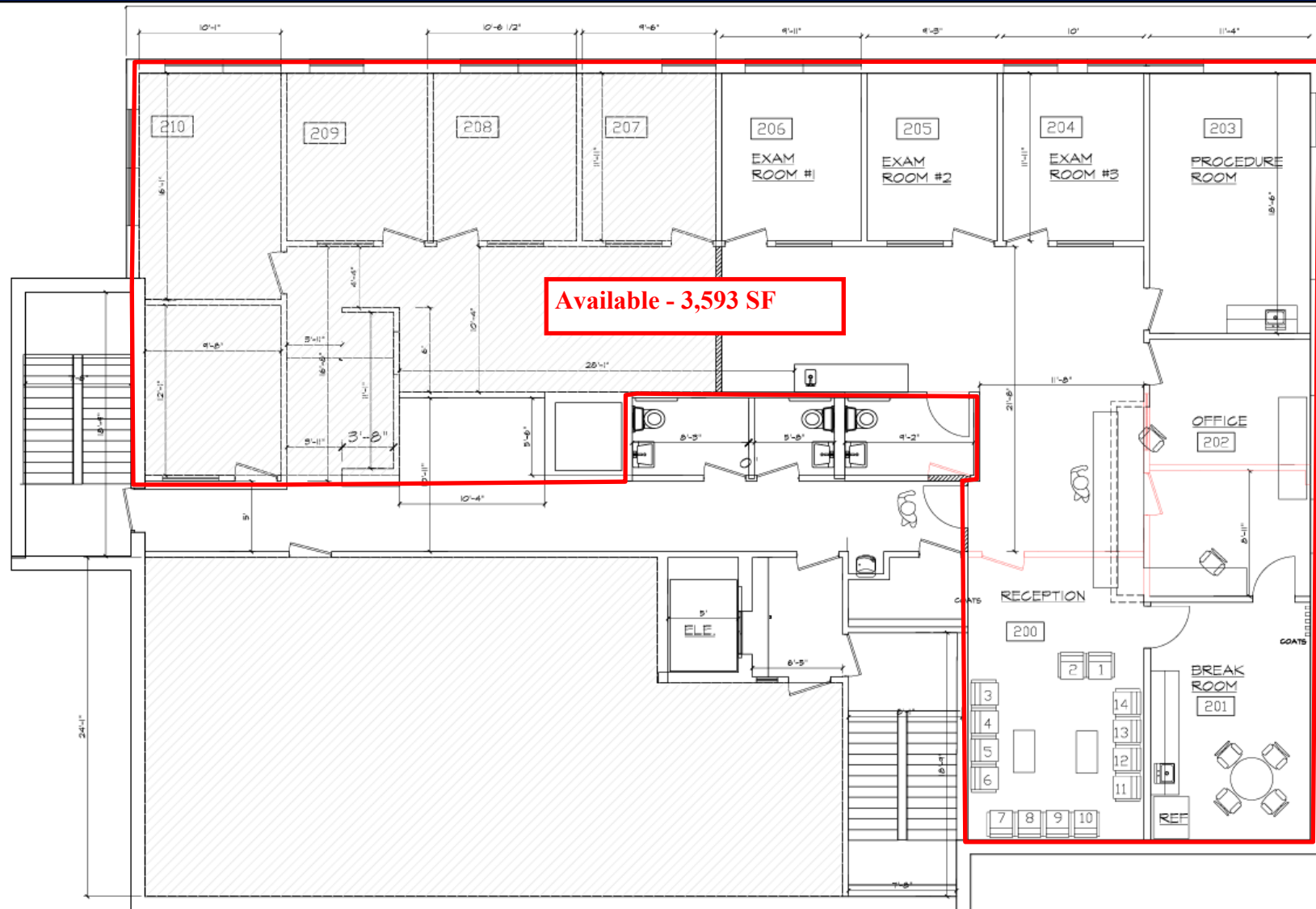
OFFERING :	For Lease
BUILDING: SIZE	10,199 SF Multi-Tenant Office Building
LEASE RATE:	\$14 NNN
OPERATING: EXPENSES	\$8.30 SF
UTILITIES:	Included in operating expenses
AVAILABLE:	3,593 SF <i>Proposed Suite A: 1,508 SF</i> <i>Proposed Suite B: 2,085 SF</i>
AGE:	1990
ACRES:	.71 Acres
FRONTAGE:	205' (Route 176)
ZONING:	O (City of Crystal Lake)
ELEVATOR:	Yes
PARKING:	45 Spaces Private Lot
SIGNAGE:	Monument & Exterior Wall
ACCESS:	Full Access
TRAFFIC:	12,800 VPD Route 176

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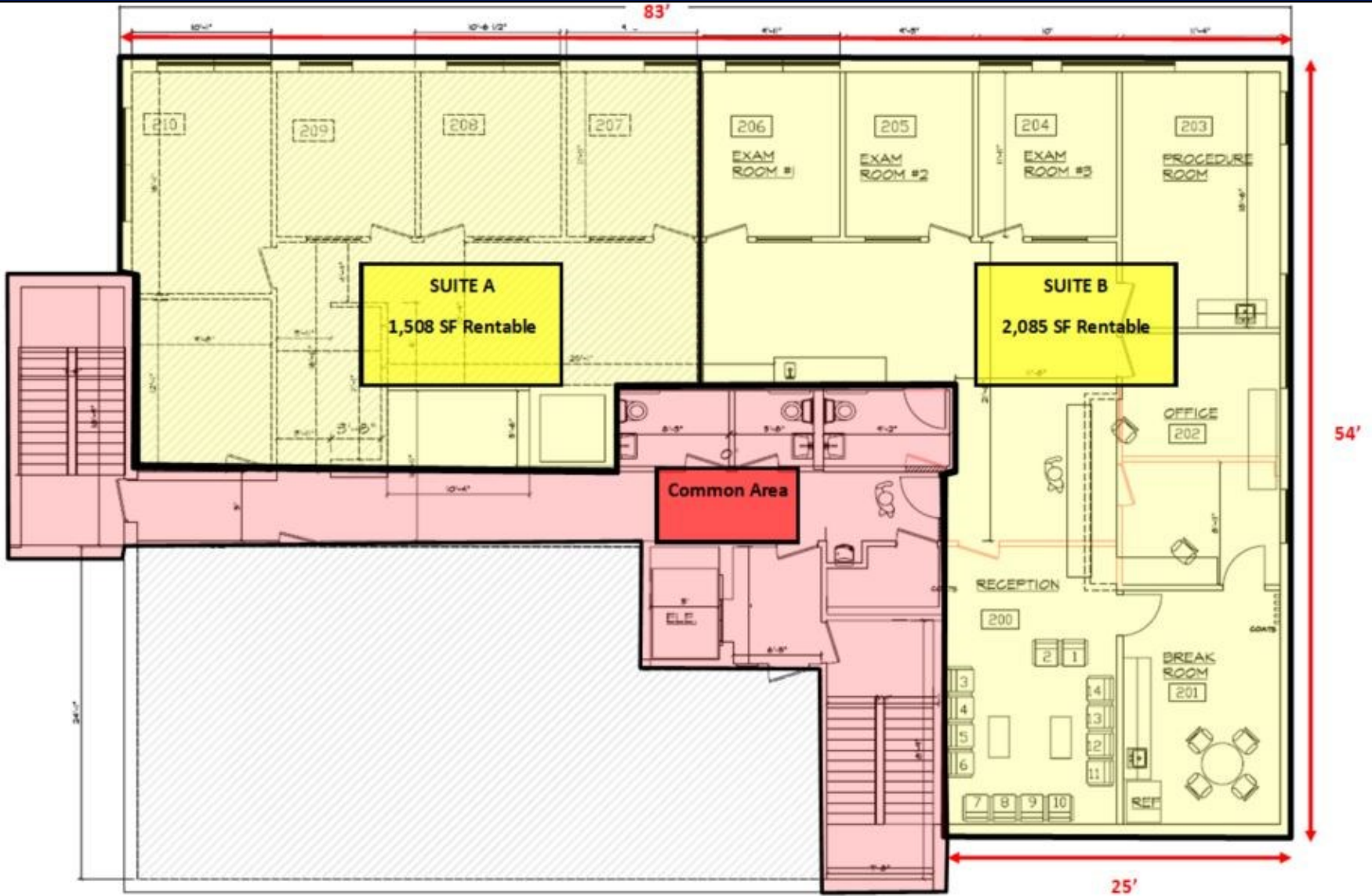
FLOOR PLAN

3,593 SF



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Proposed Suite A: 1,508 SF
Proposed Suite B: 2,085 SF



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AERIAL CLOSE UP



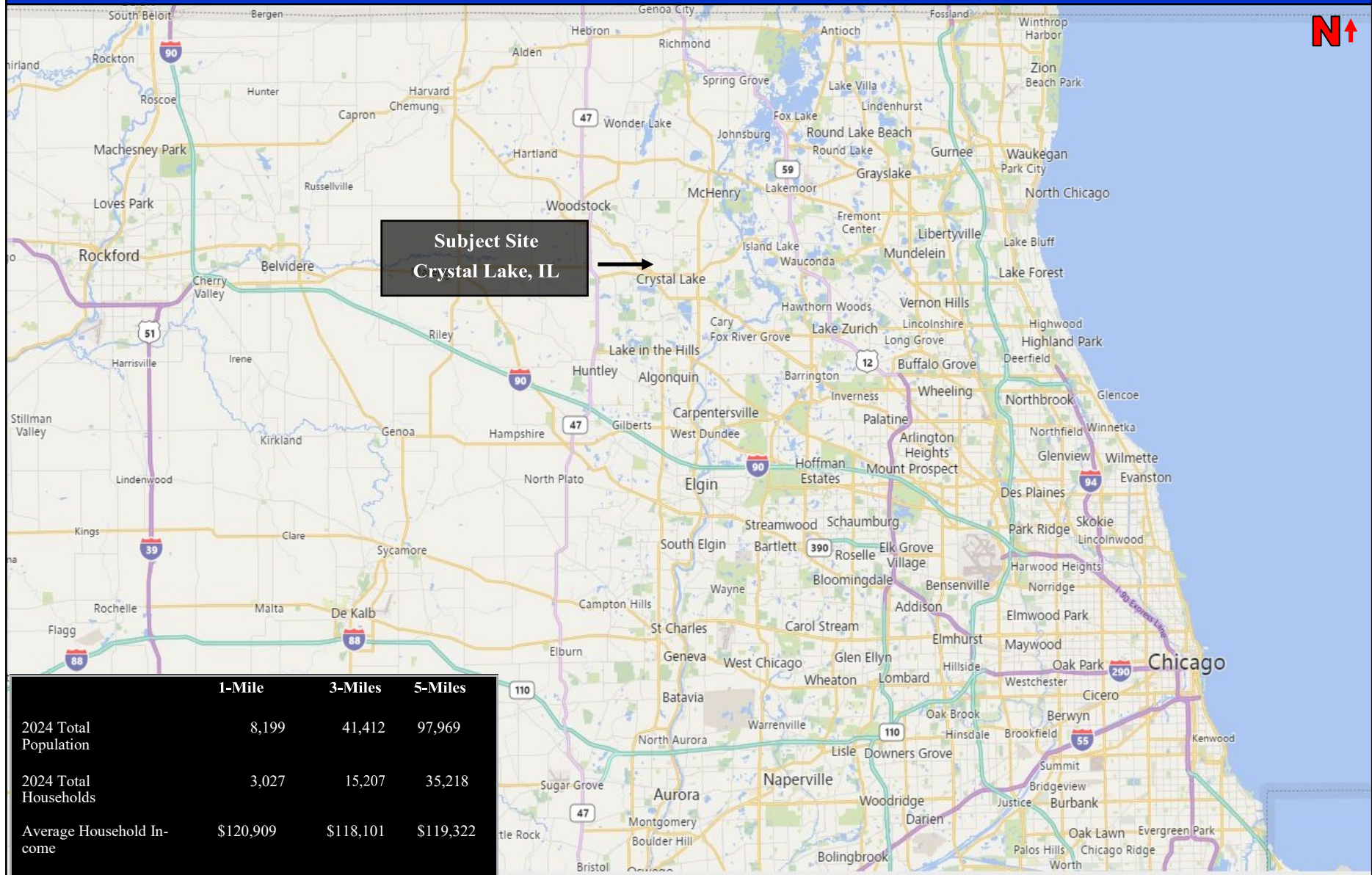
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STREET MAP & DEMOGRAPHICS



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