

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

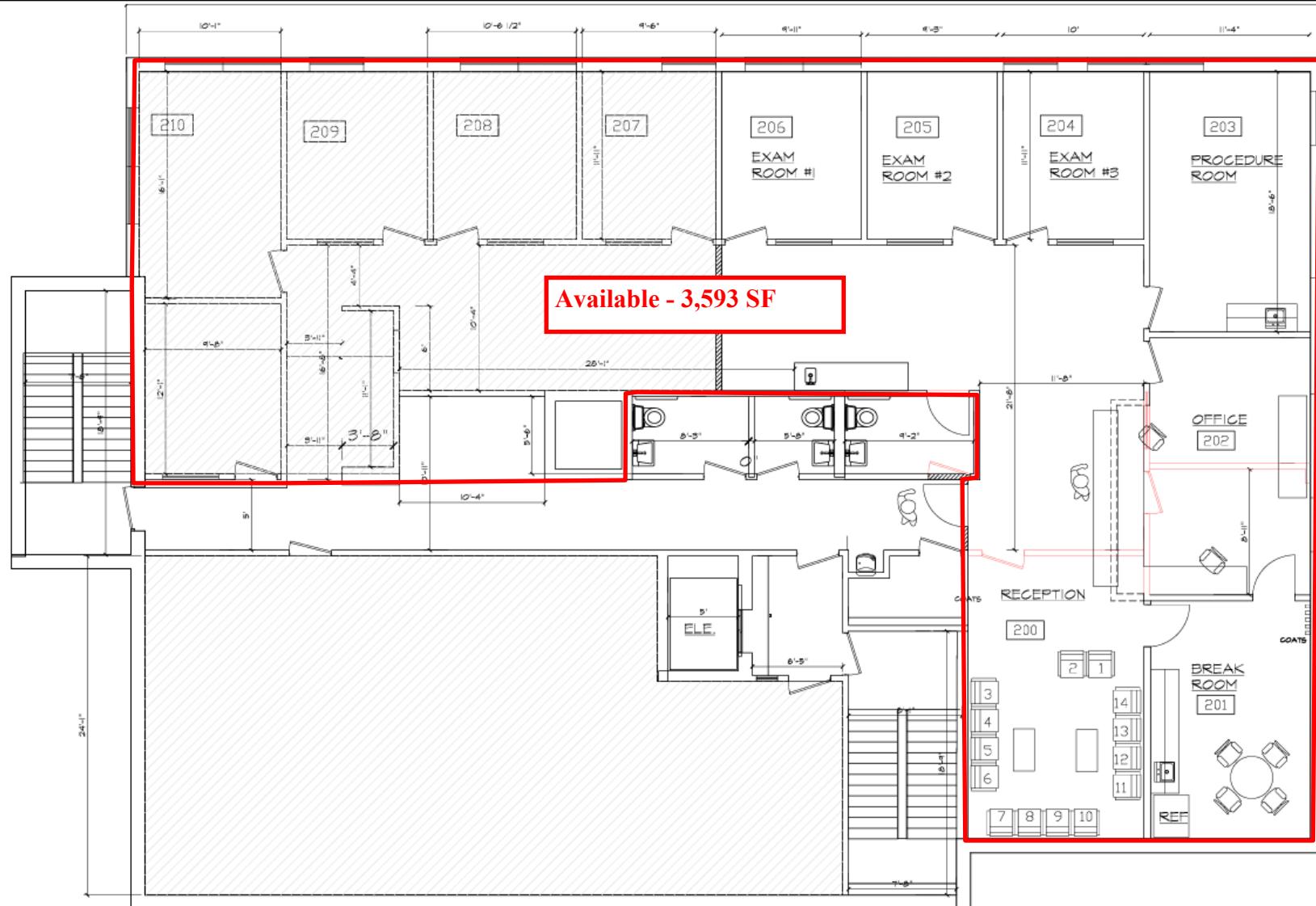
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|---------------------------|--|
| OFFERING : | For Lease |
| BUILDING: SIZE | 10,199 SF Multi-Tenant Office Building |
| LEASE RATE: | \$14 NNN |
| OPERATING EXPENSES | \$8.30 SF |
| UTILITIES: | Included in operating expenses |
| AVAILABLE: | 3,593 SF <i>Proposed Suite A: 1,508 SF 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

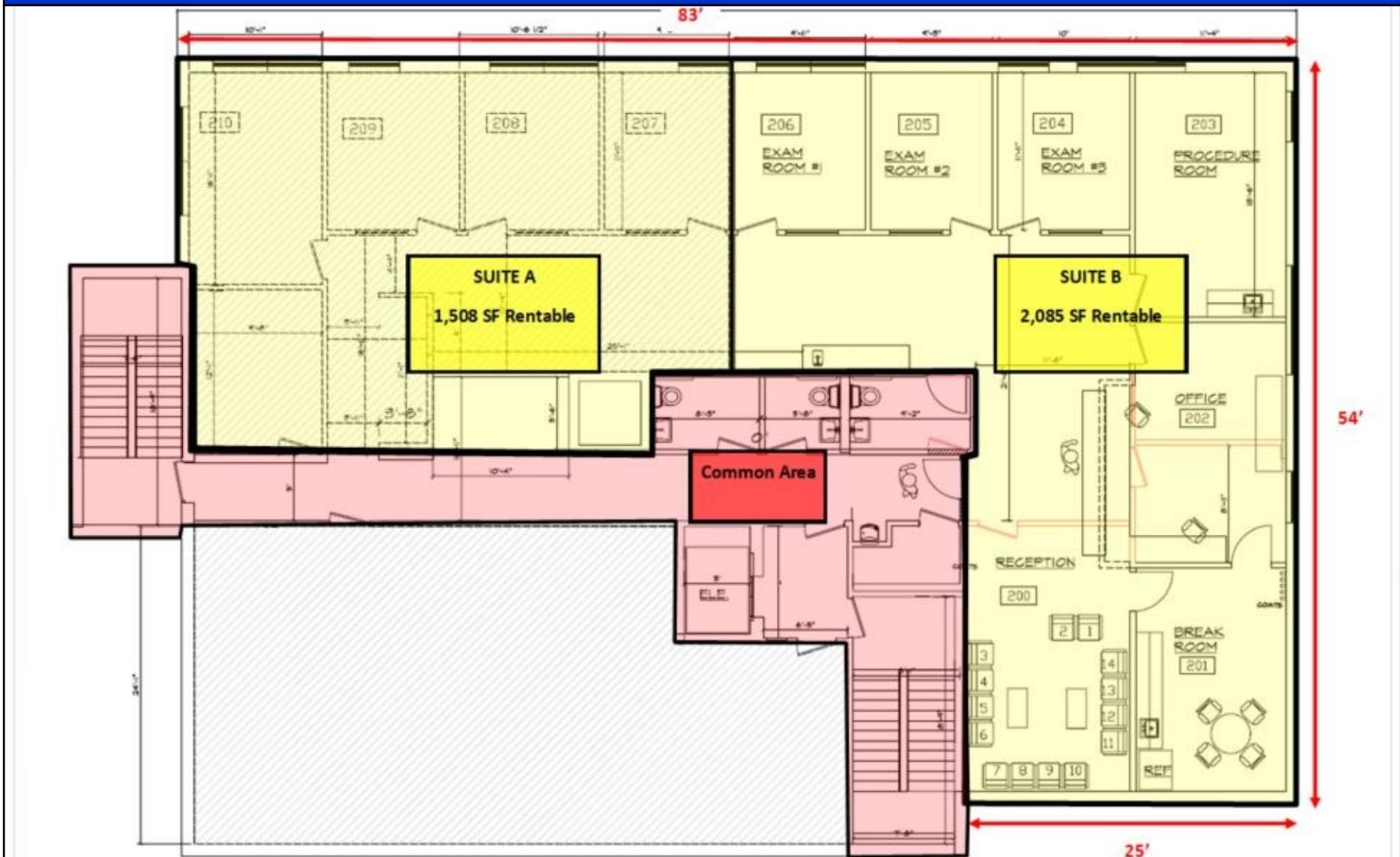


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Proposed Suite A: 1,508 SF

Proposed Suite B: 2,085 SF



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AERIAL CLOSE UP



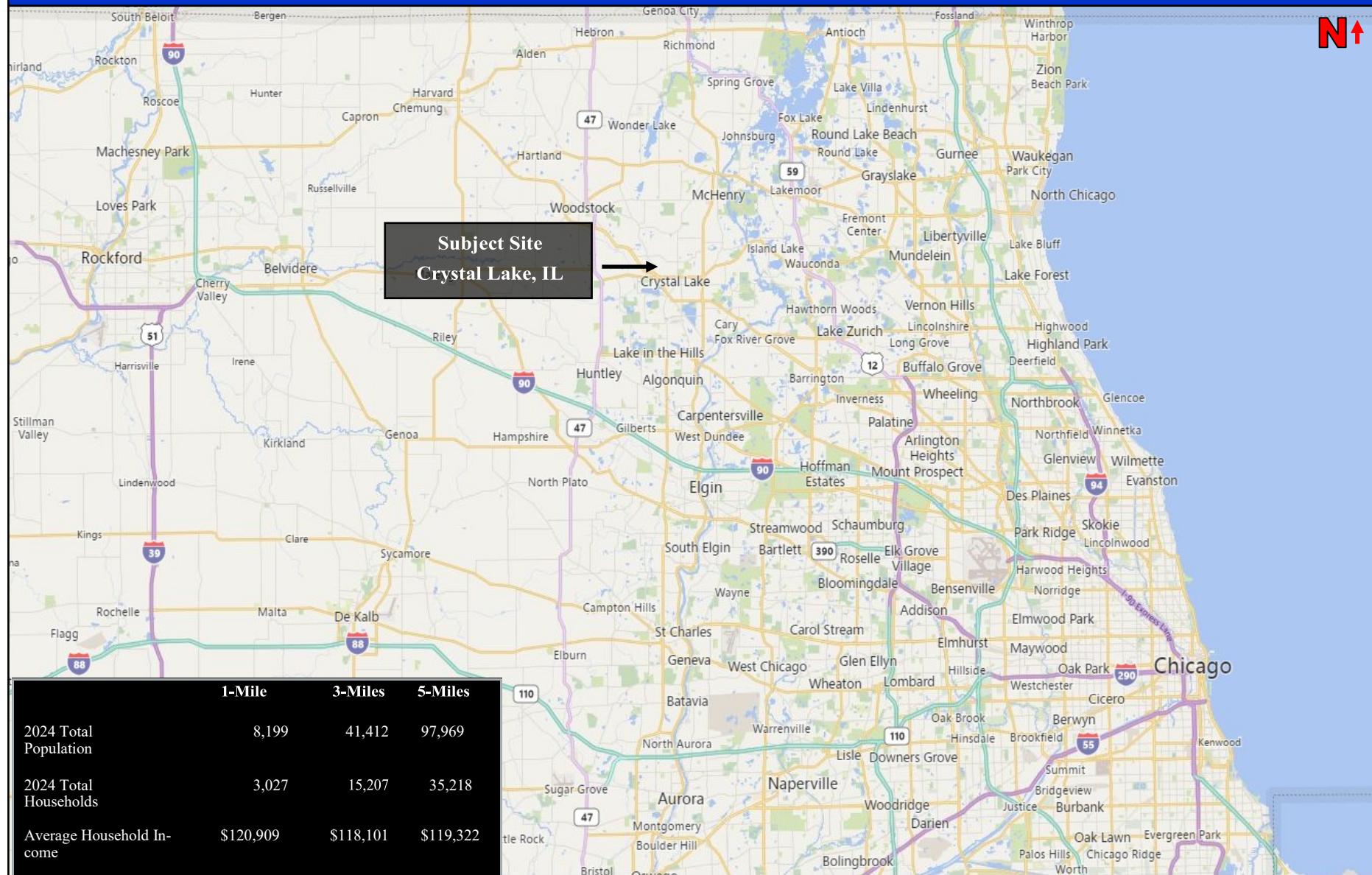
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STREET MAP &
DEMOGRAPHICS



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