

145 S VIRGINIA STREET CRYSTAL LAKE, IL 60014

FOR LEASE

MLS # 10689714

July 13, 2022



OFFICE / STORAGE 502 - 1,320 SF

Lower Level: \$500/mo. Full Service Gross
Main Level: \$16 psf Gross plus Electric

DESCRIPTION

Office / Storage Space

1,320 SF (1,214 SF occupied) First Floor Office
502 SF - 1,260 SF (Lower Level office/ storage)

MAIN LEVEL: Suite F 1,320 SF (1,214 SF occupied) office space with waiting area, large open clerical, 1 private office and 2 private baths. Vestibule and hallway are common areas. \$16. psf Gross plus electric.

LOWER LEVEL: Office /storage. Several different spaces to choose from, ranging from 502-1,260 SF (contiguous). Spaces can be combined to achieve the desired size and configuration (see layout). \$500/mo. full service gross including utilities.

This property is located on Route 14, the main corridor of Crystal Lake with 20,000+ average vehicles per day. Minimum one year lease term required.

SPECIFICATIONS

Description	Office / Storage Space
Building Size	10,300 SF
Land Size	28,946 SF
Year Built	1965
HVAC System	GFA / Central Air
Electrical	100 amp
Sprinkled	No
Washrooms	Common
Ceiling Height	8'
Parking	38 Common
Sewer/Water	City
Zoning	O
CAM & Taxes	Included
Lease Term	Minimum 1 Yr.
Possession Date	Negotiable
PIN	19-06-228-025,028

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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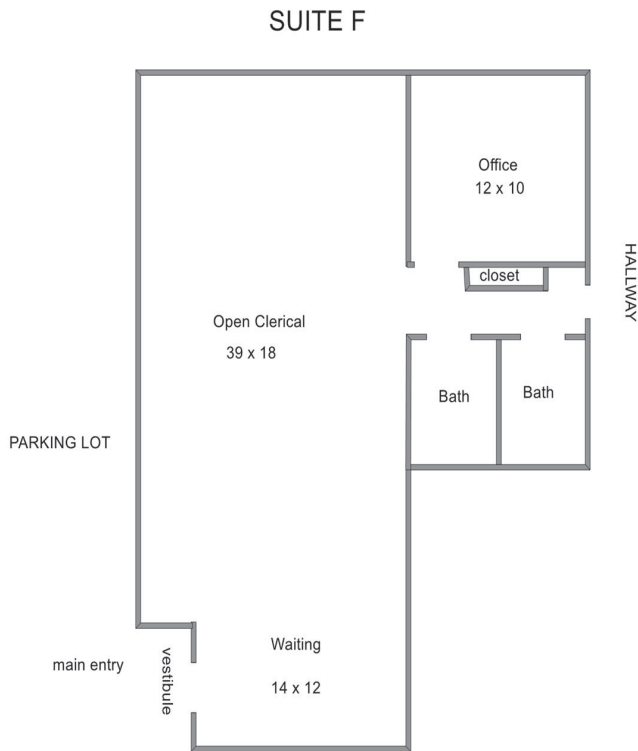
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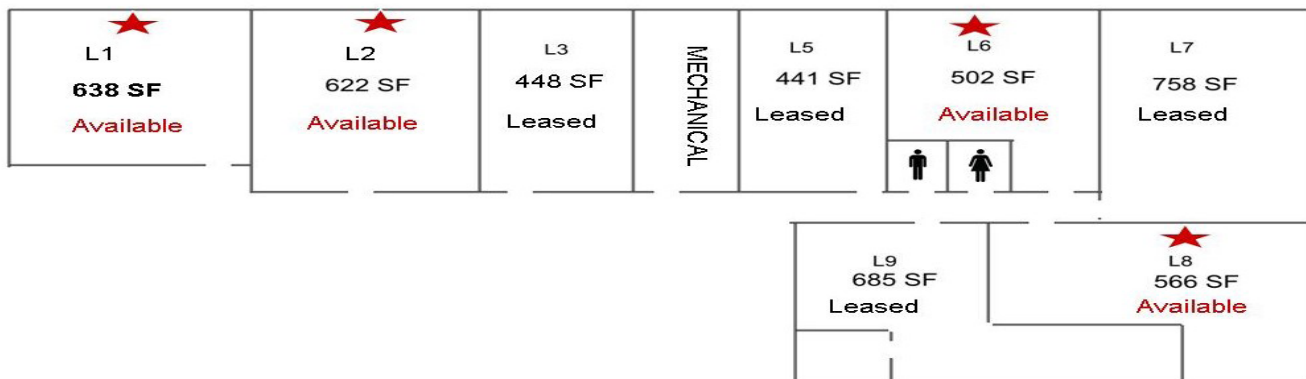
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MAIN LEVEL SUITE F



LOWER LEVEL FLOOR PLAN



MEASUREMENTS ARE APPROXIMATE

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