

165 N LAKEWOOD ROAD SUITES B&C LAKE IN THE HILLS, IL 60156

FOR LEASE

MLS # 11681933

November 28, 2022



MEDICAL OFFICE SUITES
1,618 SF - 4,604 SF

Unit B: \$26 psf NNN
Unit C: \$25 psf NNN

DESCRIPTION

NEW CONSTRUCTION

Lake Point Professional Center
1,618 SF • 2,986 SF to 4,604 SF

Lake Point Professional Medical Center, current medical offices include: Urban Care Internal Medicine and Pediatrics, Athletico Physical Therapy, Illinois Gastroenterology and Northern IL Foot and Ankle.

UNIT B: 2,986 SF lease price \$26 psf NNN

UNIT C: 1,618 SF lease price \$25 psf NNN.

Units can be combined for a total of 4,604 SF.

Private entrances, lots of windows providing tons of natural light, marquee and monument signage available. Build out allowance of \$30 psf.

Contact broker for more information.

SPECIFICATIONS

Building Size	11,826 SF
Year Built	2016-2022
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinklers	YES
Washrooms	TBD
Ceiling Height	8FT
Parking	ample
Sewer/Water	City
Zoning	O
CAM & Taxes	\$6.35 psf
Lease Term	5 years
PIN	18-26-201-003

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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Senior Broker

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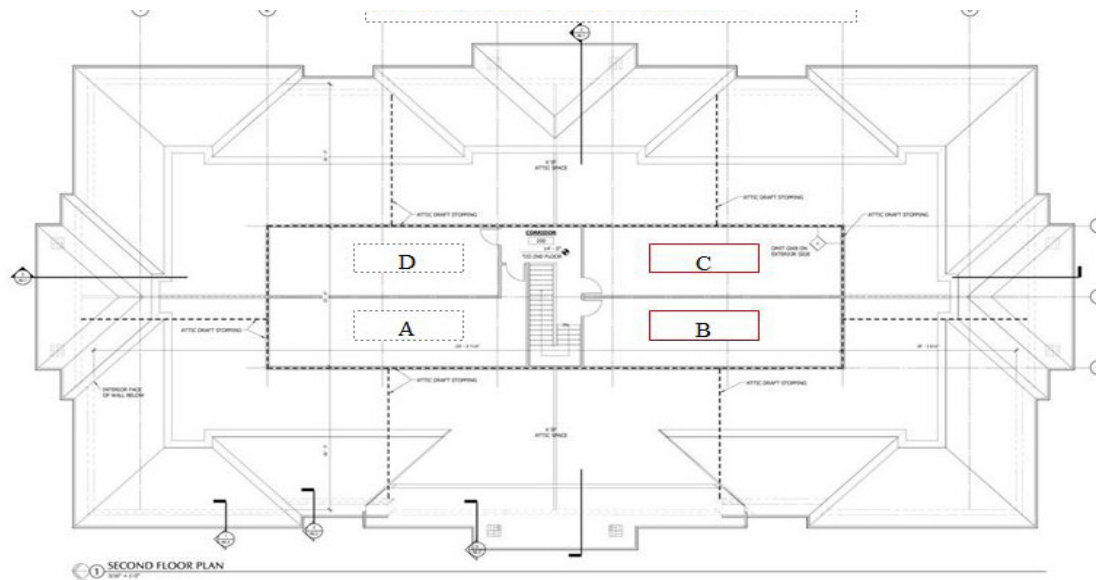
SharonG@PremierCommercialRealty.com

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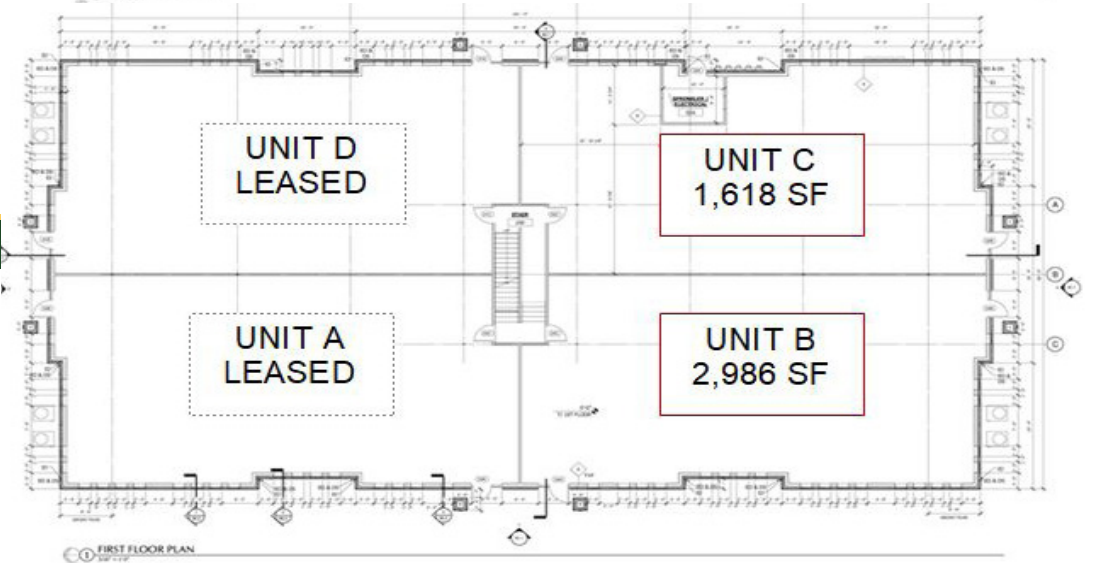
FOR LEASE



2ND FLOOR MEZZANINE



MAIN FLOOR



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