

25 S Virginia St. Unit 101-103

Crystal Lake, IL 60014

For Lease

MLS #12666818

OFFICE



OFFICE 2,400 SF

PROMO RATE: \$7.99 PSF / \$1,598/MO. GROSS (YEAR 1)

OFFICE SPACE Promo Rate Offered

UNIT 101-103: 2,400 SF with 3 private offices, large open area and one bath, storage closet and utility sink. Ideal for dance studio, martial arts or personal trainers.

On walkout level of attractive 2 level brick building. Over 20 parking spaces and handicap ramp. Year one promotional rate offered for only \$7.99 psf gross. Subsequent years rent will increase to \$10, \$11, \$12, \$13 psf in years 2, 3, 4, 5.

Note: building has had a facelift with new roof, staining of brick, re-doing concrete and awning in front, re-doing deck in rear and replacing exterior doors. This space has been completely renovated with new steel doors, new ADA bath, soundproof ceiling, new mechanicals with nice, covered porch outside unit.

Ceiling height is 8'2". 3 electric meters, water and garbage included in rent. Potential for a second bath. Pole signage for Rt 14 exposure.

Specifications

Building Size:	4,600 SF
Year Built:	1985
HVAC System:	GFA/ Central Air
Electrical:	3 Panel 200 amp
Washrooms:	1 ADA
Ceiling Height:	8'2"
Parking:	20+
Sewer/Water:	City
Zoning:	O
CAM & Taxes	Included

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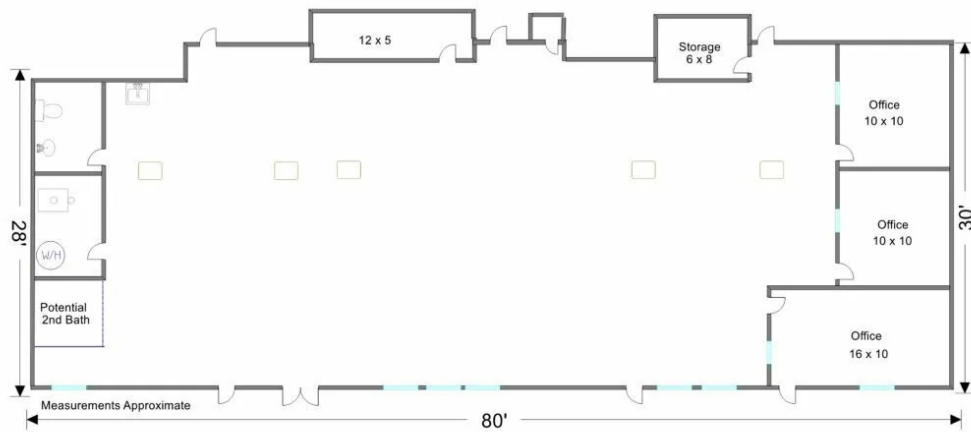
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