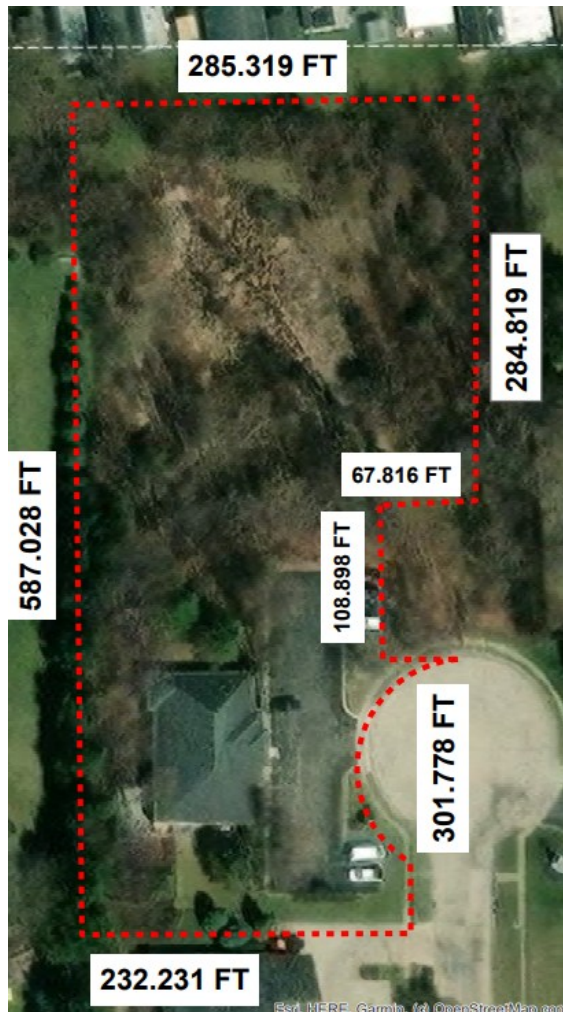


# OFFICE BUILDING FOR SALE OR LEASE

For Sale @  
\$525,000

For Lease @  
\$12.00 PSF NNN

- ◆ Turn Key Office Building
- ◆ 3,712 Sq. Ft.
- ◆ 2.03 Acres
- ◆ 6 Large Offices
- ◆ Waiting Room Area with a Restroom
- ◆ Reception and Admin Area
- ◆ Large Break Area
- ◆ File Room
- ◆ Large Conference Room
- ◆ Breakroom With Kitchen
- ◆ 3 Restrooms
- ◆ Full Finished Basement For Additional Storage Space
- ◆ Directly Across From Northwestern Medicine Kishwaukee Hospital
- ◆ Ample Parking



**For More Information,  
Please Contact:**

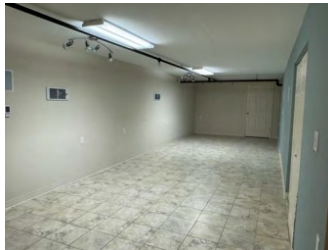
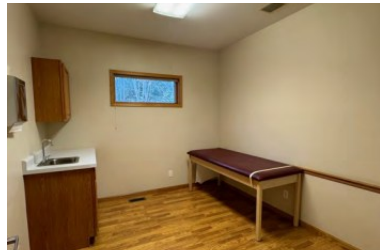
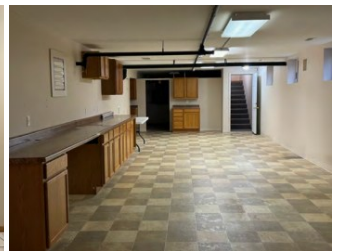
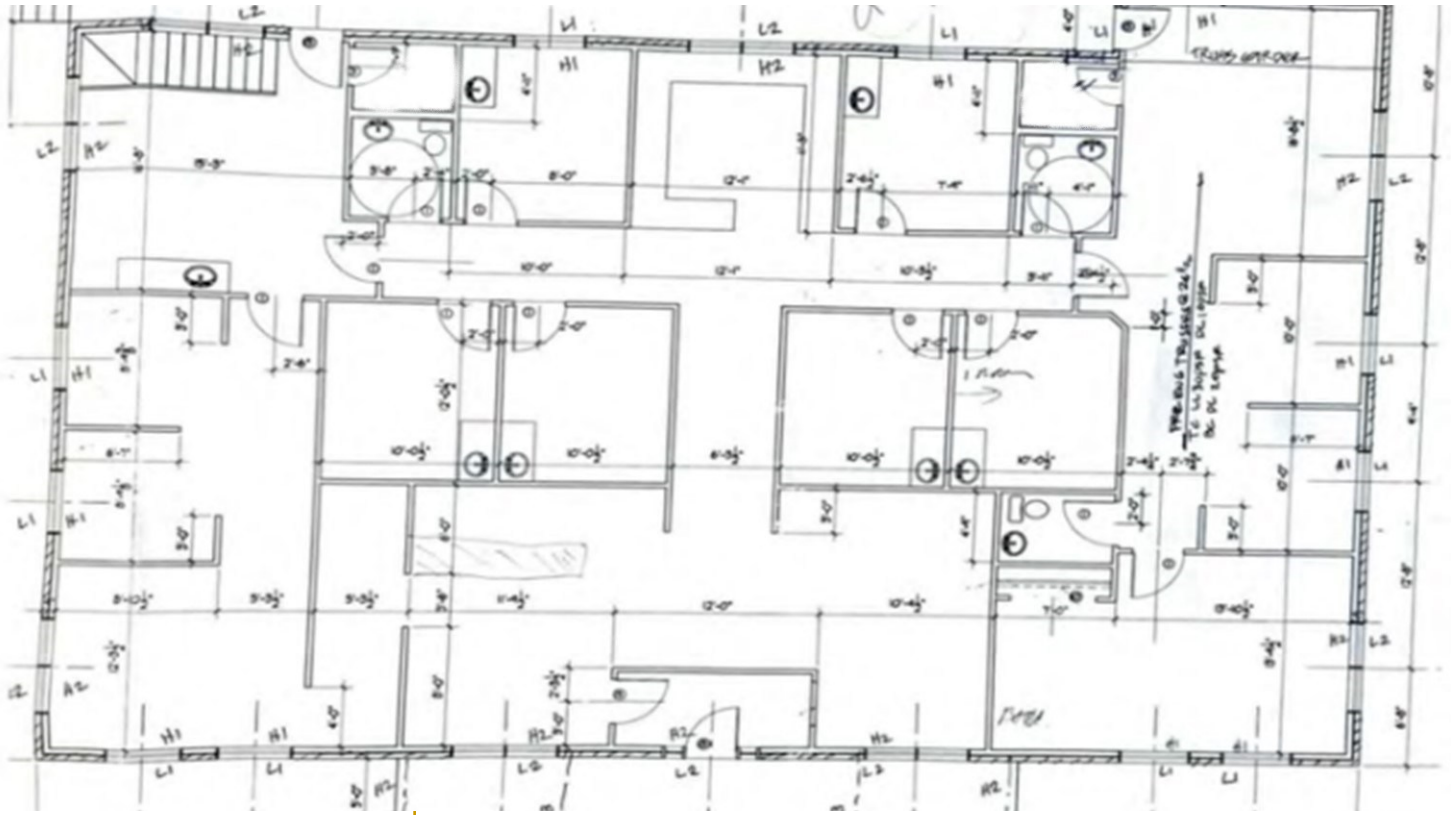
Mike Carpenter, CCIM

Managing Broker

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815.540.5101

# OFFICE BUILDING FOR SALE OR LEASE



**For More  
Information,  
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