



Office Building

80 N Virginia Street, Crystal Lake, IL



2,000-4,000 SF OFFICE OR MEDICAL SUITES



presented by
Your SVN Suburban
NEXT LEVEL TEAM

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PROPERTY SUMMARY



OFFERING SUMMARY

OFFICE LEASE RATE: \$14.75 PSF (MG)

MEDICAL LEASE RATE: \$20.50 PSF (MG)

BUILDING SIZE: 8,800 SF

AVAILABLE SF: 2,000-4,000 SF

LOT SIZE: 3.14 Acres

YEAR BUILT: 2000

ZONING: W-2 PUD

MARKET: Chicago

SUBMARKET: Far Northwest Suburbs

PROPERTY OVERVIEW

Beautiful 2,000 - 4,000 SF office or medical suite available for lease. The space features a full, surrounding window-line, high ceilings, open area, private offices, full kitchenette with plumbing, reception area, plenty of storage, and a bonus basement for additional storage if desired. The high-end finishes in this suite make for a gorgeous professional office and setting!

The suite is currently combined at 4,000 SF however, it can be demised to two 2,000 SF suites.

PROPERTY HIGHLIGHTS

- Directly on Virginia Street (IL Rt. 14)
- Located Just Minutes from Downtown Crystal Lake and the Northwest Highway Shopping District
- Very Easily Accessible
- High-End Finishes Throughout
- Bonus Basement for Extra Storage

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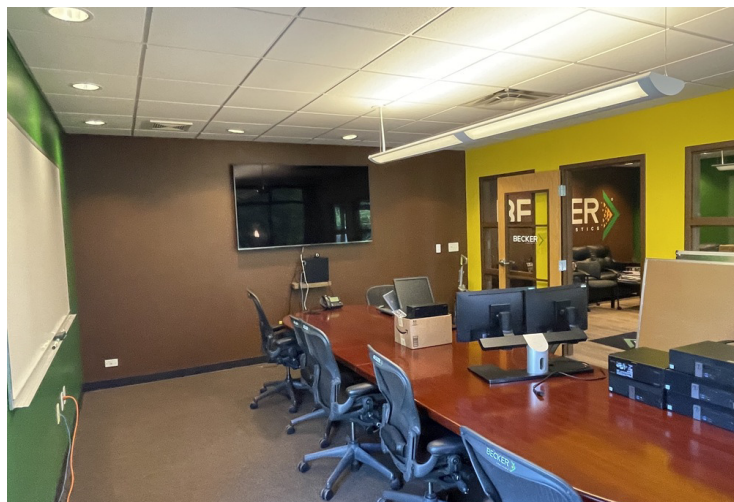
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ADDITIONAL PHOTOS



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INTERIOR PHOTOS

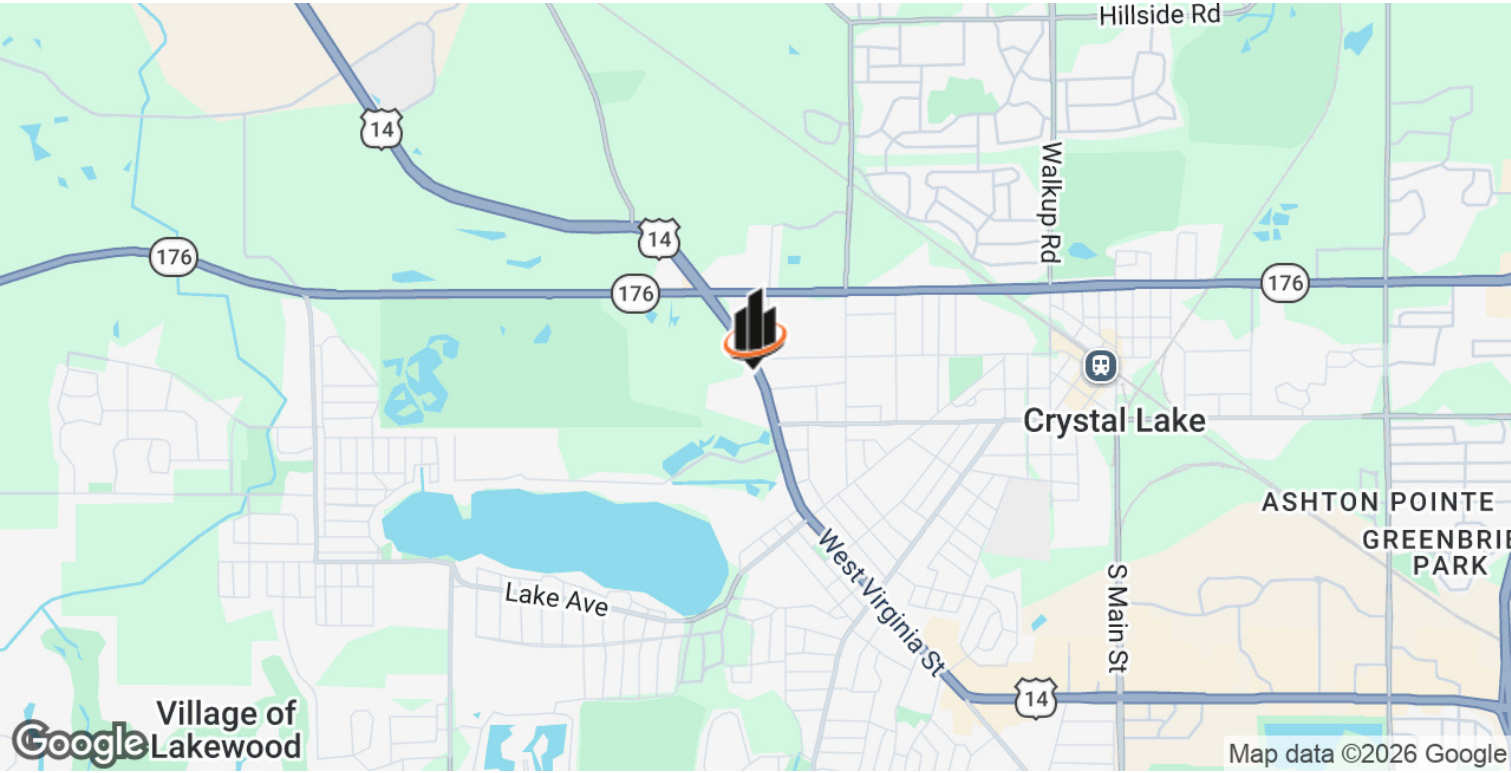


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LOCATION MAPS



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RETAILER MAP

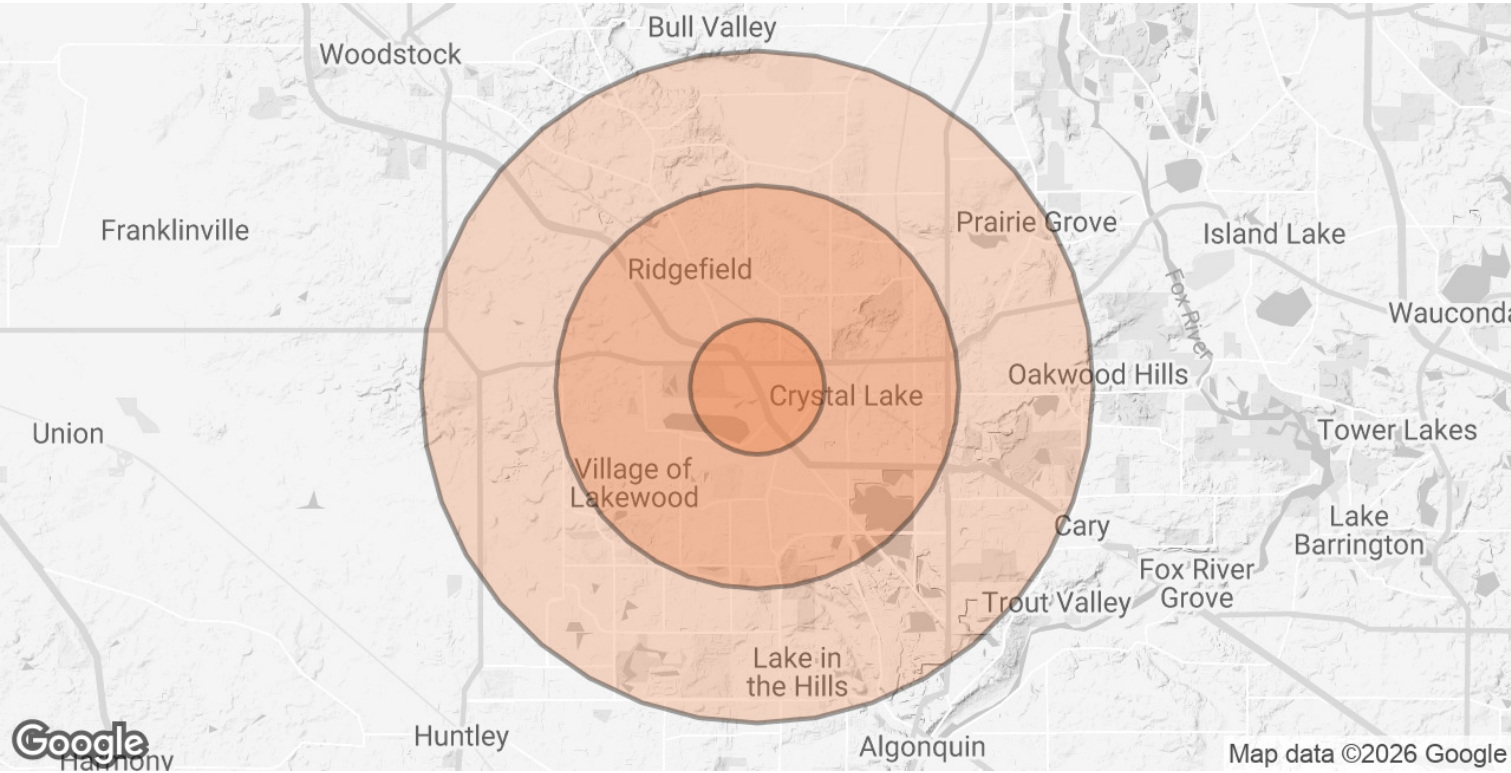


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,370	43,927	104,734
AVERAGE AGE	41.0	40.9	40.3
AVERAGE AGE (MALE)	42.8	40.2	39.1
AVERAGE AGE (FEMALE)	40.8	41.5	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,176	15,900	37,702
# OF PERSONS PER HH	2.5	2.8	2.8
AVERAGE HH INCOME	\$129,706	\$133,375	\$135,306
AVERAGE HOUSE VALUE	\$299,250	\$338,364	\$329,087

2023 American Community Survey (ACS)

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