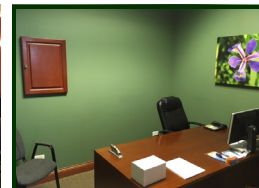


## FOR SALE OR LEASE

### Office Condo's 3,125 SF (5 combined units)

Beautifully built out office (5 combined units) with (6) private offices, (8) semi-private office spaces, large conference/ seminar room, Kitchenette and (4) potential entrances. Ideal for sales office or attorney office. Audio/video equipment is not included but can be sold separately. See layout.

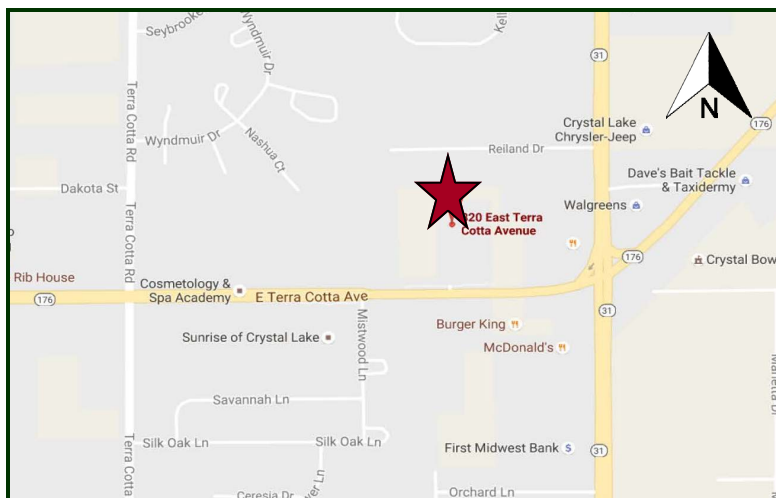


#### PROPERTY SPECIFICATIONS

Description:	Office Condos
Building Size:	3,125 SF
Year Built:	2002
HVAC System:	GFA, Central A/C
Electric:	100 amp (x3)
Sprinklered:	Yes
Washrooms:	2 (handicap accessible)
Flooring:	Tile / Carpet
Ceiling Height:	9'6"
Possession:	Negotiable
Parking:	Common
Sewer: City	Water: City
Zoning:	O
Real Estate Taxes:	\$10,834.20 (2015) (included in rent)
CAM:	\$600/mo. (Tenant pays)
Lease Term:	3-5 years
Lease Price:	\$16 psf Modified Gross
Sale Price:	\$437,500 (\$140 psf)

LoopNet: S:20054104  
L:20054119

MLS: 09386599



**Directions:** Route 31 west on E. Terra Cotta (Route 176) to 820 East office park (to end of street, take a right)

**PIN:** 14-34-178-093,094,096,098,100

November 8, 2016

*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.*

- Industrial
- Commercial
- Office
- Land
- Business

820 E. Terra Cotta (Route 176)  
 Suites 237, 238, 240, 242, 244  
 Crystal Lake, IL 60014

