

## FOR SUBLEASE

### Office Space / Building 3,574 - 22,864 SF

Modern masonry 2-story class A office building with elevator, available for sublease. Divisible as small as 3,574 SF with increments of 5,881 SF, 7,900 SF, 10,165 SF and 12,841 SF. Combination of open areas and private offices (see floor plan). Below market rate sublease through 9/30/22. Monument signage available. Visit Premier Commercial Realty website to see more listings.



MLS: 09864559

PROPERTY SPECIFICATIONS	
Description:	2-story office
Building Size:	22,864 SF
Land Size:	1.8 Acres
Year Built:	1990
HVAC System:	GFA rooftop units
Electric:	1200 amps
Sprinklered:	Yes
Washrooms:	2 per floor
Flooring:	Carpet/Tile
Ceiling Height:	8'6"
Possession:	Negotiable
Parking:	84
Sewer:	City
Water:	City
Zoning:	I-1
Real Estate Taxes:	\$72,822.72 (\$3.19 psf) (2016)
CAM:	\$1.00 psf (est.)
Lease Term:	Thru 9/30/22
Lease Price:	See Table

RENT SCHEDULE	
Entire Building	\$7.90 NNN
One Floor	\$8.90 NNN
Increments	\$9.90 NNN



**Directions:** Route 31 to Prime Parkway. West to corner of Prime and Corporate Drive.

**PIN:** 14-10-251-008

March 27, 2018

*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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9225 S. IL Route 31  
Lake in the Hills, IL 60156  
Office: 847-854-2300  
Fax: 847-854-2380

**Bruce Kaplan** - Senior Broker  
Office: 847-854-2300 Ext. 20  
Cell: 847-507-1759  
[BruceK@PremierCommercialRealty.com](mailto:BruceK@PremierCommercialRealty.com)

**Kevin Kaplan** - Broker Associate  
Office: 847-854-2300 Ext. 13  
Cell: 309-261-0920  
[KevinK@PremierCommercialRealty.com](mailto:KevinK@PremierCommercialRealty.com)



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4500 W. Prime Parkway  
McHenry, IL 60050





