

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.

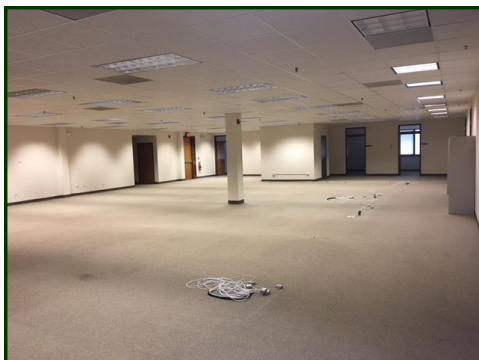
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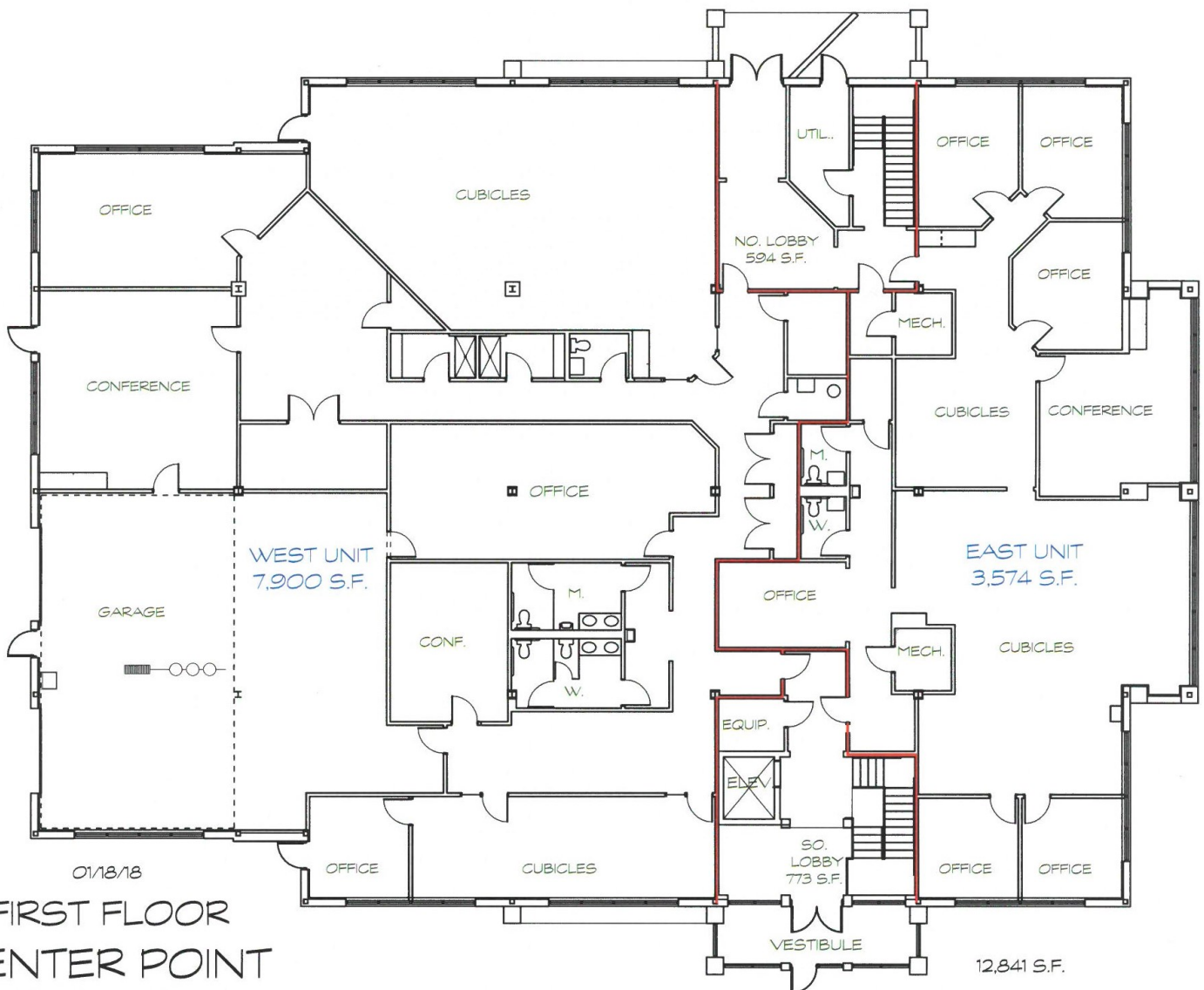
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4500 W. Prime Parkway
McHenry, IL 60050



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SECOND FLOOR
CENTER POINT

4500 PRIME PKWY. - MCHENRY, IL