

## Retail Space/ Office Space/ Small Office Suites

- Endcap Location directly on Rt. 31-2,450 SF
- Turnkey Office Suites
- Endcap with overhead drive in door

## FOR LEASE PROPERTY SPECIFICATIONS

<b>Description:</b>	Commercial Strip Center
<b>Building Size:</b>	61,785 SF
<b>HVAC System:</b>	Roof Top
<b>Power:</b>	200 Amps
<b>Wash Rooms:</b>	1-2 Per Unit
<b>Floor:</b>	Concrete/Carpet
<b>Ceiling Height:</b>	12'
<b>Parking:</b>	350+
<b>Sewer/Water:</b>	City/City - Included
<b>Gas/Electric:</b>	Metered-Tenant Pays
<b>Zoning:</b>	Neighborhood Center
<b>Possession:</b>	30 Days
<b>Real Estate Taxes:</b>	\$1.28 PSF - Included
<b>CAM:</b>	\$3.31 PSF - Included
<b>Lease Term:</b>	3 Year Minimum
<b>Lease Price:</b>	\$14.50 - \$18.60 PSF Gross

**End Cap Available**



## AVAILABLE SPACE

**Unit 767-** 1,225 SF, \$1,500 gross/month

**Unit 743-** Office Suites starting at 100 SF, \$395 gross/month

**Unit 739-** 1,400 SF, \$1700 gross/month

**Unit 705-** 2,450 SF, endcap, open area, \$3,800 gross/month

**Unit 665-667-** 3,300 SF, oversized front office, small interior office, remaining open floor plan and overhead drive in door, \$4,400 gross/month

**Unit 659-** 1,650 SF, 2 private offices, kitchenette, turnkey, \$2,165 gross/month

**Unit 649-** 1,600 SF Corner Unit, \$2,000 gross/month

**Units 631-635** - 2,000 SF up to 7,000 SF office/showroom

## Presented By:

**Linda Kost**  
Senior Broker/Partner  
847.910.8820  
LKost@realtymetrix.com

**Dave Schmidt**  
Managing Broker/Partner  
847.404.3851  
DSchmidt@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive  
Suite 201  
Algonquin IL 60102





## Presented By:

**Linda Kost**  
Senior Broker/Partner  
847.910.8820  
LKost@realtymetrix.com

**Dave Schmidt**  
Managing Broker/Partner  
847.404.3851  
DSchmidt@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive  
Suite 201  
Algonquin IL 60102







## Presented By:

**Linda Kost**  
Senior Broker/Partner  
847.910.8820  
LKost@realtymetrix.com

**Dave Schmidt**  
Managing Broker/Partner  
847.404.3851  
DSchmidt@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive  
Suite 201  
Algonquin IL 60102

