

## Retail Space/ Office Space

### FOR LEASE PROPERTY SPECIFICATIONS

<b>Description:</b>	Commercial Strip Center
<b>Available Spaces:</b>	1,220 - 6,500 Square Feet Plus Small Office Spaces
<b>Building Size:</b>	61,785 SF
<b>HVAC System:</b>	Roof Top
<b>Power:</b>	200 Amps per Unit
<b>Wash Rooms:</b>	1-2 Per Unit
<b>Floor:</b>	Concrete/Carpet
<b>Ceiling Height:</b>	10' - 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>	Immediate
<b>Real Estate Taxes:</b>	\$1.66 PSF
<b>CAM:</b>	\$3.34 PSF
<b>Lease Price:</b>	Suite 705 - 14.00 PSF Net Other Suites - \$11.00 PSF Net

**2,450 SF End Cap on Rt. 31**



### PROPERTY OVERVIEW

- Outstanding location on Rt 31, 1 mile north of I-90, with direct visibility to road
- Dual signage opportunity
- Digital monument sign available for tenant use
- Co-tenancy includes Century Electronics, Gilbert's Kitchen, Dixon Dance, Dominick's Pizzeria & Italian Restaurant and Buck Stop Archery
- Terrific traffic counts: 28,600 VPD on Rt. 31

### Presented By:

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2390 Esplanade Drive  
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Algonquin, IL 60102



MINUTES TO SPRING HILL MALL



MINUTES TO I-90

## SPACE AVAILABLE

### UPPER BUILDING

<b>Unit 705</b>	2,450 SF
<b>Unit 745-749</b>	1,600 - 3,775 SF
<b>Unit 751</b>	1,225 SF
<b>Unit 757</b>	1,220 SF

### LOWER BUILDING

<b>Unit 647-649</b>	1,550 - 3,100 SF
<b>Unit 661-667</b>	1,625 - 6,500 SF

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Retail Ready



Endcap with overhead door



Hardwood & New Carpet



Upper Building



Lower Building

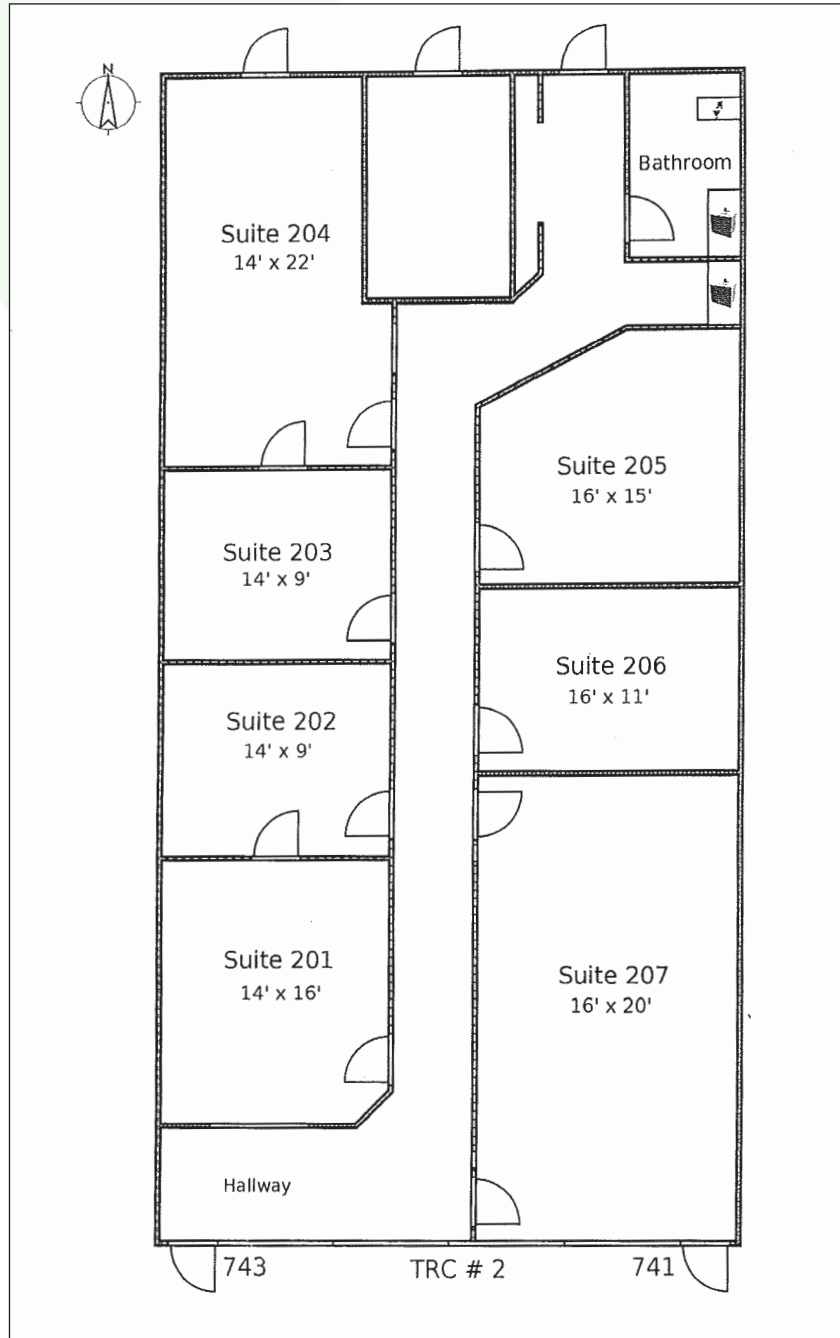
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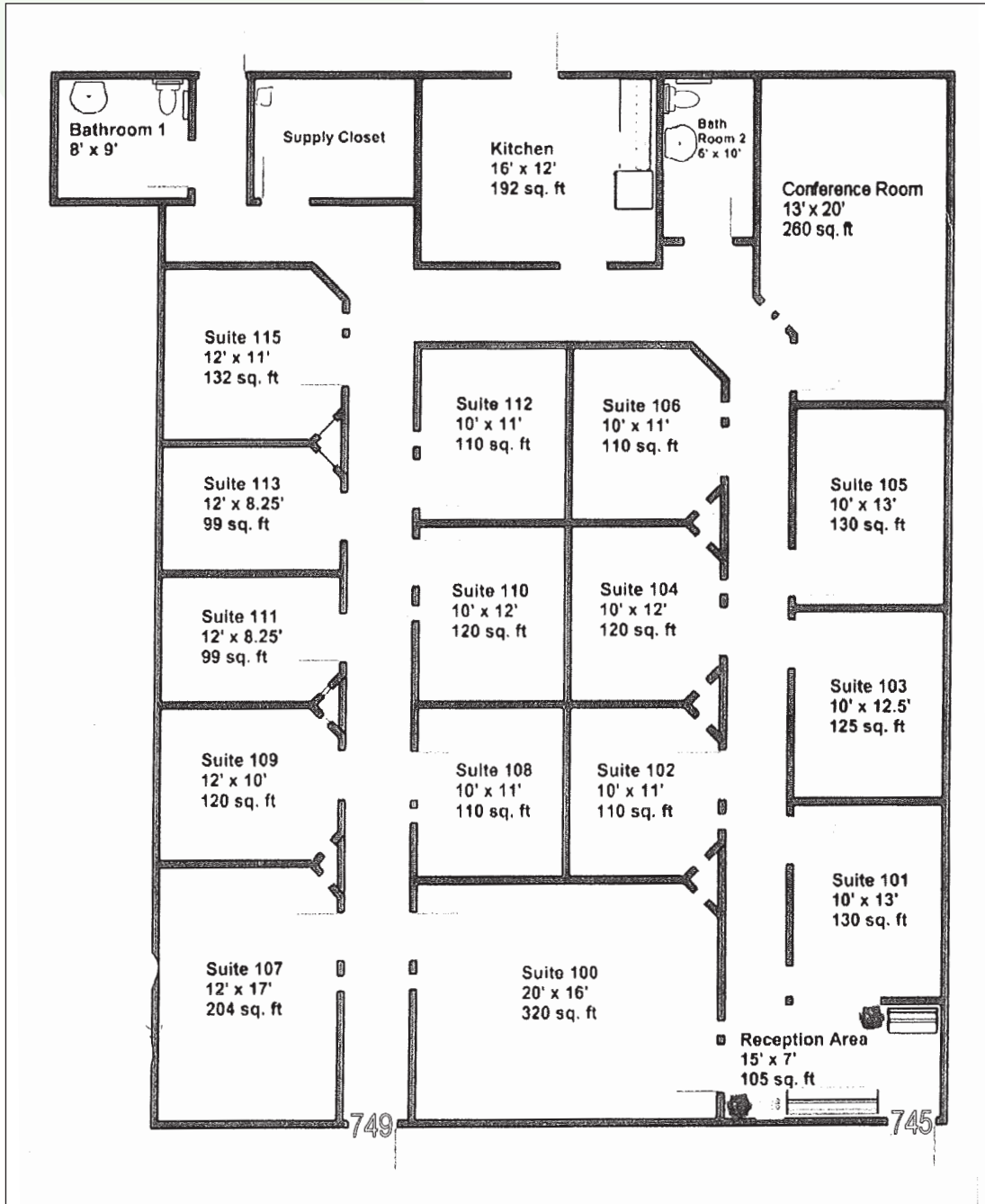
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