

## FOR LEASE RETAIL/OFFICE SPACE

### PROPERTY SPECIFICATIONS

**Description:** Retail/Office

**Space Available:** 3,200 SF, with bonus basement

**HVAC System:** Yes

**Power:** 200 Amp

**Ceiling:** 13'8" 1st Floor

**Possession:** Immediate

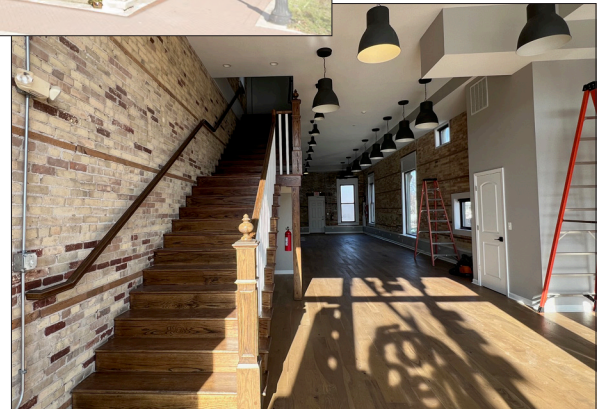
**Sewer/Water:** Village of West Dundee

**Zoning:** Business - Commercial

**Net Charges:** \$6.70 PSF (2024)

**Base Rent:** \$20.00 PSF

**LOFT FEEL - NEWLY RENOVATED!**



### PROPERTY OVERVIEW

- Great corner location on Rte 72, at a stop light, in the heart of downtown West Dundee
- Newly renovated with upscale finishes - loft feel
- 1st Floor is wide open, with kitchenette, two bathrooms, front and rear entrances, and wide staircase
- 2nd Floor has three private offices, one assistant's office, two bathrooms, open landing, lots of windows
- Bonus unfinished basement for storage, with 7' ceiling
- Village parking lot in rear of building
- Wired for Internet

#### LINDA KOST

Senior Broker

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## 1st Floor



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PROPERTIES

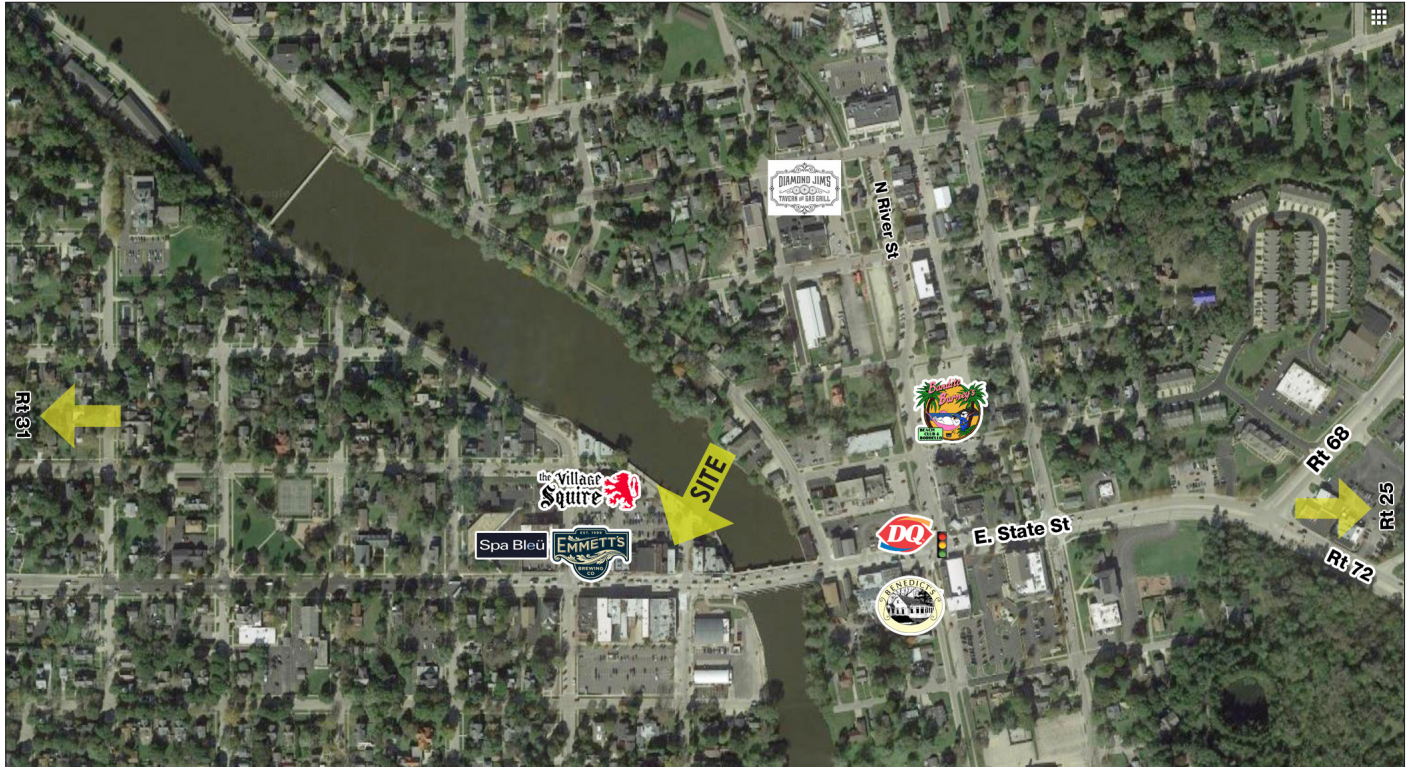
2nd Floor



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102 W. Main Street is located right on the main thoroughfare of West/East Dundee. West Dundee is an active community full of unique shops, restaurants and bars, as well as salons and services and several local parks. There are many festivals and activities throughout the year that stimulate the local economy and community participation. The 3-mile population is 54,196, with a median age of 38 and a median income of \$61,274.

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