

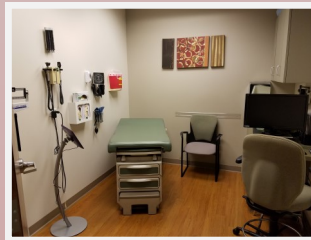
OFFICE FOR LEASE GREAT LOCATION

PROPERTY FEATURES:

- * Approx. 3,450 square feet available
- * Classy Professional Updated Interior
- * Ample Parking
- * Lease to Own Considered
- * Many Available Uses
- * Current Layout Ideal for Medical Office

DIRECTIONS:

From Rt. 45 & Washington St., West on Washington to Building on South Side.



**18931 W. Washington St.
Grayslake, IL 60030**

Asking

\$13.75 per square foot

Newer professional medical office space available immediately at \$13.75 per square foot gross! Suite 200 consists of 3,450 SF. The existing build out is ideal for medical or professional office. This classy brick building was constructed in 2004 with ample parking and professional landscaping. Suite 200 was built out in 2013 with plumbing in all exam rooms, group therapy room, large employee break room. Glass foyer entry with ability to reconfigure waiting room/reception area. Full curb cut on Washington Street located just west of State Route 45. Join DDS Rey Martinez and Women's Health Specialists with your medical or professional practice. Landlord searching for long term tenant relationship and will consider a lease to own scenario. Very aggressive gross lease pricing with landlord paying taxes/insurance and CAM. Short showing notice OK. Oral surgeon, medical specialist, therapist, physical rehab, professional office, etc... would be a good fit for this location.



Robert E. Frank, GRI
Robert E. Frank Real Estate, Inc.
P.O. Box 1111, Lake Villa, IL 60046
OFFICE: (847) 356-5263
CELL: (847) 508-5263
FAX: (847) 356-3311
RobertEFrankRealEstate@gmail.com
www.Facebook.com/RobertEFrankRealEstate

www.RobertEFrankRealEstate.com

ROBERT E. FRANK
REAL ESTATE &
847-356-LAND

RobertEFrankRealEstate.com

*All information is
Not Guaranteed*



Office/Tech
 Status: **NEW**
 Area: **30**
 Address: **18931 W Washington St Unit 200, Third Lake, IL 60030**
 Directions: **From Rt. 45 & Washington St., West on Washington to #**

MLS #: **10440636** List Price:
 List Date: **07/05/2019** Orig List Price:
 List Dt Rec: **07/05/2019** Sold Price:

Lease SF/Y: **\$13.75**
 Rented Price:
 Mthly. Rnt. Price:

Closed:
 Off Mkt:
 CTGF:
 County: **Lake**

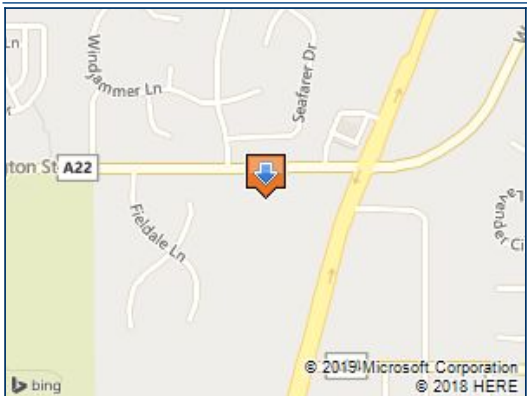
Contract:
 Concessions:
 List. Mkt Time: **1**
 Township: **Warren**
 PIN #: **(Map)** Multiple PINs:
 Blt Before 78: **No**

Year Built: **2004**
 Subtype: **Medical, Office, Technical/Research & Development** # Stories: **1**

Zoning Type: **Commercial** # Units: **3** Min Rent. SF: **3450**
 Actual Zoning: **CB** # Tenants: **2** Max Rent. SF: **3450**

Unit SF: **3450** (Leasable Area Units: **Square Feet**) Relist:

Mobility Score: **38 - Minimal Mobility.**
 List Price Per SF: **\$0** Sold Price Per SF: **\$0**



Lot Dimensions:
 Acreage: **2.3**
 Land Sq Ft:

Approx Total Bldg SF:
 Gross Rentable Area:
 Net Rentable Area:

Estimated Cam/Sf: **\$0**
 Est Tax per SF/Y: **\$4.97**
 Lease Type: **Gross**

Remarks: **Newer professional medical office space available immediately at \$13.75 per square foot gross! Suite 200 consists of 3,450 SF. The existing build out is ideal for medical or professional office. This classy brick building was constructed in 2004 with ample parking and professional landscaping. Suite 200 was built out in 2013 with plumbing in all exam rooms, group therapy room, large employee break room. Glass foyer entry with ability to re configure waiting room/reception area. Full curb cut on Washington Street located just west of State Route 45. Join DDS Rey Martinez and Women's Health Specialists with your medical or professional practice. Landlord searching for long term tenant relationship and will consider a lease to own scenario. Very aggressive gross lease pricing with landlord paying taxes/insurance and CAM. Short showing notice OK. Oral surgeon, medical specialist, therapist, physical rehab, professional office, etc... would be a good fit for this location.**

Approximate Age: **7-15 Years**
 Type Ownership: **Limited Liability Corp**
 Frontage Acc: **County Road**
 Docks/Delivery: **None**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **North Suburban**
 Location: **Mixed Use Area**
 Construction: **Brick**
 Building Exterior: **Brick**
 Foundation: **Concrete**
 Roof Structure: **Pitched**
 Roof Coverings: **Shingle Composition**
 Air Conditioning: **Central Air, Central Individual, Exhaust Fan/s**
 Heat/Ventilation: **Forced Air, Gas**
 Electrical Svcs: **Circuit Breakers, 201-600 Amps, 240V Power**
 Fire Protection: **Alarm Monitored, Alarm On Site, Fire Extinguisher/s, Hydrants On Site, Smoke or Fire Protectors**
 Current Use: **Commercial, Office and Research**
 Potential Use: **Commercial, Condominium, Office and Research, Divisible**
 Client Needs: **New Opportunity, Lease or Rent**
 Client Will: **Will Divide**

Misc. Outside: **Handicapped Access, Security Lighting**
 # Parking Spaces: **46**
 Indoor Parking:
 Outdoor Parking: **31-50 Spaces, Lighted, Paved, Private Lot**
 Parking Ratio:
 Misc. Inside: **Handicapped Access, Handicapped Equip Washroom/s, Heavy Floor Load, Multi-Tenant, Private Restroom/s, Pre-wired PC Network**
 Floor Finish: **Carpet, Vinyl**
 Extra Storage Space Available:
 Water Drainage: **Drain Tiles, Floor Drains, On Site Retention**
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances: **First Mortgage, Option to Lease**
 Backup Info: **Aerial Map, Demographics, Floor Plans and Specs, Tax Bill, Topographic Maps, Traffic Counts, Backup Package**
 Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Scavenger, Water/Sewer**
 Possession: **Negotiable**
 Sale Terms:
 Investment:
 Users:
 Electric Supplier: **Commonwealth Edison**

Financial Information
 Gross Rental Income:
 Total Income/Month:
 Total Income/Annual:
 Annual Net Operating Income:
 Net Operating Income Year:
 Cap Rate:

Real Estate Taxes:
 Tax Year:
 Total Annual Expenses:
 Expense Year:
 Expense Source:
 Loss Factor:

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
 CoList Broker: **More Agent Contact Info:**

Copyright 2019 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 10440636

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 07/05/2019 03:33 PM

EXHIBIT "A"

Avail Space (in White)

UNIT #200

Approx. 3,465 SQUARE FEET

