

OFFICE FOR LEASE

1425 MCHENRY RD-UNIT 102

1425 McHenry Road, Buffalo Grove, IL 60089



OFFERING SUMMARY

AVAILABLE SF:	1,580 SF
LEASE RATE:	\$19.00 SF/yr (MG)
SPRINKLERED:	Yes
AVAILABLE DATE:	April 30, 2021
LEASE TERM:	36+ months

PROPERTY OVERVIEW

Buildout for professional requiring reception area, private office and conference room, plus in unit private bathroom. Building offers public restrooms on each floor and elevator access to LL secure storage area for individual unit owners. Plenty of open parking with rear parking for principals. Join other professional businesses and medical offices in this very well maintained Office Complex. Contact Joe H with questions and to schedule your tour, 24 hour notice requested.

PROPERTY HIGHLIGHTS

- Professional Office Complex
- First Floor Unit offers easy access
- In Unit Private Bathroom plus restrooms on each floor
- Includes basement secure storage area
- City Water/Sewer
- Rate Includes CAM & Taxes; Modified Gross w/Tax Stop

KELLER WILLIAMS ONECHICAGO
8750 W. Bryn Mawr,
Suite 110E
Chicago, IL 60631

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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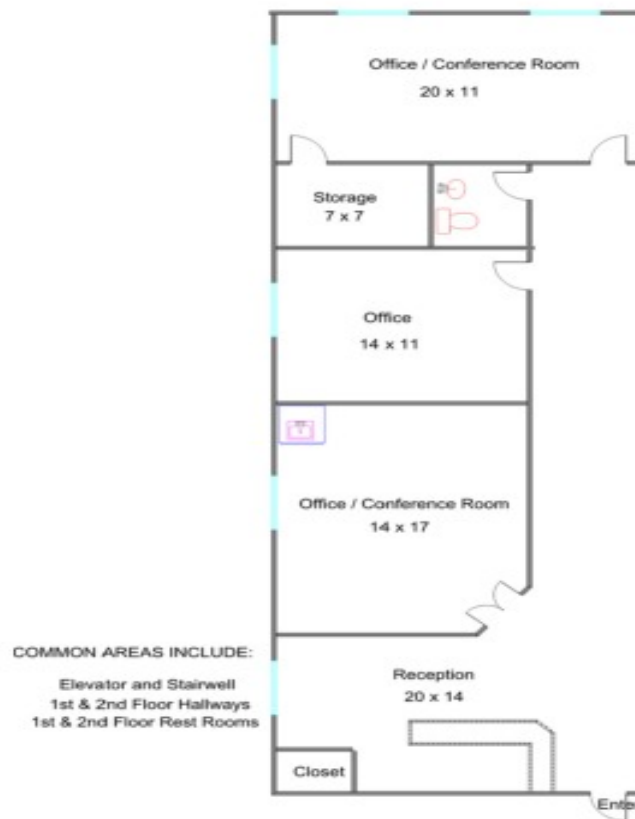
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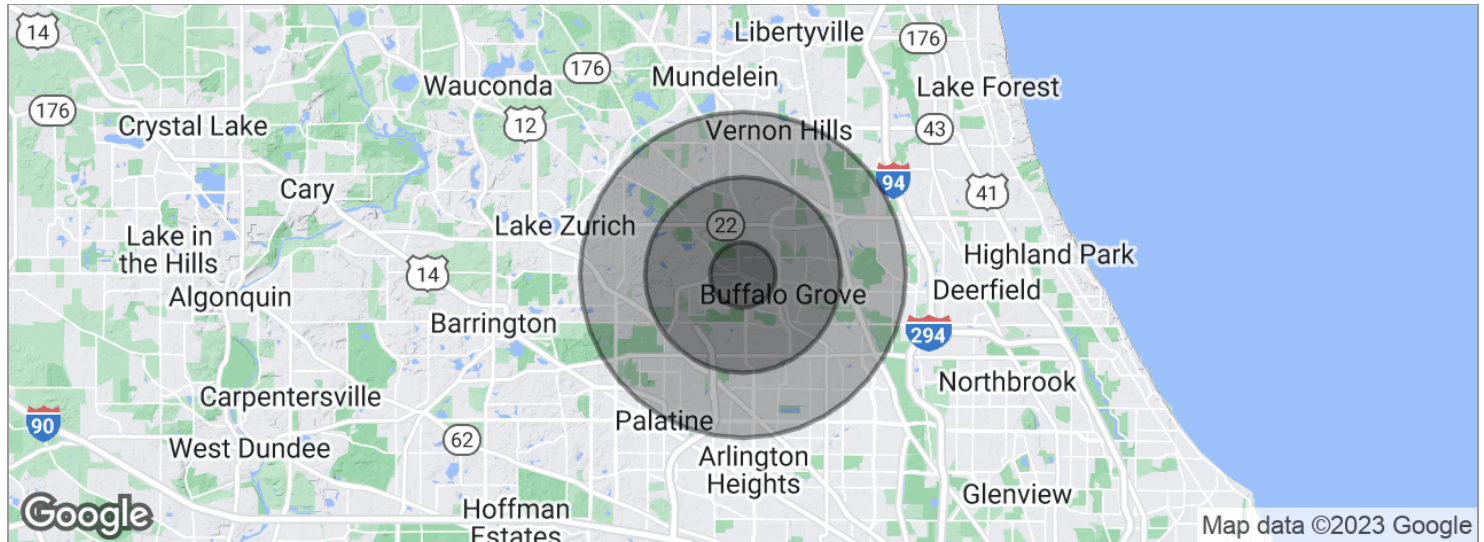
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,507	84,295	221,256
Median age	42.0	39.3	39.0
Median age (male)	41.0	38.3	37.8
Median age (Female)	42.4	40.7	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,668	30,751	82,468
# of persons per HH	2.8	2.7	2.7
Average HH income	\$135,857	\$111,307	\$103,035
Average house value	\$461,159	\$412,465	\$385,580

** Demographic data derived from 2020 ACS - US Census*

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