

# OFFICE BUILDING FOR LEASE

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338 MEMORIAL DR.

CRYSTAL LAKE, IL 60014

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**BRIAN PROPERTIES, INC.**

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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Building Size:	8,050 SF
Available SF:	1,871 SF
Rental Rate:	\$19.00 SF/yr (MG)
Parking Ratio:	5.59 per 1,000
Zoning:	M PUD - Manufacturing (PUD)
Expense Stops:	\$14,875
Tax Stops:	\$30,126

### PROPERTY OVERVIEW

The subject property is a Class B office property located in Crystal Lake, IL. The property features three units, with two occupied, providing a stable tenant roster. Additionally, one first floor 1,871 rentable square foot space is available for lease. The property is well-maintained and offers plenty of parking. With its convenient location, the property is perfect for businesses looking for a Class B office space in Crystal Lake.

### LOCATION OVERVIEW

The subject property is located in the far northwest suburb of Crystal Lake, 48 miles outside of downtown Chicago. The subject property is located just north of heavily trafficked Route 14 and a mere 1.4 miles from downtown Crystal Lake and is between the Pingree Rd. and Crystal Lake Metra stations.

### PROPERTY HIGHLIGHTS

- The unit can be turnkeyed to save time and hassle on move-in
- Plenty of parking in the front and rear of the building
- Private entrance to the available unit
- Pylon signage available

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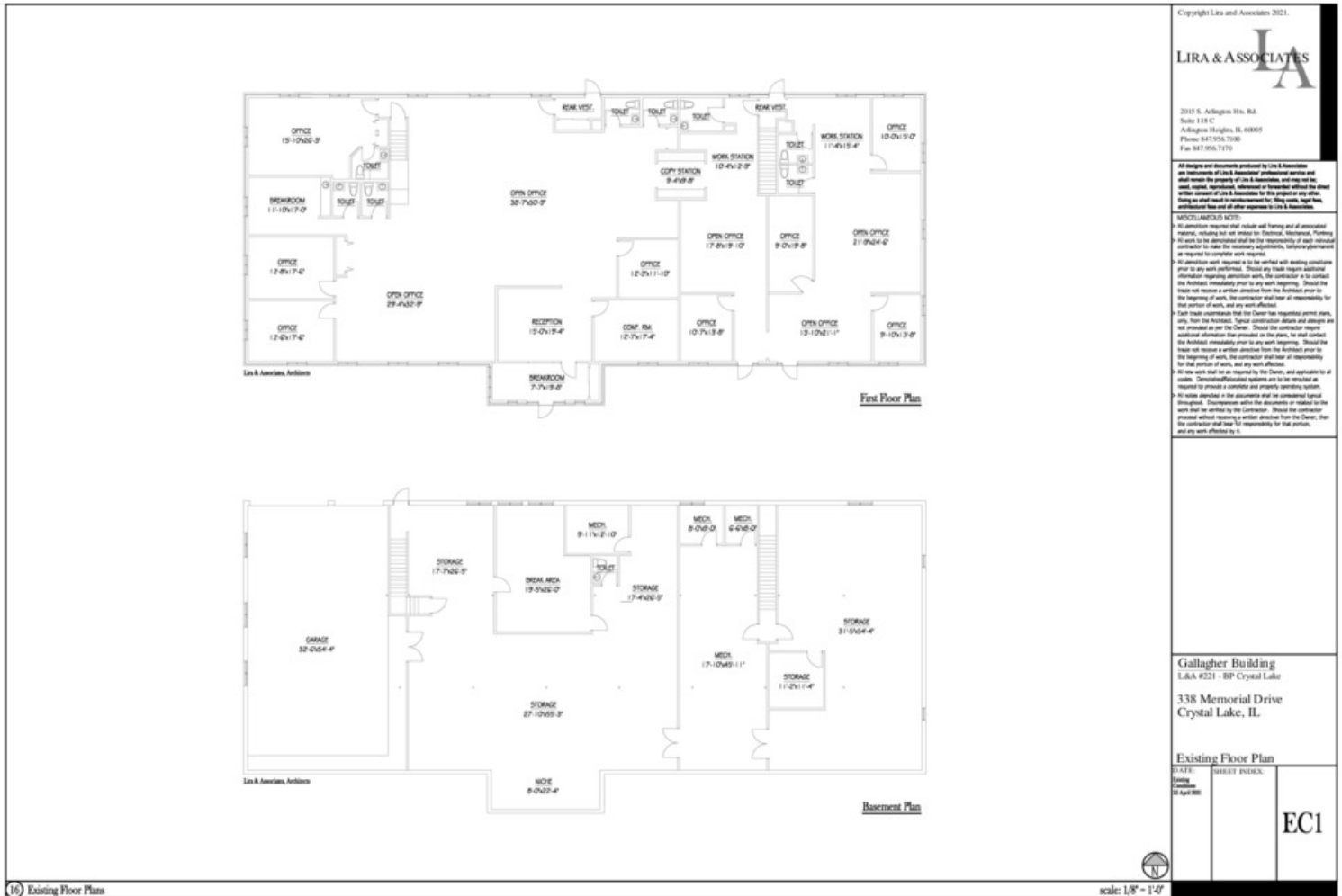
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# AVAILABLE SPACES

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
C	1,871 SF	\$19.00 SF/yr			\$2,962	Modified Gross	

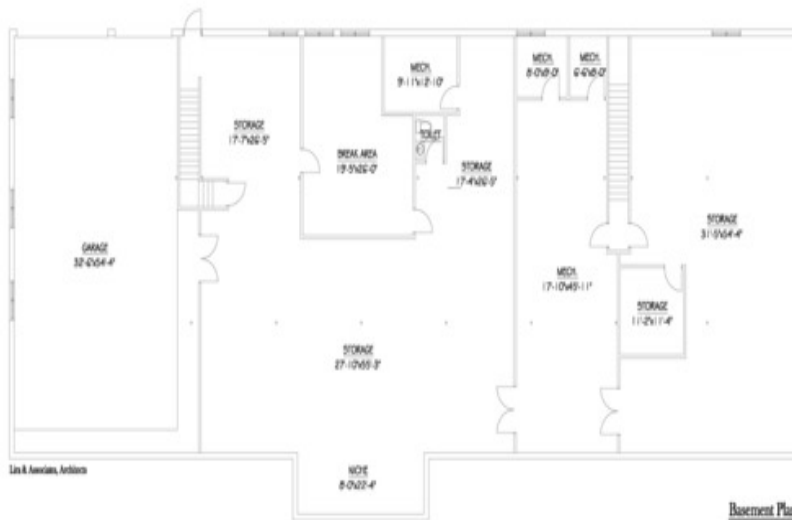
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## ADDITIONAL PHOTOS

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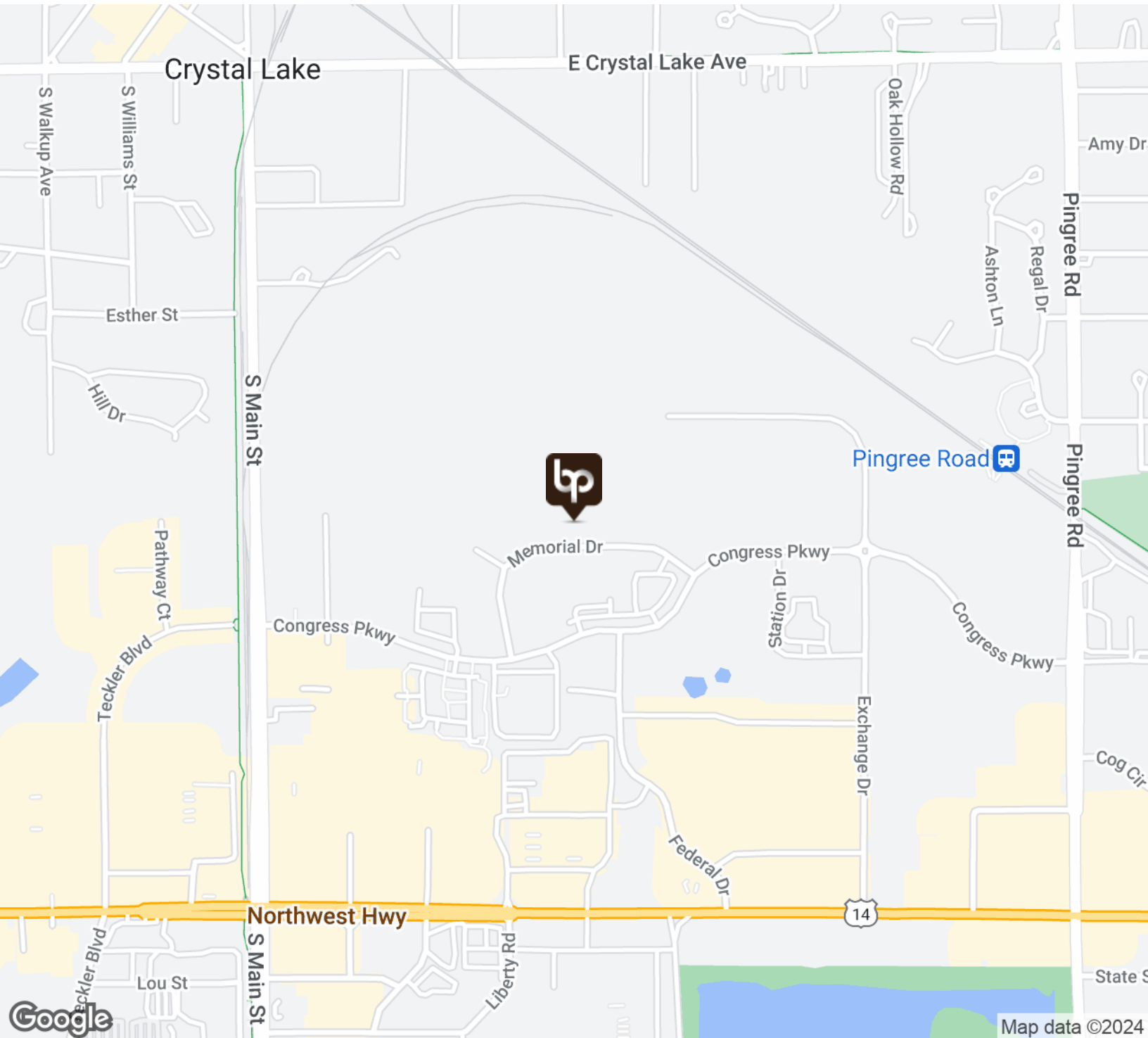
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## LOCATION MAP

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