

RE/MAX AT HOME

Basel Tarabein — (847) 255-1000 Ext: 237

Office Property For Lease

# 1120 Rand Rd, Wauconda

1120 Rand Rd, Wauconda, IL 60084



Total Space Available: **6,700 SF**  
 Rental Rate: **\$15 /SF/Year**  
 Property Type: Office  
 Property Sub-type: Office Building  
 Additional Sub-types: Office Showroom  
 Medical Office  
 Office-R&D  
 Building Size: 13,000 SF  
 Lot Size: 3 AC

Last Verified 9/6/2009  
 Listing ID 16288448

## 1 Space Available

Display Rental Rate as [Entered](#)

Space 1	Space Available:	<b>6,700 SF</b>
	Rental Rate:	<b>\$15 /SF/Year</b>
	Space Type:	Office Building
	Min. Divisible:	6,700 SF
	Max. Contiguous:	5,400 SF

## Description

Fantastic location with a great visibility on Rand Rd. Located next door to Prate Roofing. The space was used as a "Builder's Design Center" showroom. owner is willing to modify the space tp suit the tenant's needs. The rental price included taxes, exterior maintenance, snow removal, lawn care... etc. This is a fantastic value for your money. Perfect location for retail showroom, office, medical office.. etc. EZ to show.

Located on busy Rand Rd. with great visilbity and sinage. over 45000 cars passing by every day. Located right on Rand Rd. between Bonner and Route 176.

Created 6/22/2009

Marling Management Inc.

Matt Marling — (847) 249-8322

Office Property For Lease

# THE WAUCONDA PROFESSIONAL CENTER

218 S. Main Street, Wauconda, IL 60084



Total Space Available: **625 SF**  
 Rental Rate: **\$1,100/Month**  
 Property Type: Office  
 Property Sub-type: Office Building  
 Building Size: 6,800 SF  
 Building Class: B

Last Verified 9/3/2009  
 Listing ID 15877943

## 1 Space Available

Display Rental Rate as [Entered](#)

Space 1	Space Available:	<b>625 SF</b>
	Rental Rate:	<b>\$1,100 /Month</b>
	Space Type:	Strip Center

## Highlights

- SMALL TO MIDSIZED UNITS AVAILABLE WITH GREAT EXPOSURE ON MAIN STREET
- FORMER AMERICAN FAMILY INSURANCE UNIT WITH CLASSY BUILD OUT
- ONE TO TWO PERSON OFFICES FOR \$250.00 PER MONTH TOTAL
- GROSS LEASES WITH UTILITIES INCLUDED IN THE MONTHLY RENT
- PROFESSIONAL LOOKING, WELL MAINTAINED COMMON AREAS
- STREET PARKING PLUS ADDITIONAL PARKING LOCATED IN REAR OF BUILDING

## Description

The Wauconda Professional Center offers small office and retail units in a well managed down town Wauconda location. The center offers a great opportunity for any small to mid-sized business owner in need of a formal, professional office or retail location. Call today and free yourself from rising utility costs!!!

The Wauconda Professional Center is located in downtown Wauconda just south of route 176.

Created 9/3/2008

# Property Details for Listing # 06767378

201 S MAIN ST  
Wauconda, IL 60084  
Price: \$0

Type: Retail Stores  
County: Lake



#### PROPERTY DETAILS:

**Remarks:** 1334 SQUARE FEET ON MAIN STREET. HIGH CEILINGS, HARDWOOD ADA BATHROOM. NEXT TO FRANK'S KARMA CAFE & IL TORTUFO BIANCO RESTAURANT. MUNICIPAL PARKING ACROSS STREET AND PARKING LOT IN REAR. HIGH TRAFFIC AREA ACROSS FROM BANG'S LAKE.

**Area Number:** 84

#### FINANCIAL INFORMATION:

**Lease Price:** \$15



Courtesy of COLDWELL BANKER RESIDENTIAL

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## Store Front For Lease \$975 per month

The web address for this property is:


<http://www.RyanRealtors.com/119smainstreet>

**\$975**

**Description:**

Retail store front or could be used as an office. Located in downtown Wauconda! Great exposure! \$975 per month, gross lease.

<b>Location:</b>	Wauconda, IL
<b>New or Resale:</b>	Resale
<b>Type:</b>	Retail/Stores
<b>Price:</b>	\$975
<b>Address:</b>	119 South Main Street
<b>City/St:</b>	Wauconda, IL
<b>Zip Code:</b>	60084
<b>Bedrooms:</b>	0
<b>Square Footage:</b>	1000
<b>MLS#</b>	07007673

 **Special Links**

The following Special Links for this property are available online:

[Neighborhood Walk](#)



**The Ryan Team**  
**Ryan and Company Realtors**  
 206 S Main St  
 Wauconda, IL 60084  
 847 526 0300 Fax: 847 526 0380  
 Email: [ryanresults@aol.com](mailto:ryanresults@aol.com)

[www.RyanRealtors.com](http://www.RyanRealtors.com) is brought to you by The Ryan Team

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### For Lease

The web address for this property is:  
<http://www.RyanRealtors.com/363nmainstreet>

**\$1,700**

**Description:**

Medical office space 1,700 square feet. Just down the street from Wauconda High School and Business District. \$1,700 per month. Gross lease. Perfect for single practitioner looking to establish a community based private practice. Ample parking.

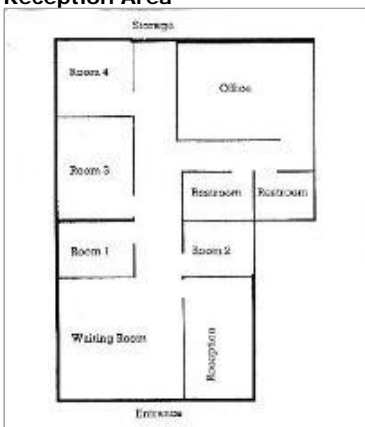
<b>Location:</b>	Wauconda, IL
<b>New or Resale:</b>	Resale
<b>Type:</b>	Office/Tech
<b>Price:</b>	\$1,700
<b>Address:</b>	363 North Main Street
<b>City/St:</b>	Wauconda, IL
<b>Zip Code:</b>	60084
<b>Bedrooms:</b>	0
<b>Square Footage:</b>	1700
<b>MLS#</b>	07076375
<b>Listing Agent and Office:</b>	Vince Serpico, Ryan and Company



Reception Area



Exam Room



**Floor Layout**

**Special Links**

The following Special Links for this property are available