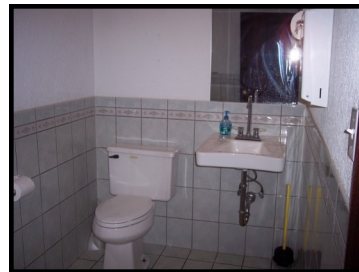


Office Space For Lease

ROBERT E. FRANK
REAL ESTATE
847-356-LAND
RobertEFrankRealEstate.com

45 W. Route 120, Hainesville, IL 60030



**Robert E. Frank, GRI
Owner / Broker**

**P.O. Box 1111
Lake Villa, IL 60046**

**Phone: 847-356-LAND x11
Fax: 847-356-3311
Cell: 847-508-LAND (5263)**

**E-mail:
robertefrankrealestate@gmail.com
Landman5263@aol.com**

**We're on
the Web!**

Features:

- *Approx. 1,600 Square Ft.*
- *Elegantly Appointed*
- *Signalized Intersection*
- *High Traffic Count*
- *Convenient Location*

*Property is located on Route 120
just West of Hainesville Rd. at
Route 134 intersection.*

All Information is not Guaranteed

\$12.00 PSF modified gross

Approx. 1,600 sf of professional office space at only \$12 PSF available located on busy Route 120! Perfect place for your new office. Open floor plan!! Landlord will finish office space for your company needs. 4' x 8' signage on building and 4' x 4' signage on marquee. Warehouse space also available. Must see!! Available immediately!!

Landlord says make an offer!

www.robertefrankrealestate.com



Office/Tech
 Status: **NEW**
 Area: **30**
 Address: **45 W Belvidere RD , Hainesville, Illinois 60030**
 Directions: **Located at busy intersection of Rt. 120 & Rt. 134 opposite Walgreens**
 Sold by:
 Closed:
 Off Mkt:
 CTGF:
 County: **Lake**
 Coordinates: **N:34 W:32**
 Year Built: **1982**
 Subtype: **Office**
 Zoning Type: **Commercial**
 Actual Zoning: **C**

MLS #: **07792067**
 List Date: **04/28/2011**
 List Dt Rec: **04/28/2011**
 Contract:
 Points:
 List. Mkt Time: **1**
 Township: **Avon**
 PIN #:
 Blt Before 78: **No**
 # Stories: **1**
 # Units:
 # Tenants: **1**

List Price:
 Orig List Price:
 Sold Price:
 Lease SF/Y: **\$12**
 Rented Price:
 Mthly. Rnt. Price:
 Subdivision:
 Multiple PINs:
 Min Rent. SF: **1600**
 Max Rent. SF: **13400**

Lot Dimensions:
 Acreage: **2.06**
 Land Sq Ft:
 Approx Total Bldg SF:
 Gross Rentable Area:
 Net Rentable Area:
 Estimated Cam/Sf: **0**
 Est Tax per SF/Y: **0**
 Lease Type: **Gross**

Remarks: **Approx. 1,600 sf of professional office space at only \$12 PSF available located on busy Route 120! Perfect place for your new office. Landlord will finish office space for your company needs. 4' x 8' signage on building and 4' x 4' signage on marquee. Warehouse space also available. Must see!! Available immediately!! Landlord says make offer!**

Approximate Age: **26-35 Years**
 Type Ownership: **Land Trust**
 Frontage Acc: **US Highway**
 Docks/Delivery: **None**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **East/West Corridor, North Suburban**
 Location: **Central Business District**
 Construction: **Concrete, Steel, Other/Unknown**
 Building Exterior:
 Foundation: **Concrete**
 Roof Structure: **Pitched**
 Roof Coverings: **Metal**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Forced Air, Gas**
 Electrical Svcs: **201-600 Amps, 3 Phase**
 Fire Protection: **Alarm Monitored, Fire Extinguisher/s, Smoke or Fire Protectors**
 Current Use: **Commercial, Office and Research**
 Potential Use: **Industrial/Mfg, Office and Research, Retail**
 Client Needs: **Lease or Rent**
 Client Will:
 Misc. Outside: **Security Lighting**
 # Parking Spaces: **50**
 Indoor Parking:
 Outdoor Parking: **31-50 Spaces**
 Misc. Inside: **Heavy Floor Load**
 Floor Finish: **Carpet**
 Extra Storage Space Available: **Yes**
 Water Drainage: **Storm Sewers**
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Well-Private**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info: **Aerial Map, Demographics, Survey Existing, Traffic Counts**
 Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Scavenger, Water/Sewer, Varies by Tenant**
 Possession:
 Sale Terms:
 Investment:
 Users:

Financial Information

Gross Rental Income/Month:
 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:

Agent Remarks:

Internet Listing: **All**
 VOW AVM: **Yes**
 Listing Type: **Exclusive Right to Lease**
 Coop Comp: **1/2 1ST MONTH'S RENT - \$75 (on Gross SP)**
 Information: **Show-Call Listing Office**
 Broker: **Robert E. Frank Real Estate (2412)**
 List Agent: **Robert Frank, GRI (11927)**
 Email: **robertfrankrealestate@gmail.com; Landman5263@aol.com**
 Co-lister:
 Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Address on Internet: **Yes**
 Other Compensation:
 Agent Owned/Interest: **No**
 Lock Box: **Metal Push Button**
 Special Comp Info: **None**
 Call for Rent Roll Info:
 Expiration Date:
 Team:
 Agent Addn'l Info:
 Ph #: **(847) 356-5263**
 Ph #: **(847) 356-5263**
 Agent Alt Ph #: **(847) 508-5263**
 Ph #:

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MLS #: 07792067

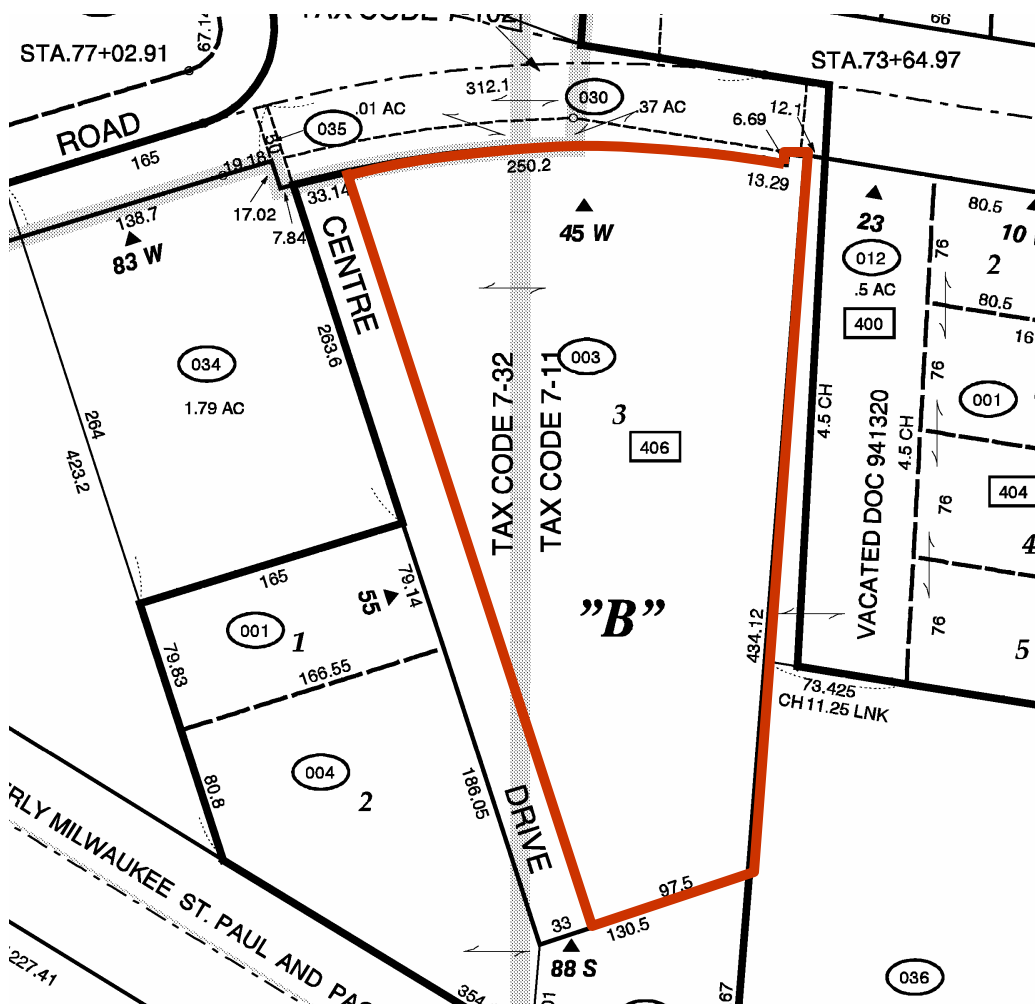
Prepared By: Robert Frank, GRI | Robert E. Frank Real Estate | 04/28/2011 05:33 PM

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Plat Map



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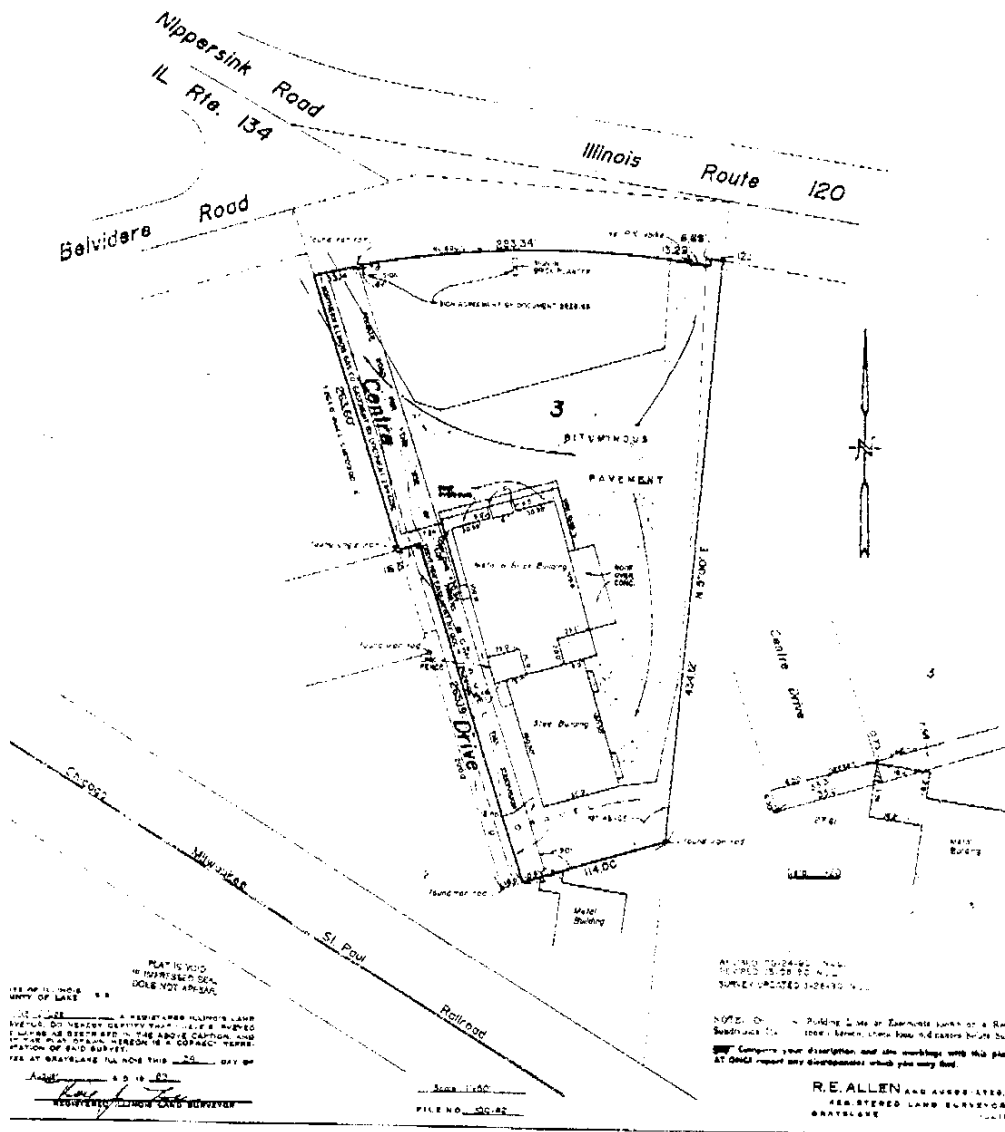
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Survey



Survey Available in Listing Office

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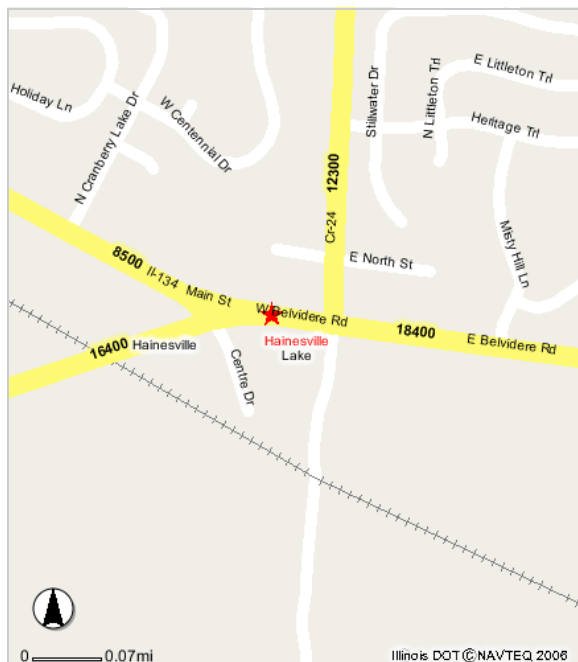
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Aerial



IDOT Traffic Count



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