

## 2,300 sqft Built Out Office Space on McLean Blvd

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Cornerstone Commercial Partners,  
LLC



**472 N McLean**  
Elgin, IL 60123

|                         |                      |
|-------------------------|----------------------|
| <b>County:</b>          | Kane                 |
| <b>Suite/Floor:</b>     | Suite 1              |
| <b>Space Type:</b>      | Office<br>Office-R&D |
| <b>Lease Type:</b>      | Modified Gross       |
| <b>Date Available:</b>  | Immediate            |
| <b>Space Available:</b> | 2,300 SF             |
| <b>Rental Rate:</b>     | \$12.75/SF/Year      |
| <b>Building Size:</b>   | 9,200 SF             |
| <b>Building Class:</b>  | A                    |
| <b>Year Built:</b>      |                      |
| <b>Status:</b>          | Available            |
| <b>LoopNet ID:</b>      | 16864630             |

<http://listing.loopnet.com/16864630>

### Space Description

#### Property Description

Great office building right on McLean Blvd. This main floor space is built out for a variety of uses. Waiting area, reception desk, and six or more office suites are all waiting for a chiropractor, physical therapist, educational, learning center, or similar use.

#### Location Description

Located right on McLean Blvd with incredible visibility. Directly across the street from Kimball Middle School.



- Large reception waiting area
- Kitchenette / Break Room
- 5 exam rooms
- File Room
- Office
- lab / equipment room

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