

**PRIME OFFICE SPACE  
\*AVAILABLE for LEASE\***

**Congress Professional Center II  
390 Congress Parkway – Crystal Lake, IL 60014**

<b>Available Space:</b>	<b>1,670 – 4,343 SF</b>
<b>Total Building Size:</b>	30,767 SF
<b>Construction Type:</b>	Masonry
<b>Stories:</b>	Single Story
<b>County:</b>	McHenry
<b>Year Built:</b>	2000
<b>Land Area:</b>	3.88 Acres
<b>Lighting:</b>	Fluorescent
<b>Power:</b>	200 AMP's
<b>Water / Sewer:</b>	City
<b>Car Parking:</b>	6 Cars / 1,000 SF
<b>HVAC:</b>	Rooftop Heat and AC Units
<b>Zoning:</b>	Commercial / Office / Medical
<b>Offered:</b>	For Lease
<b>Lease Rate:</b>	<b>\$16.00 / SF Gross</b>
<b>Occupancy:</b>	Immediate
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Excellent location just west of the Rt. 14 &amp; Rt. 31 intersection</li><li>• Professional Business Park in the Central Business District of Crystal Lake</li><li>• Immediate availability of units with new carpet and paint already installed</li><li>• Extensive Upgrades to the Building</li><li>• Expansive Window Line</li><li>• New Landscaping Installed</li><li>• Public Transportation Available</li><li>• Over Abundant Parking</li><li>• Excellent Labor Pool</li><li>• Professionally Managed</li></ul>

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