

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

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

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

**CONTACT: Rich Antczak, RECS / 630-747-5282
info@op2mize.com / www.op2mize.com**

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