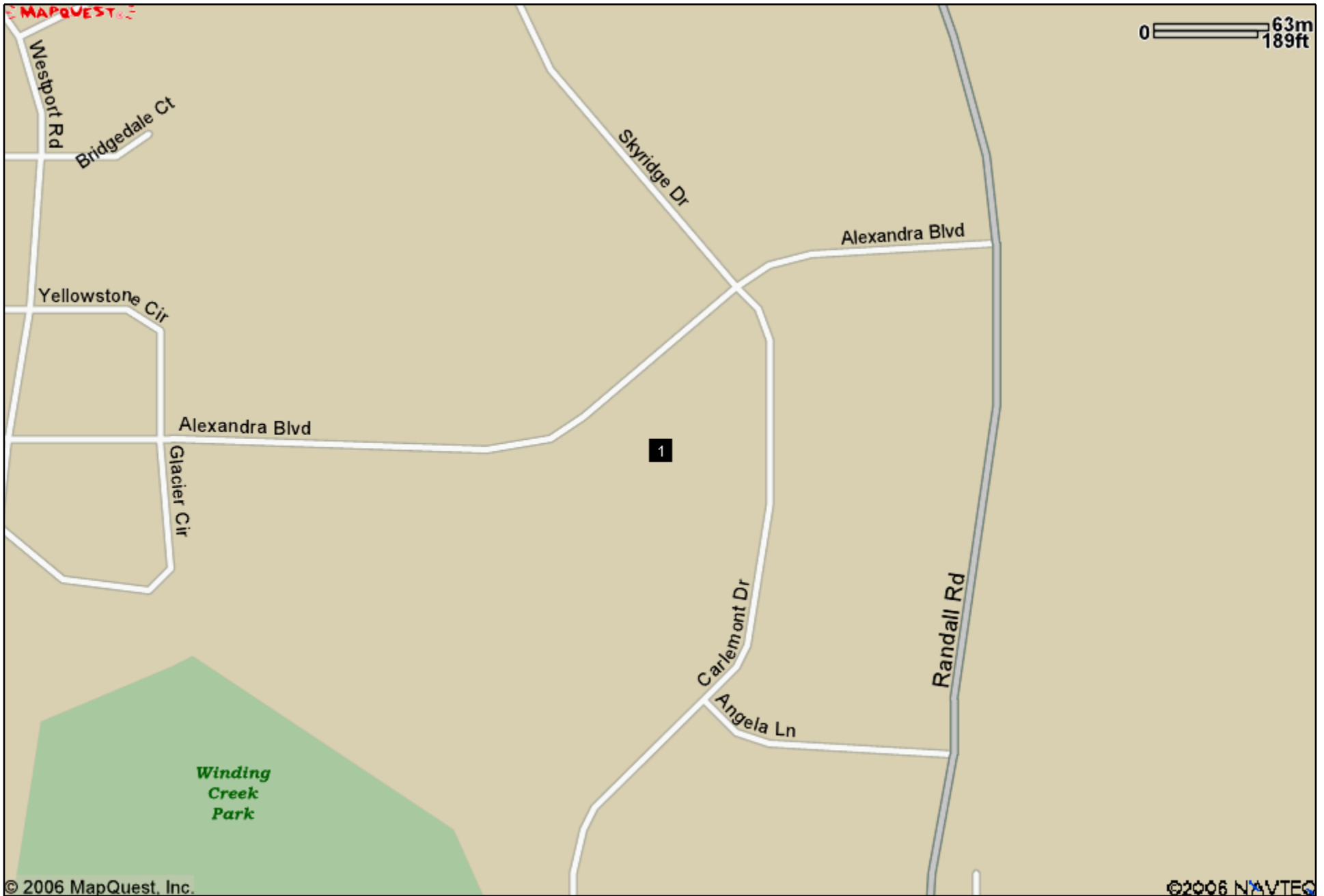

Sample Crystal Lake Retail



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1500 Carlemont Dr



Location: **SEC Carlemont Dr & Alexandra Blvd**
Northwest Office Cluster
Far Northwest Submarket
McHenry County
Crystal Lake, IL 60014

Center Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built Oct 2005**

Center Size: **15,938 SF**
 Typical Floor Size: **15,938 SF**
 Stories: **1**
 Land Area: **4.36 AC**
 Total Avail: **4,642 SF**
 % Leased: **84.5%**
 Total Spaces Avail: **3**
 Smallest Space: **1,226 SF**
 Bldg Vacant: **4032**

Developer: -
 Management: **Premier Commercial Realty**
 Recorded Owner: -

Expenses: **2006 Tax @ \$0.27/sf, 2005 Est Tax @ \$11.76/sf**

Parcel Number: **19-18-476-006, 19-18-479-001, 19-18-479-002,**
19-18-479-003

CAM: **\$1.75**
 Utilities: **Sewer - City**
 Loading Docks: -

Ceiling Height: **30'**

Cross Street: **Alexandra Blvd**
 Street Frontage: **469 feet on Alexandra Blvd**
429 feet on Carlemont Dr

Parking: **217 Surface Spaces are available; Ratio of 4.34/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite B	2,163	2,163	2,163	\$435,000	\$14.00N/nnn	Negotiable	3-5 yrs	Direct

1500 Carlemont Dr(cont'd)



Building Notes

*New single story retail/office condos with Randall Road exposure.

*Quality exterior finish with 30' high roof lines for greater visibility.

*Private entrances

*Ample common parking

*Unit sizes in increments of 1,300 sf.