



OFFICE/MEDICAL SPACE FOR LEASE

PLUM GROVE OFFICE CENTER | 4801-4811 EMERSON AVE, PALATINE



Recent Improvements:
 Parking Lot
 LED Lighting
 Restrooms
 Common Areas
 HVAC
 Fiber Optics

BUILDING FEATURES:

- 800 -4,170 SF Available Immediately For Lease
- New Common Areas, Restrooms and HVAC 2018
- Easy Access to Route 53/I-90 via Euclid
- Glass Atrium
- Abundant Parking & 24 Hour Access
- LED Lighting Throughout
- Fiber Optic Connectivity to Building
- Sprinklered Building
- Zoned C-1 Commerical District in Rolling Meadows
- High Speed Internet! TV Available via Comcast
- HVAC & 5-Day Janitorial is Included in RENT!
- Motivated Ownership Group
- Great Layouts for Immediate Occupancy
- **Rental Rate: \$14.00-\$15.75 PSF**

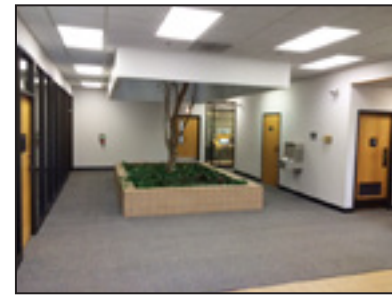
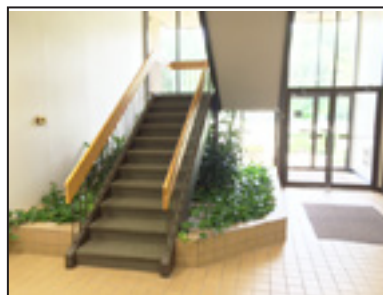
AVAILABLE SPACE

Building	Suite	Size (SF)	Floor Ctg
4801	102	1,200	2,200 SF
4801	112	4,170 SF	4,170 SF
	106	1,931 SF	Vacant: 3/1/21

FOR MORE INFORMATION:

RANDY OLCZYK
 Direct: 847.246.9611
 randy@chicagolandcommercial.com

RAY OKIGAWA
 Direct: 847.246.9632
 ray@chicagolandcommercial.com



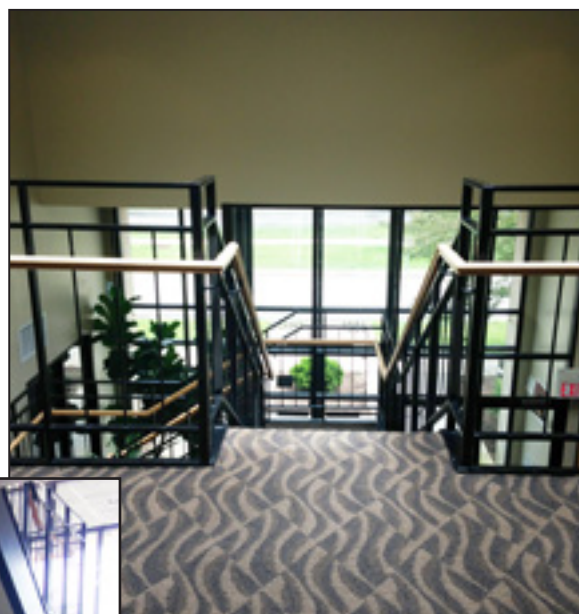
4811 Emerson Ave Suite 112, Palatine, IL



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INTERIOR PHOTOS:



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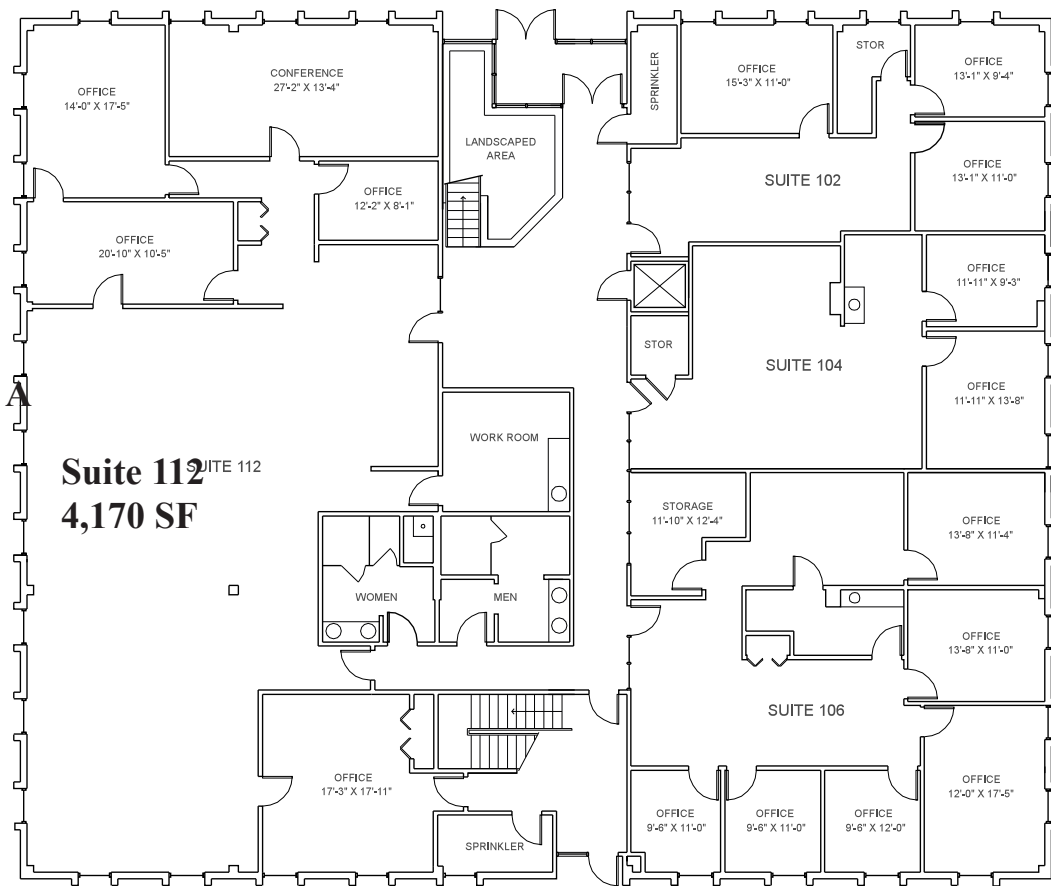
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4801 SECOND FLOOR LAYOUT:



 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

4801 EMERSON AVENUE
PALATINE, ILLINOIS

Suite	Size (SF)
102	1,200 SF
112	4,170 SF
106	700-1,931 SF

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