



## Liberty Square ~ McHenry

4119 W Shamrock Ln, McHenry, IL 60050



**Scott Fleming**

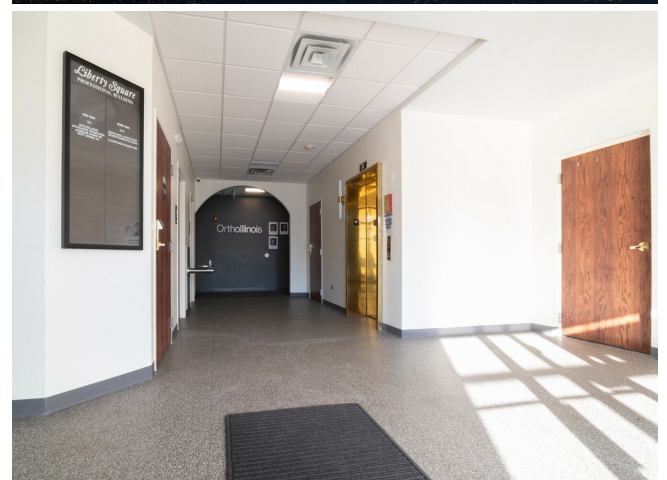
Sterling Real Estate Services, Inc.,  
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(847) 228-1620

# Liberty Square ~ McHenry

\$26.50 /SF/YR

Two-story fully built out medical office building with great visibility and easy access to Northwestern Memorial Hospital. The building is part of the "Liberty Square" development located at the southwest signalized corner of Route 31 and Shamrock Lane. In addition to the MOB, Liberty Square has 9,600 SF retail strip center and 5,000 SF free standing bank building, the development offers ease of access with an abundance of parking. The Ownership Structure is a Condominium Association consisting of 7 condominium units. The Association is professionally managed and all 7 units are currently owned by a single entity. The Liberty Square Professional Building has 5 units on the first floor and 2 units on the second floor. All units are fully built out medical suites. Currently, the first floor is fully leased with two tenants. The second floor consists of two suites. Suite 200 is 3,740 SF and is leased. Suite 201 is vacant and currently available. Suite 201 is 4,781 RSF. See attached floor plan on space available. The common hallways...

- Visibility, location and very close to Northwestern Memorial Hospital.



Rental Rate: \$26.50 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 16,500 SF

Year Built: 2003

Cross Streets: Route 31

Walk Score ®: 35 (Car-Dependent)

Rental Rate Mo: \$2.21 /SF/MO

## 2nd Floor Ste 201

|                 |                  |
|-----------------|------------------|
| Space Available | 4,781 SF         |
| Rental Rate     | \$26.50 /SF/YR   |
| Contiguous Area | 4,781 SF         |
| Date Available  | July 01, 2023    |
| Service Type    | Modified Gross   |
| Built Out As    | Standard Medical |
| Space Type      | Relet            |
| Space Use       | Medical          |
| Lease Term      | Negotiable       |

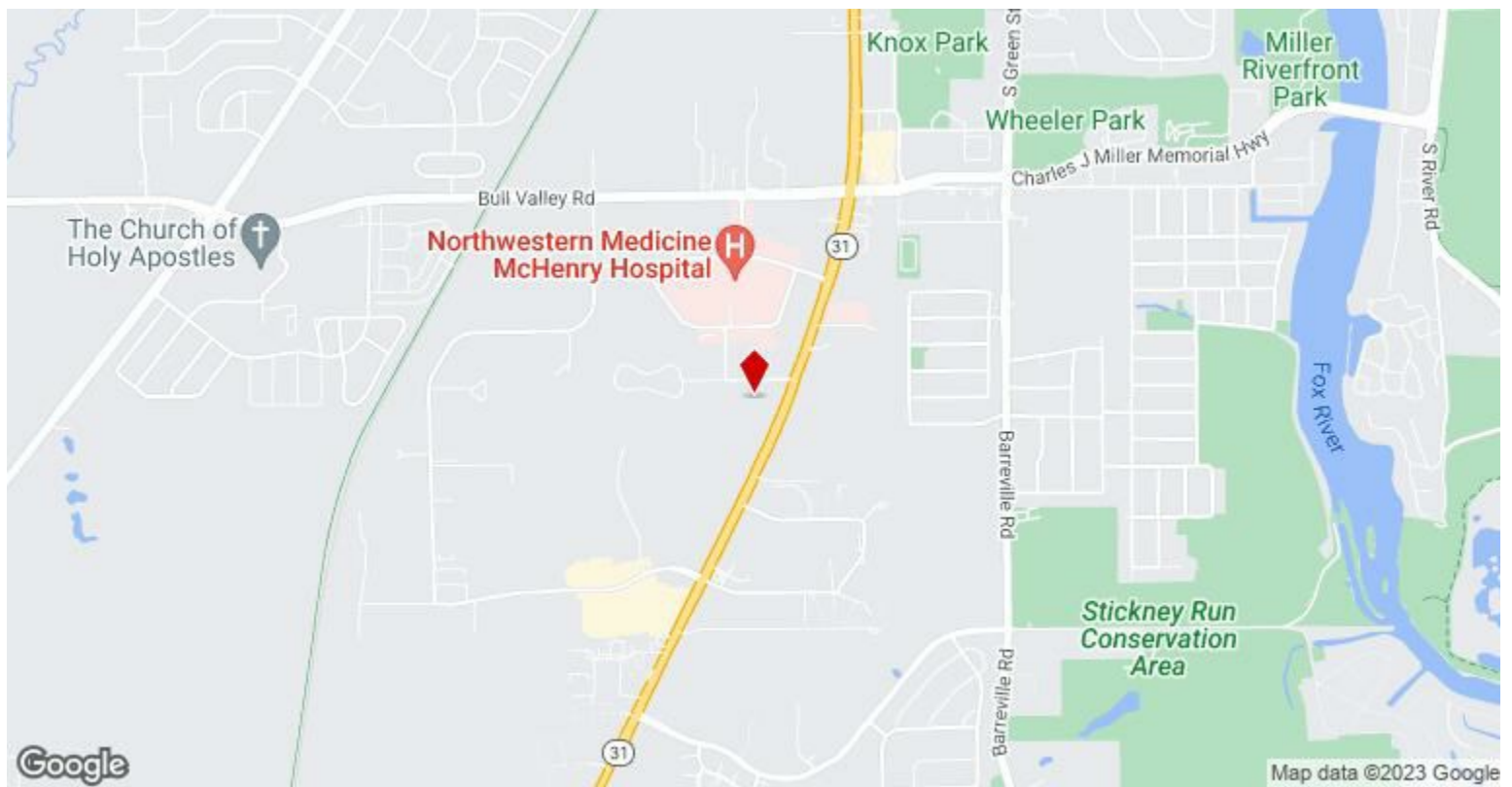
Currently, the first floor is fully leased with two tenants. The second floor consists of two suites. Suite 200 is 3,740 SF and is leased. Suite 201 is vacant and currently available. Suite 201 is 4,781 SF. See attached floor plan of the space . The common hallways and washrooms on both the first and second floor were redecorated July of 2020.

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## Major Tenant Information

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| Tenant  | SF Occupied | Lease Expired |
|---|-------------|---------------|
| Dr. George Stankevych, OBGYN -<br>Metro Infectious Disease<br>Consultants | -           | November 2025 |
| Orthollinois  | -           |               |

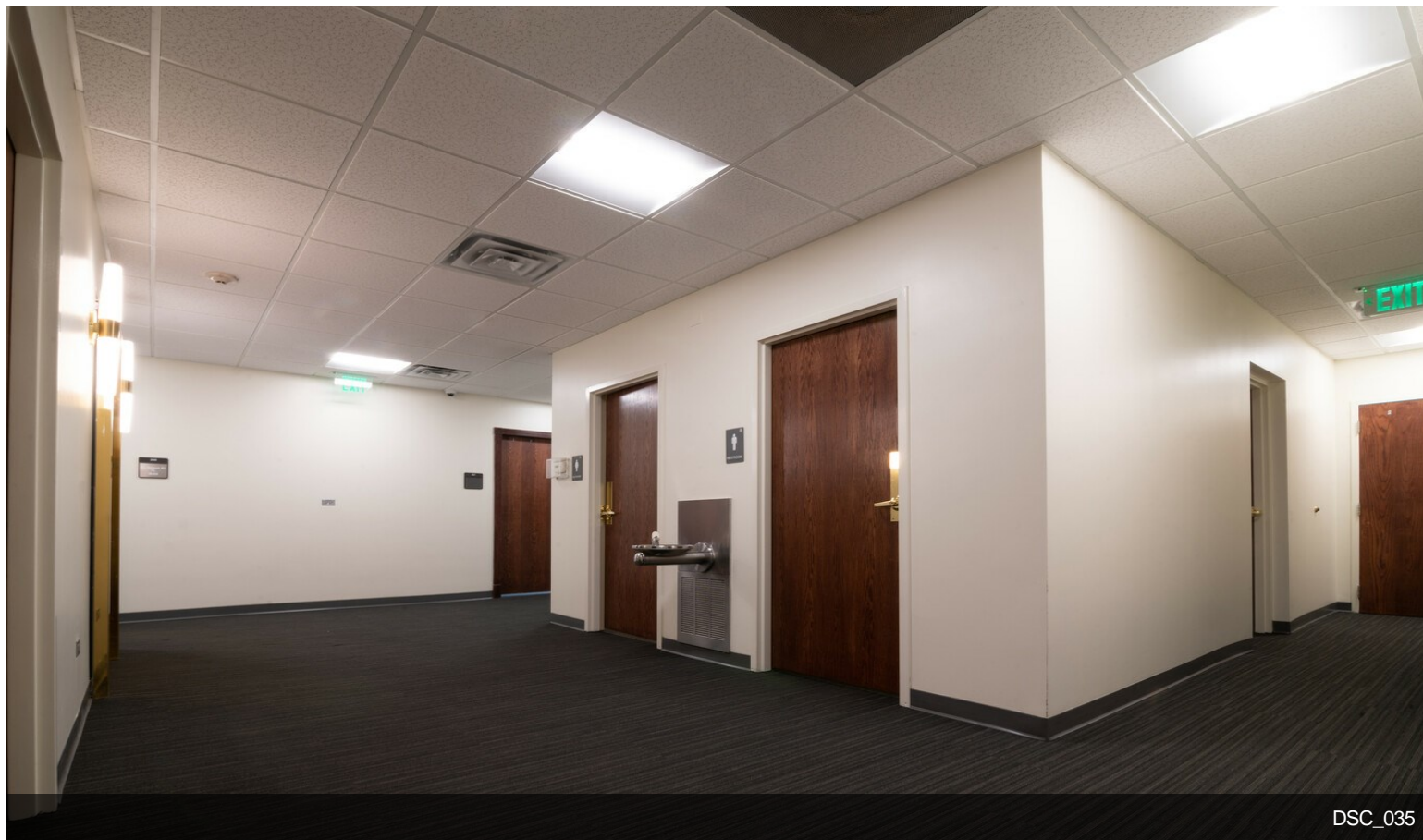
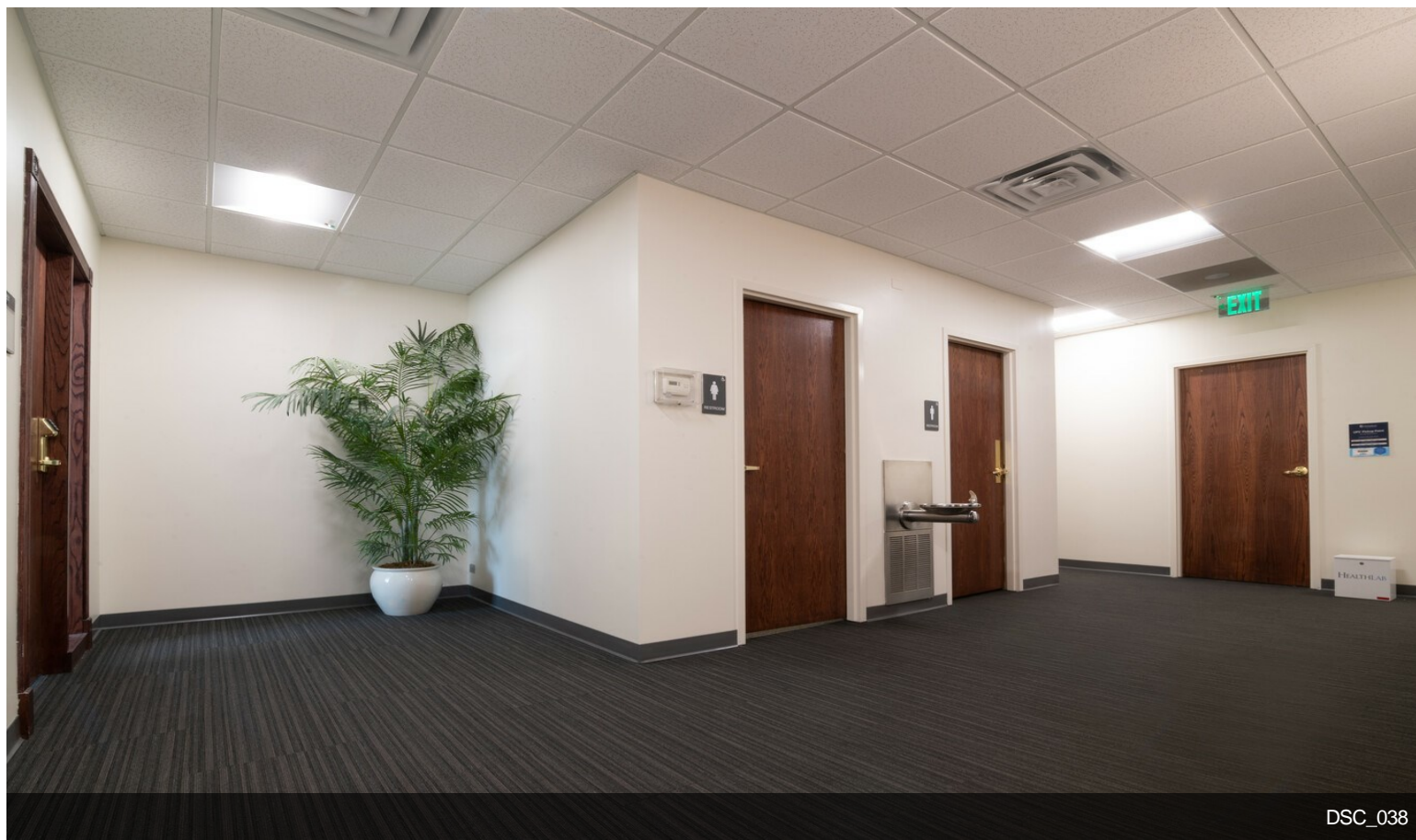


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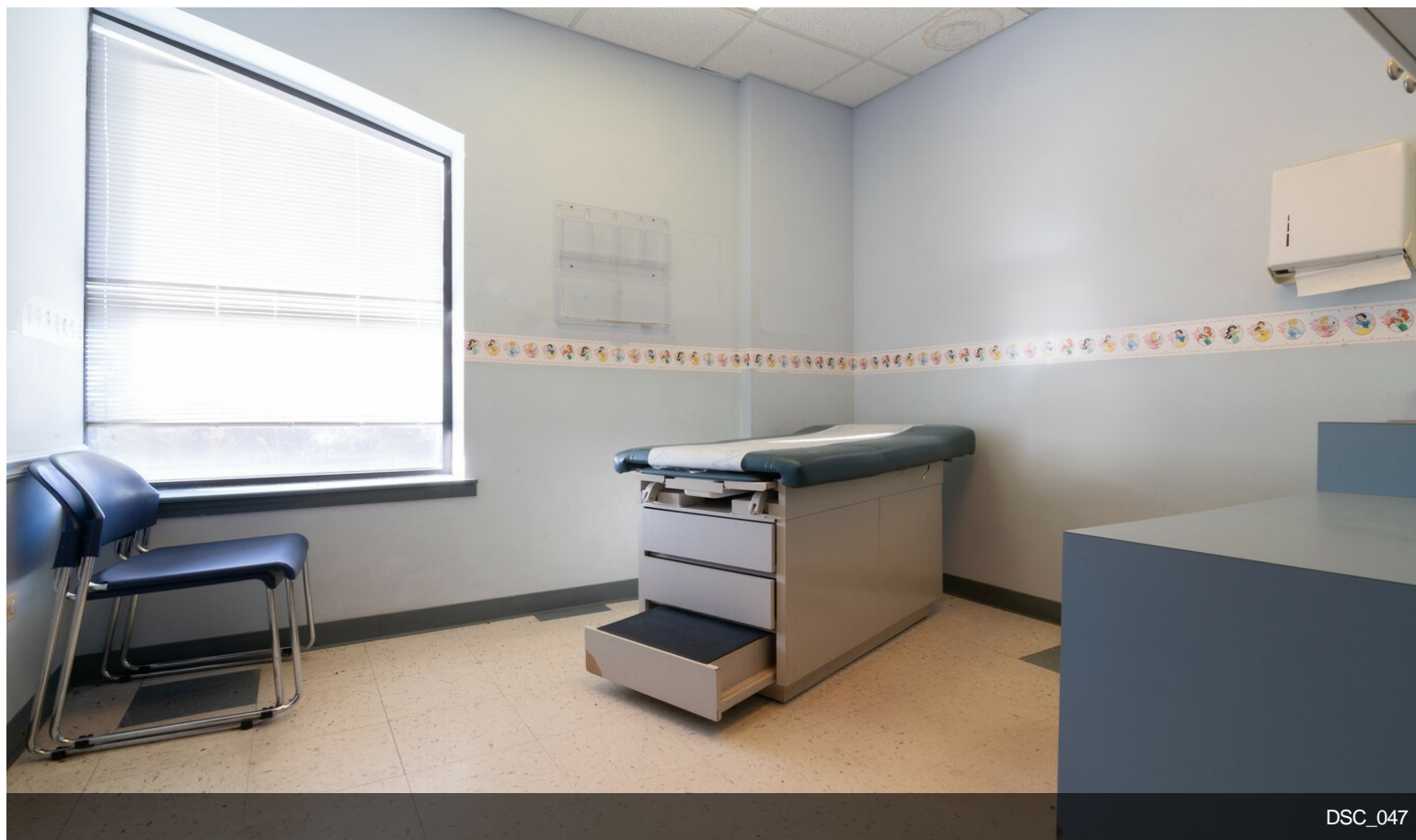


# Property Photos

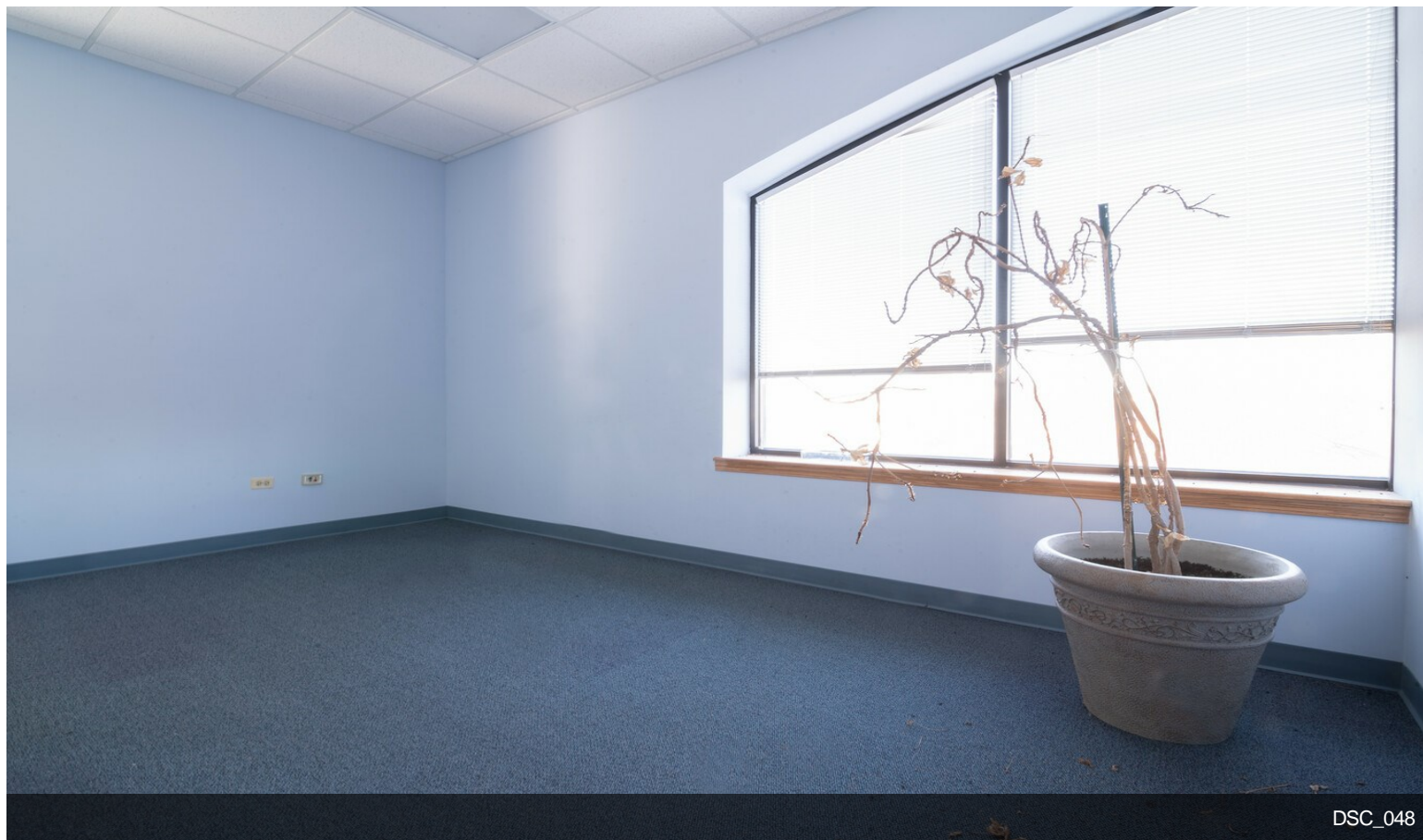




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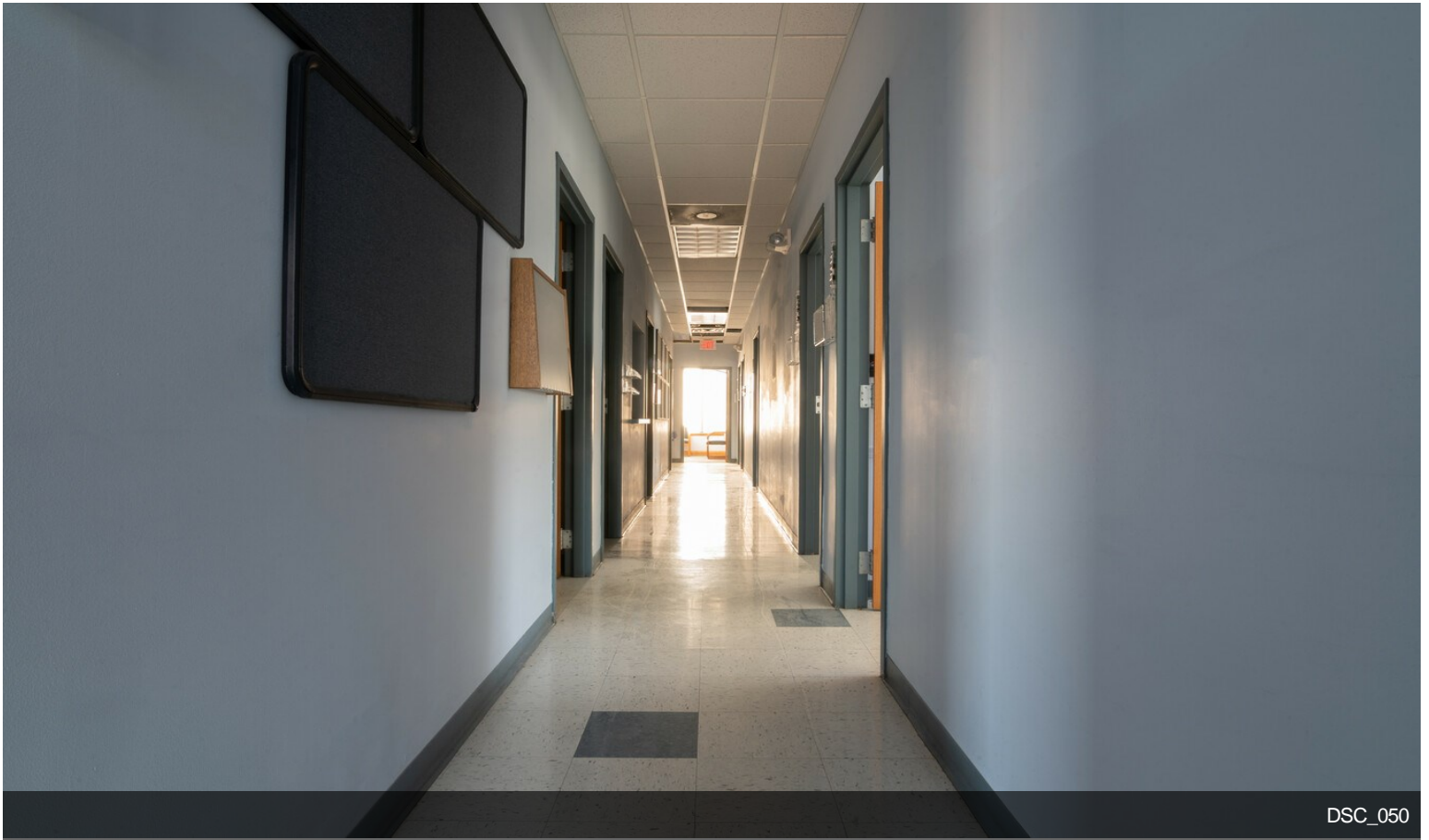


DSC\_047



DSC\_048

# Property Photos



DSC\_050



4119 SHAMROCK  
Suite 201  
McHenry, IL  
Approx. 4,100 sq. ft.

#201 Space Plan