

**4119 W SHAMROCK LN
MCHENRY, IL 60050**

**16,500 RSF
PROFESSIONAL
BUILDING**

**FOR
SALE**

**LIST PRICE:
WITHHELD**

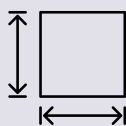


ABOUT THE PROPERTY

- Excellent visibility with updated signage available on Route 31
- One block south of Northwestern Medicine McHenry Hospital
- Seven office condominium units (100% of building) offered for sale
- One 4,781 RSF suite vacant with possible expansion up to approximately 8,500 RSF for potential owner/user (negotiable)
- First Floor fully leased to medical tenants
- Lobbies and common area restrooms renovated in 2020
- New roof with warranty installed May 2026
- Elevator access
- Ample patient parking



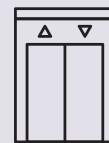
PROFESSIONAL BUILDING DETAIL:



APPROX.
16,500 RSF



BUILT-OUT MEDICAL
SUITES



ELEVATOR
ACCESS



YEAR BUILT
2003

**FOR MORE INFORMATION,
CONTACT:**

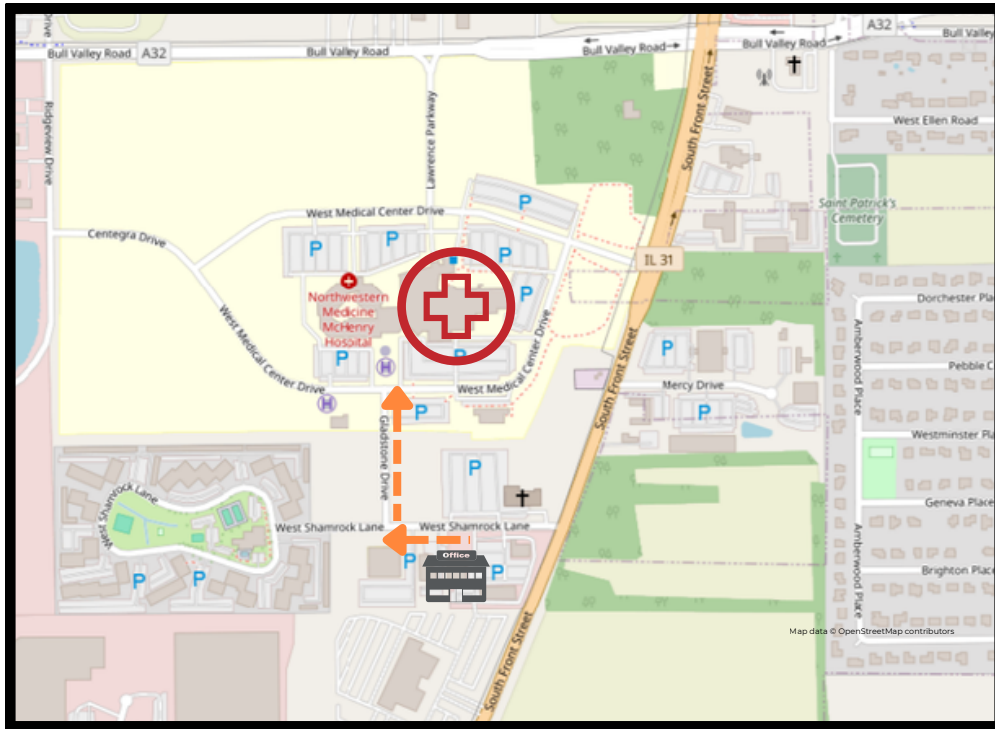


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Under a mile to Northwestern Medicine McHenry Hospital



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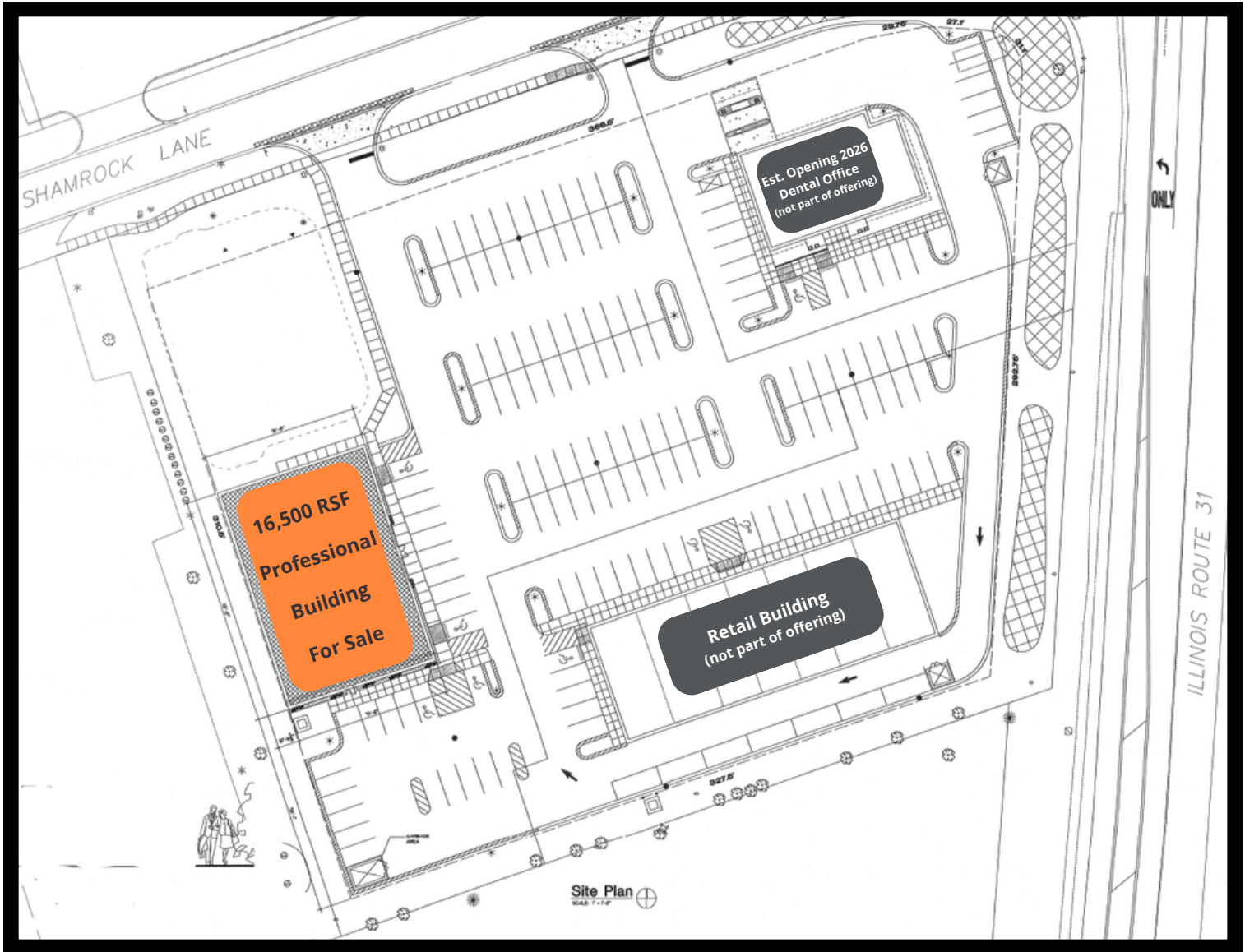


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PROFESSIONAL BUILDING APPROX. 16,500 RSF



Professional Building part of a three building association

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