



35 W. MAIN STREET

35 W. Main Street , Lake Zurich, IL 60047

FOR LEASE



OFFERING SUMMARY

Lease Term:	3-5 Years w/ options
Lease Rate:	\$17.00 - 20.00 SF/yr (NNN)
Total Available Sq Ft:	9,257
Year Built:	1970
Zoning:	B-2
Market:	Lake Zurich
Submarket:	Central Northwest
Traffic Count:	17,000

CBCWORLDWIDE.COM

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PROPERTY OVERVIEW

Coldwell Banker Commercial NRT is pleased to present this divisible 9,257 Sq Ft of leasable area building. This building is part of the ongoing revitalization of the Main Street District in Lake Zurich which is attracting numerous new residential and commercial developments. The renovation plan, which is expected to be completed in the near future, will incorporate many of the unique features of the building into the new layout, including 2 bank vaults for creative use and exposed brick while adding drive-thru capability and outdoor patio space. The proposed floor plan outlines 3 distinct spaces and can be modified to suit the tenants needs.

PROPERTY HIGHLIGHTS

- Located In Downtown Lake Zurich
- Walk To Lake Front, Parks, Shopping And Retail
- Divisible Space & Built To Suit
- Ample Private Parking
- Drive Thru Unit Available

OTHER RESOURCES

[35 W Main St Tour Link](#)



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NRT



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LOCATION OVERVIEW

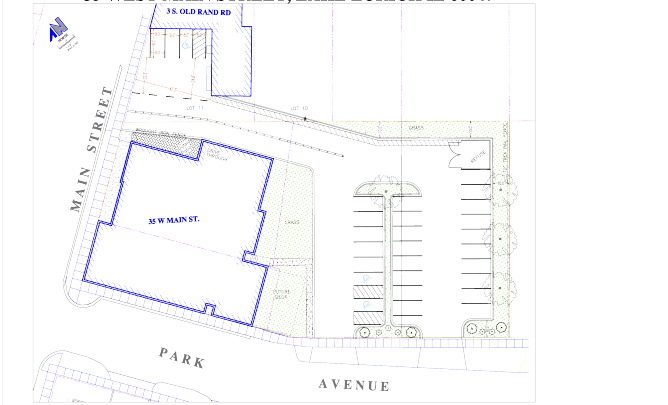
Just one block from Old Rand Road and is directly across the street from 37 townhouses and the 48 Unit-Somerset by the Lake luxury apartments. Ideal uses include: coffee shop, microbrewery or tasting room, wine bar/martini lounge, restaurant, bakery, theater, salon/spa, dental/medical office, gym/fitness, and much more!



History of Lake Zurich: The Village of Lake Zurich was incorporated back in 1896 and features around 20,000 residents. The Village is a charming residential community with a small-town feel and was rated number one for young families in Illinois by a financial website.

Located approximately 40 miles northwest of Downtown Chicago, Lake Zurich provides residents the option to commute into the city or work locally, as several of Illinois' Fortune 500 company headquarters are located in nearby suburbs.

LANDSCAPE PLAN - DRIVE THROUGH AND NEW PARKING LOT 35 WEST MAIN STREET, LAKE ZURICH IL 60047



PRIME LOCATION: 35 W Main st sits in a prime location within Lake Zurich where main shopping and dining can be found, including Jewel-Osco, Panera Bread, Trader Joe's, T.J. Maxx, Giordano's and more. Other nearby attractions include Paulus Park, Copper Fiddle Distillery, Roaring Table Brewing, the Lake Zurich Golf Club and Regal 12 Theatre. Lake Zurich is conveniently located 35 minutes from O'Hare International Airport.

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