

# BLOCK

PROPERTY GROUP

A COMMERCIAL REAL ESTATE COMPANY

## DENTAL/MEDICAL OFFICE USER/INVESTOR OPPORTUNITY

1452 MERCHAND DRIVE  
ALGONQUIN, IL 60102

11,085 SF OFFICE CONDO  
\$1,600,000



## SUMMARY

11,085 SF office condo within the Briarwood Office Center; a 118,000 SF complex with four single-story office buildings and a daycare center. Located in a major retail/commercial corridor off Randall Road, this office condo currently features a dental/medical build out with numerous exam rooms.

Built in 2006, the available office condo has multiple building entrances and private meeting vestibules that accommodates subdividing the space for smaller tenants.

## OFFICE CONDO FEATURES

Dental/Medical Interior Build Out  
-Exam Rooms

Multiple Entrances  
Private Meeting Vestibules  
Opportunity to Subdivide into 2,500+ SF Suites

**PURCHASE PRICE      \$1,600,000**

**GREG BLOCK**

(312) 725-9737  
GBlock@BlockPG.com

**DENTAL/MEDICAL OFFICE**  
1452 MERCHAND DRIVE  
ALGONQUIN, IL 60102

