

**3,259 SF FOR LEASE  
GALENA OFFICE SPACE  
PRIME LOCATION**



## **11380 Dandar Street Galena, IL 61036**

### **Property Features**

- Quality Galena Office Space for Lease.
- Available for Immediate Occupancy.
- Office Space Plans Available
- Full kitchen & break room on 1<sup>st</sup> floor.
- Excellent location on the west side of Galena near US Highway 20.
- High Quality Image & Presence
- Adjacent to Guys Towing & Service.
- Brokers Welcome.

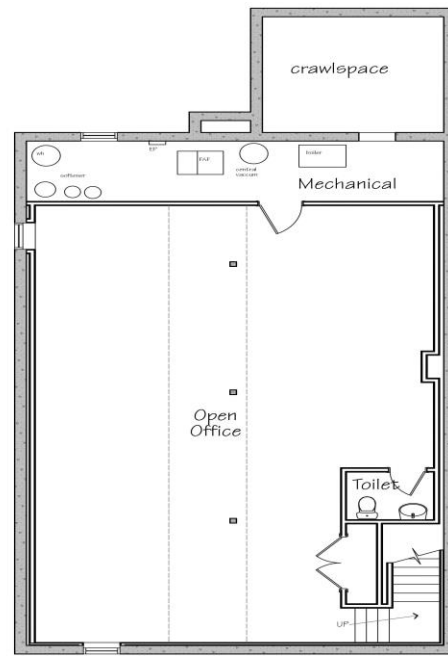
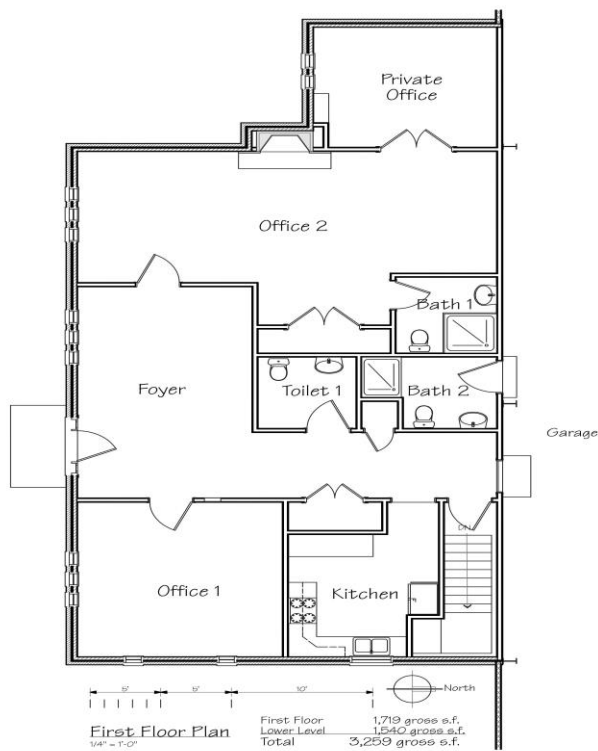
**QUALITY OFFICE SPACE FOR LEASE**

### **Gross Lease Rates Immediate Occupancy**

- Lease Rates are Gross, including taxes, insurance and operating expenses.
- First Floor = 1,719 SF / \$14.00 SF.
- First Floor - \$2,005 per mo. Gross.
- Lower Level = 1,540 SF / \$10.00 per SF.
- Lower Level - \$1,283 per mo. Gross
- Both Floors – 3,259 SF / \$12.00 per SF.
- Both Floors - \$3,288 per mo. Gross

#### **For More Information:**

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Sheet 1 of 1  
Existing Conditions Plans for  
**11380 Dandar Street**  
Galena, Illinois 61036

Disclaimer:  
These plans and dimensions are believed to be accurate. We have no reason to doubt their accuracy, but we do not guarantee it. All information should be verified prior to sale or lease.

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## 3,259 SF / Divisible into 1,719 SF & 1,540 SF Office Suites

*Quality office space for lease! 3,259 SF on two floors / divisible. Excellent location at 11380 Dandar Street, adjacent to Guys Towing & Service, Inc., in the Galena Industrial Park. Building has easy access to US Highway 20 on the west side of Galena.*



- High quality office space for lease.
- 3,259 SF - divisible into 1,719 SF & 1,540 SF.
- Excellent location near US Highway 20.
- Available for immediate occupancy.
- Gross lease – including taxes, insurance & operating expenses.
- “As Built” office space plans are available.
- Full kitchen & break room.
- Call for a private tour & showing.

### For more Information

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