



303 Andrews Dr, Belvidere, IL 61008

\$16/SF/YR

\$1.33/SF/MO

303 Andrews Drive

Office | 1 space available | 792 sq. ft. - 24,000 sq. ft



John Higgins
IL, IL 475152896
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Listing Added: 02/07/2024
Listing Updated: 04/02/2024

parcel # 05-25-453-013



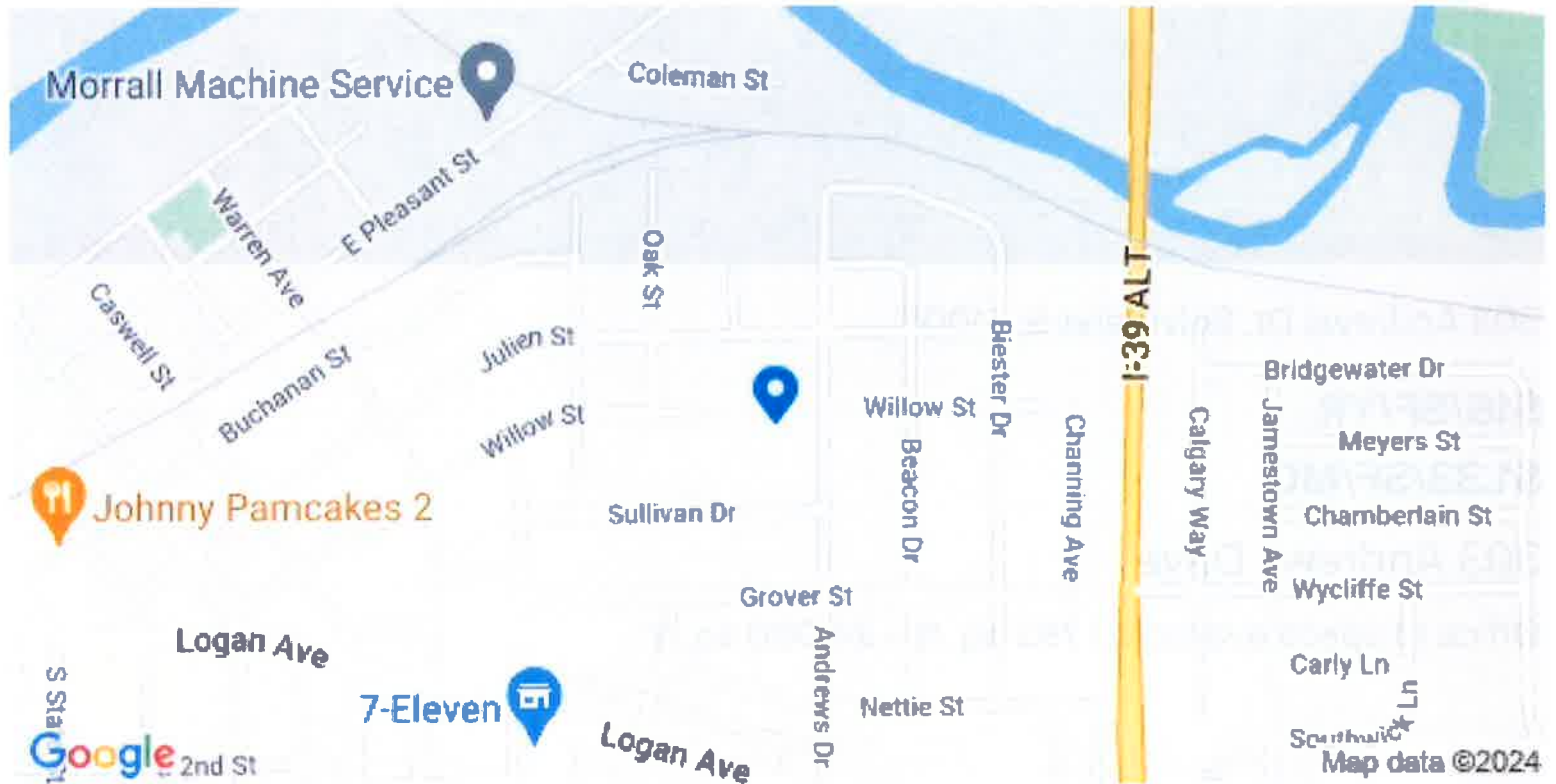
Building Details

Property Type	Office	Subtype	Medical Office, Commercial, Dental
Tenancy	Multiple	Total Building SQFT	24,000
Minimum Divisible SQFT	792	Max Contiguous SQFT	6,503
Total Building Suites	1	Vacant SQFT	14,369
Building FAR	30	Land Acres	1.79
Class	C	Year Built	1951
Buildings	1	Stories	2
Total Parking Spaces	120	Elevators	Yes
Cross Street	Sullivan / Julien	Zoning	SR6

Building Description

Here is a great location for your medical / dental office. Other office uses will easily fit into this building. The building boasts an open and bright atrium to welcome your clients. Individual offices or office suites are available. There is ample parking with more than 120 spaces.

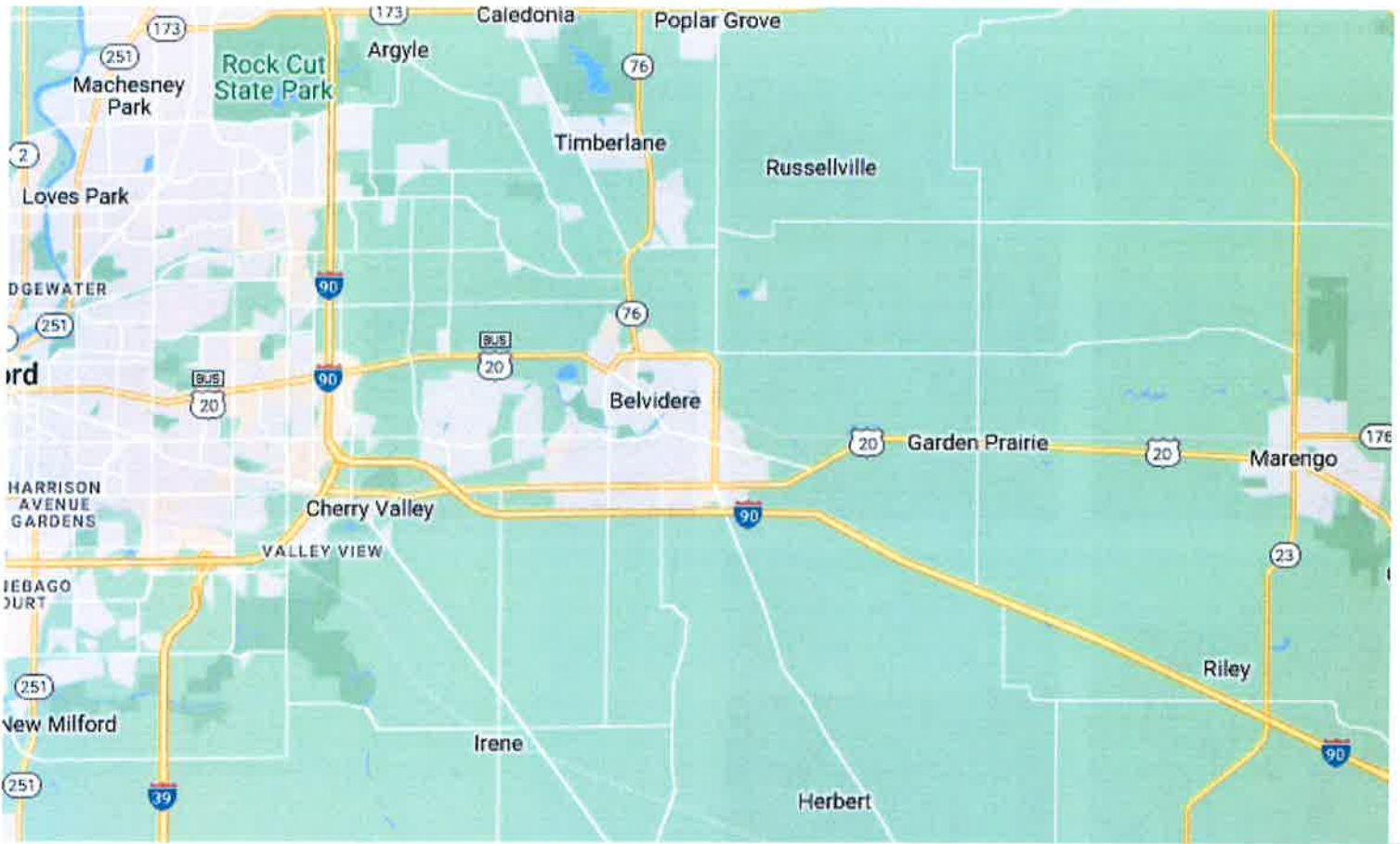
Building Location (1 Location)



Details

Listing Type	Direct	Space Subtype	Medical Office
RSF	24,000 SF	Parking	0
Rate (Per SF)	\$16 / SF / YR	Lease Type	Modified Gross

Demographic Insights



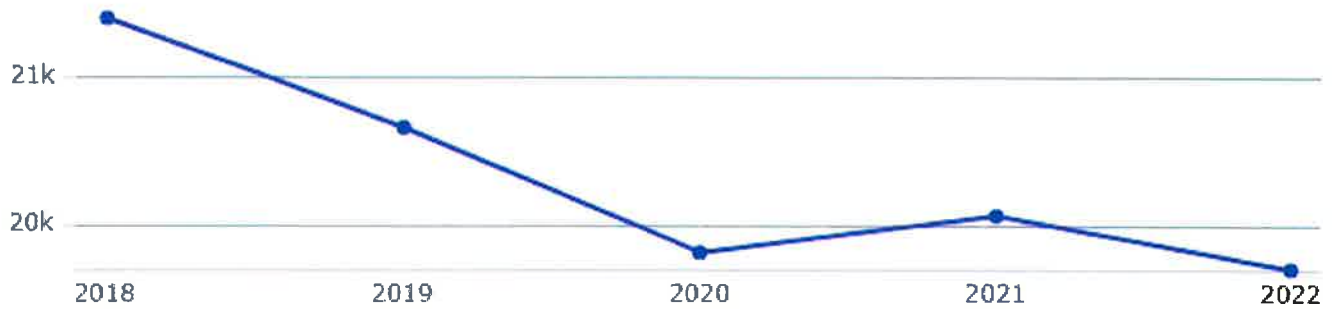
19.7k

↓ -1%

Compared to 20k in 2021

↓ -7%

Compared to 21.3k in 2018



Property Photos (6 photos)

