

400 RUSSEL COURT WOODSTOCK, IL 60098

FOR LEASE

MLS #10654034

January 12, 2021



OFFICE SPACE 800–3,240 SF

\$16.00 psf Gross
(\$4,320/mo for 3,240 SF)

DESCRIPTION

Divisible Office Space

3,240 SF can be divided into 2–3 units. See layout for divisibility options (800 SF, 1,200 SF, 1,240 SF, 2040 SF, 2,440 SF or 3,240 SF).

Currently (11) private offices and (1) large conference with clerical and reception areas. Ideal space and location for law firm, counselor, financial advisor, etc. Located directly across from the McHenry County Courthouse. Monument signage available. Utilities included in lease!

SPECIFICATIONS

Description	Multi-Tenant Office Building
Building Size	8,100 SF
Year Built	1990
HVAC System	GFA / Central Air
Electrical	200 amp
Sprinkled	No
Washrooms	(2) Common
Ceiling Height	8'
Parking	35 Spaces
Sewer/Water	City
Zoning	B2
CAM & Taxes	Included in Rent
PIN Number	08-32-202-026
Utilities	Included in Rent
Possession Date	Immediate
Lease Term	Negotiable

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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Vice President/Managing Broker

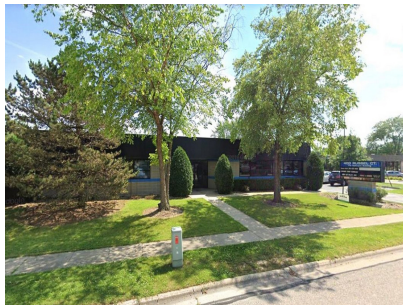
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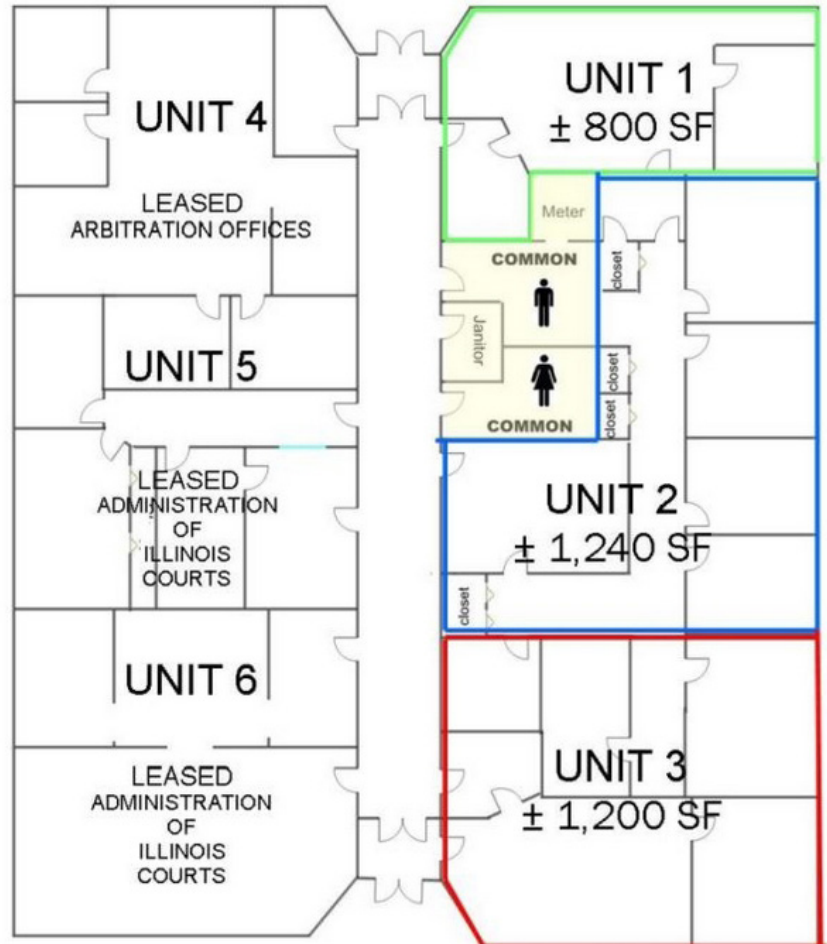
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FOR LEASE



FLOOR PLAN



MEASUREMENTS APPROXIMATE

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