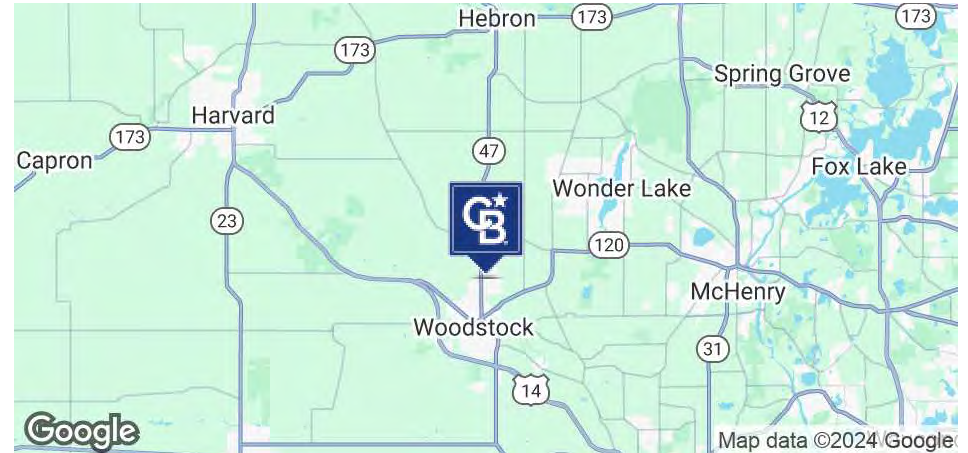


NOW LEASING | WOODSTOCK, IL | OFFICE

600 Russel Ct Woodstock, IL 60098



PROPERTY DESCRIPTION

Now leasing at the newly renovated Russel Court Office Plaza, a premier office destination located directly across the street from the McHenry County Courthouse and Government Center. This highly visible and centrally located property offers an ideal environment for attorneys, accountants, healthcare providers, business professionals, as well as select retail and restaurant users. Convenient access to transportation includes the Union Pacific Northwest Metra Line, with the Woodstock station located less than two miles from the property. Available spaces span the first, second, and third floors, with flexible suite sizes ranging from approximately 200 to 4,000 SF. Tenants also have the opportunity to lease an entire floor, totaling 10,300 SF, ideal for larger users seeking a full-floor presence. The property provides ample on-site parking with approximately 60 spaces located along the side and rear of the building. Lease terms include gas, water, air conditioning, and heating, offering added value and predictable operating costs. Upon entering the first floor, clients, patients, employees, and guests are welcomed by a newly renovated front lobby designed to deliver a modern, professional, and inviting first impression. Additional upgrades include a new main entrance canopy, energy-efficient windows, and a sleek, modern hydraulic elevator to enhance accessibility throughout the building. Each floor is equipped with two restrooms conveniently located across from the emergency stairwells. Planned common-area amenities include a second-floor cafeteria, providing added convenience for tenants and visitors.

Since coming under new ownership and management in July 2023, Russel Court Office Plaza has undergone extensive improvements focused on elevating both aesthetics and functionality. These upgrades reflect a commitment to delivering a first-class tenant experience for all who work in or visit the property. Don't miss this exceptional leasing opportunity in one of McHenry County's most strategic locations. Contact Proano Commercial Group today to schedule a tour and secure your space at Russel Court Office Plaza.

OFFERING SUMMARY

Lease Rate:	\$20 SF/YR (MG)
Number of Units:	26±
Available SF:	100 - 31,000 SF
Lot Size:	2.3 Acres
Building Size:	31,110 SF

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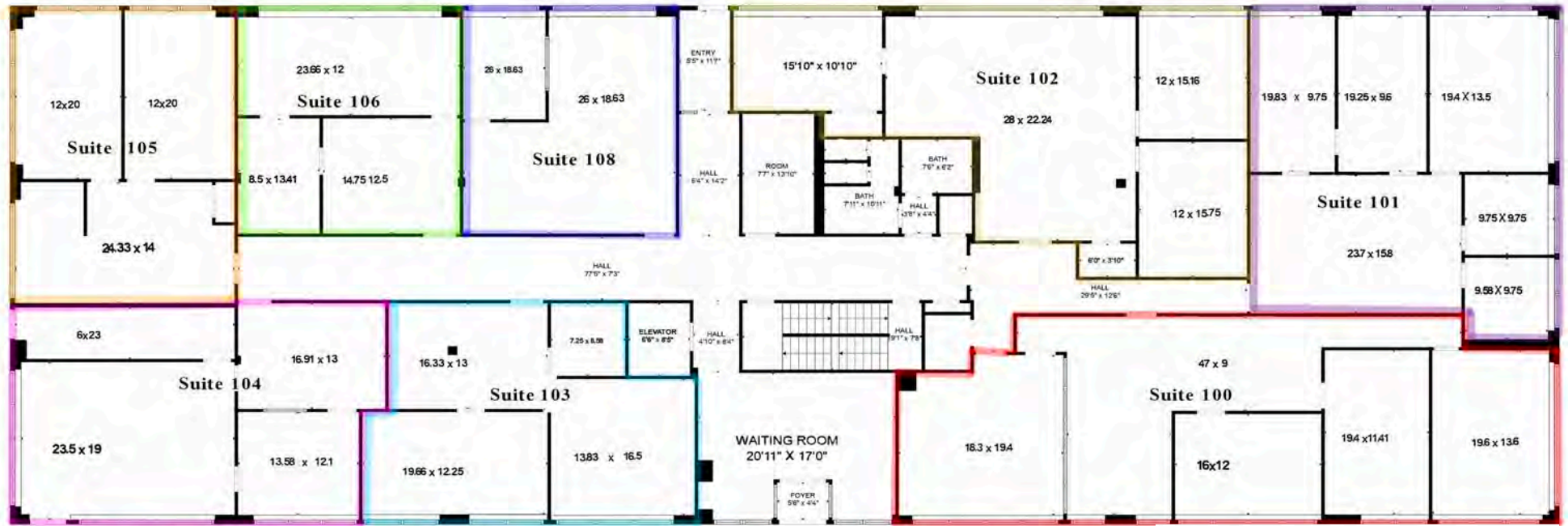
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1st Floor Square Footage List

Unit 100:
Total Unit sq.ft = 1,447 SF

Unit 101:
Total Unit sq.ft = 1,199

Unit 102:
Total Unit sq.ft = 1,023

Unit 103:
Total Unit sq.ft = 744

Unit 104:
Total Unit sq.ft = 973

Unit 105:
Total Unit sq.ft = 818

Unit 106:
Total Unit sq.ft = 598

Unit 108:
Total Unit sq.ft = 621

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

First Floor Plan

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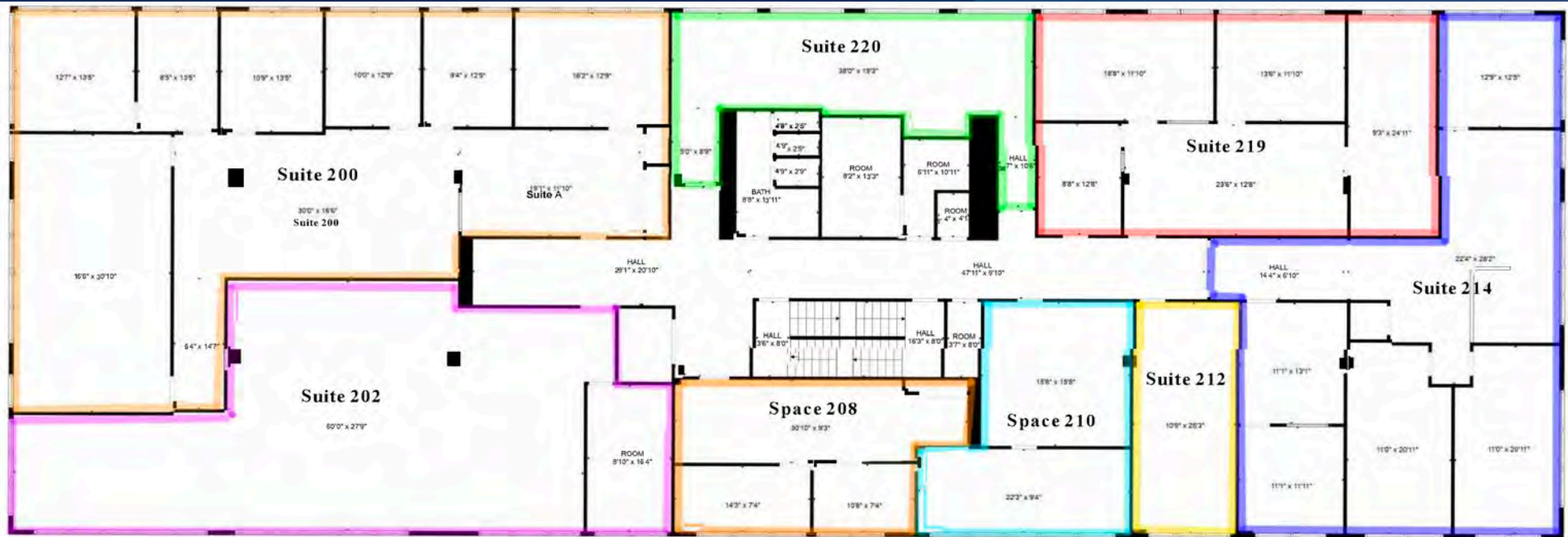
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2nd Floor Square Footage List

Unit 200:
Total Unit sq.ft = 2,108

Unit 202:
Total Unit sq.ft = 1,807

Unit 208:
Total Unit sq.ft = 466

Unit 210:
Total Unit sq.ft = 458

Unit 212:
Total Unit sq.ft = 276

Unit 214:
Total Unit sq.ft = 1,587

Unit 219:
Total Unit sq.ft = 997

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Second Floor Plan

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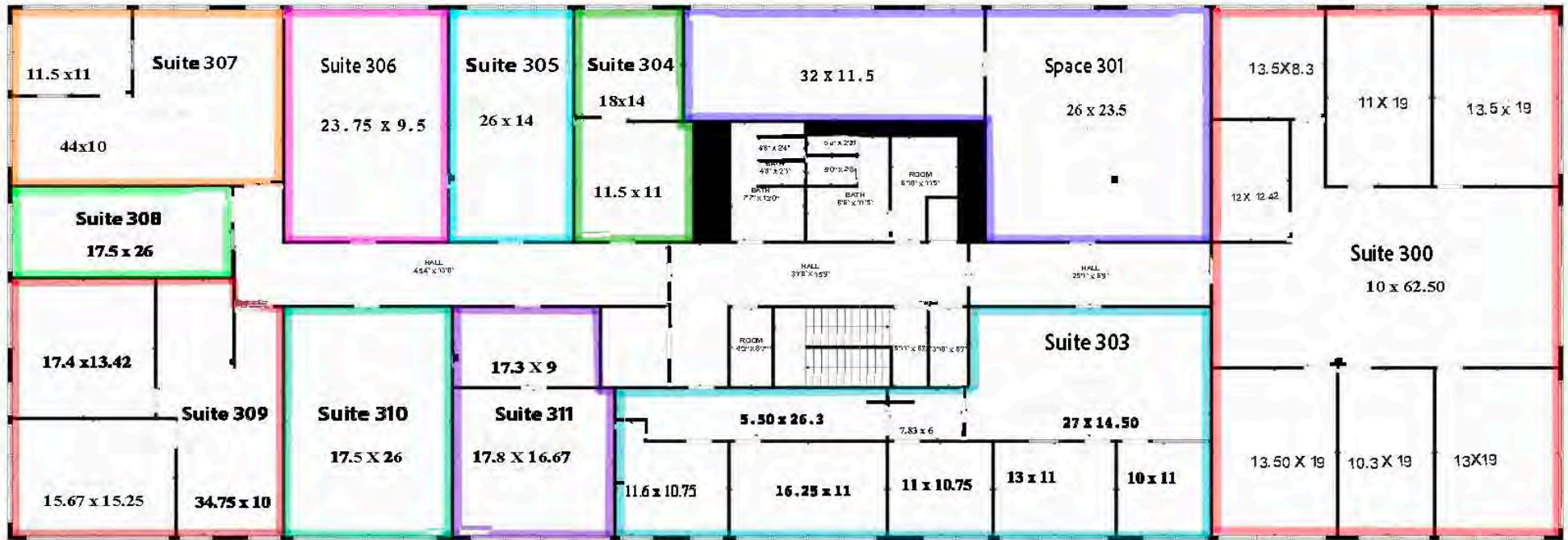
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3rd Floor Plan Square Footage List

Unit 300: Total Unit sq.ft = 2,049	Unit 305: Total Unit sq.ft = 364	Unit 309: Total Unit sq.ft = 819
Unit 301: Total Unit sq.ft = 979	Unit 306: Total Unit sq.ft = 455	Unit 310: Total Unit sq.ft = 455
Unit 303: Total Unit sq.ft = 1,255	Unit 307: Total Unit sq.ft = 566	Unit 311: Total Unit sq.ft = 453
Unit 304: Total Unit sq.ft = 378	Unit 308: Total Unit sq.ft = 225	

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Third Floor Plan

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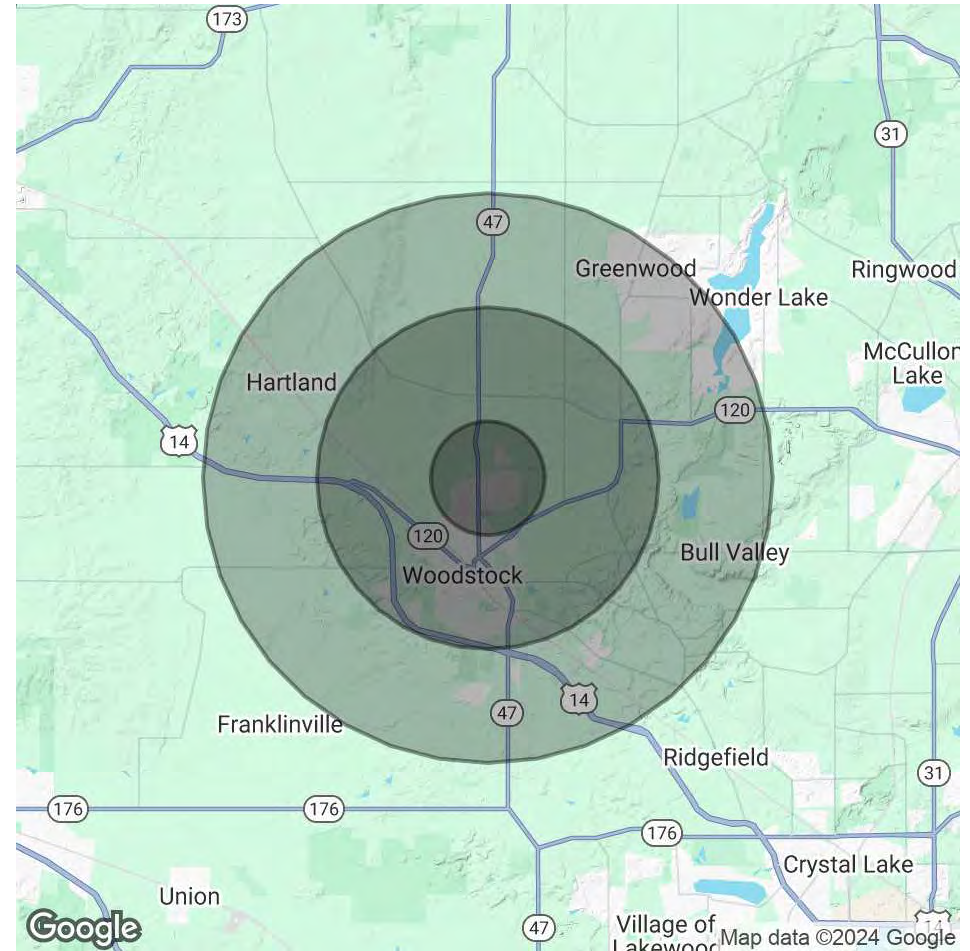
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,281	23,769	37,587
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,615	9,176	14,268
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$102,048	\$100,067	\$106,370
Average House Value	\$231,167	\$252,504	\$283,631

Demographics data derived from AlphaMap



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