

# NOW LEASING | WOODSTOCK, IL | OFFICE

600 Russel Ct Woodstock, IL 60098



## PROPERTY DESCRIPTION

Now accepting pre-leasing applications for a newly renovated building, set to be available in February 2025, as the building undergoes interior and exterior improvements. Available spaces include 1st, 2nd, and 3rd floor office/retail units ranging from 500 SF to 4,000 SF, with the option to lease an entire floor at 10,300 SF per floor. The building offers a lobby, hydraulic elevator, and common area bathrooms on each floor. Located next to the McHenry County Government Courthouse, this location is ideal for counselors, therapists, attorneys, accountants, business professionals, retail salon suite operators, restaurants, and more. Since coming under new ownership and management in July 2023, the property is undergoing a series of impressive upgrades aimed at enhancing both its appearance and functionality. These improvements include the installation of ultra-efficient windows to boost energy efficiency, the introduction of a sleek, modern elevator for improved accessibility, and a complete renovation of the front lobby, designed to create a welcoming and contemporary atmosphere. Additionally, a stylish new canopy will be added to the main entrance. These changes underscore a commitment to providing a first-class experience for everyone who visits or works within the building. The Modified Gross Lease includes gas, water, A/C, and heat.

## OFFERING SUMMARY

Lease Rate:	\$18.00 - 24.00 SF/yr (MG)
Number of Units:	26±
Available SF:	100 - 10,300 SF
Lot Size:	2.3 Acres
Building Size:	31,110 SF

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**Alex Sokolowski**

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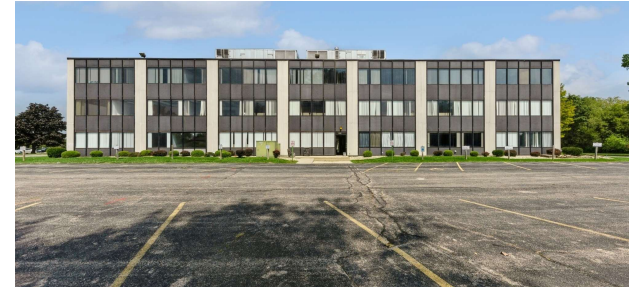
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**COLDWELL BANKER  
COMMERCIAL  
REALTY**

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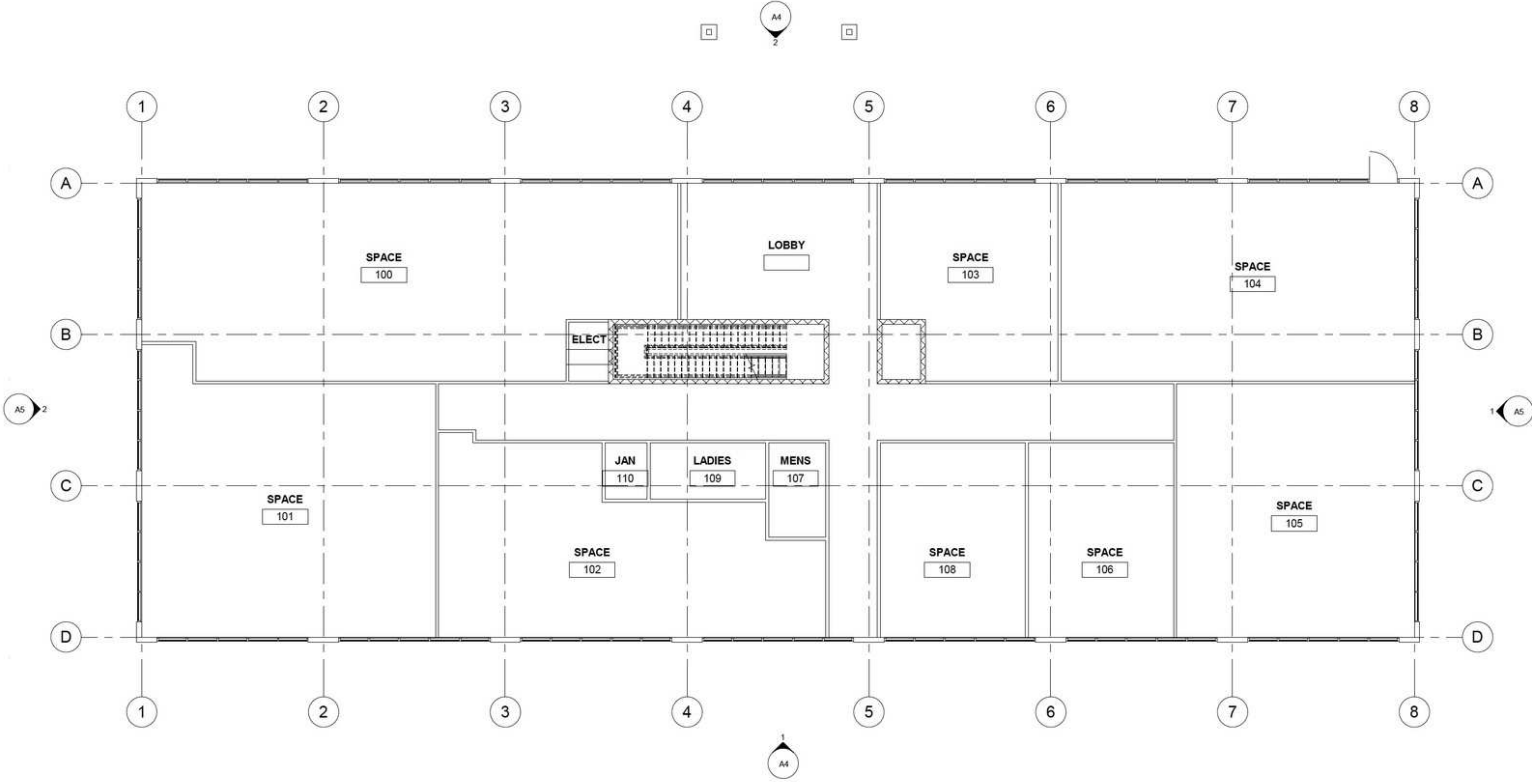
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## FIRST FLOOR



1 OVERALL FIRST FLOOR PLAN  
1/8" = 1'-0"

First Floor Plan

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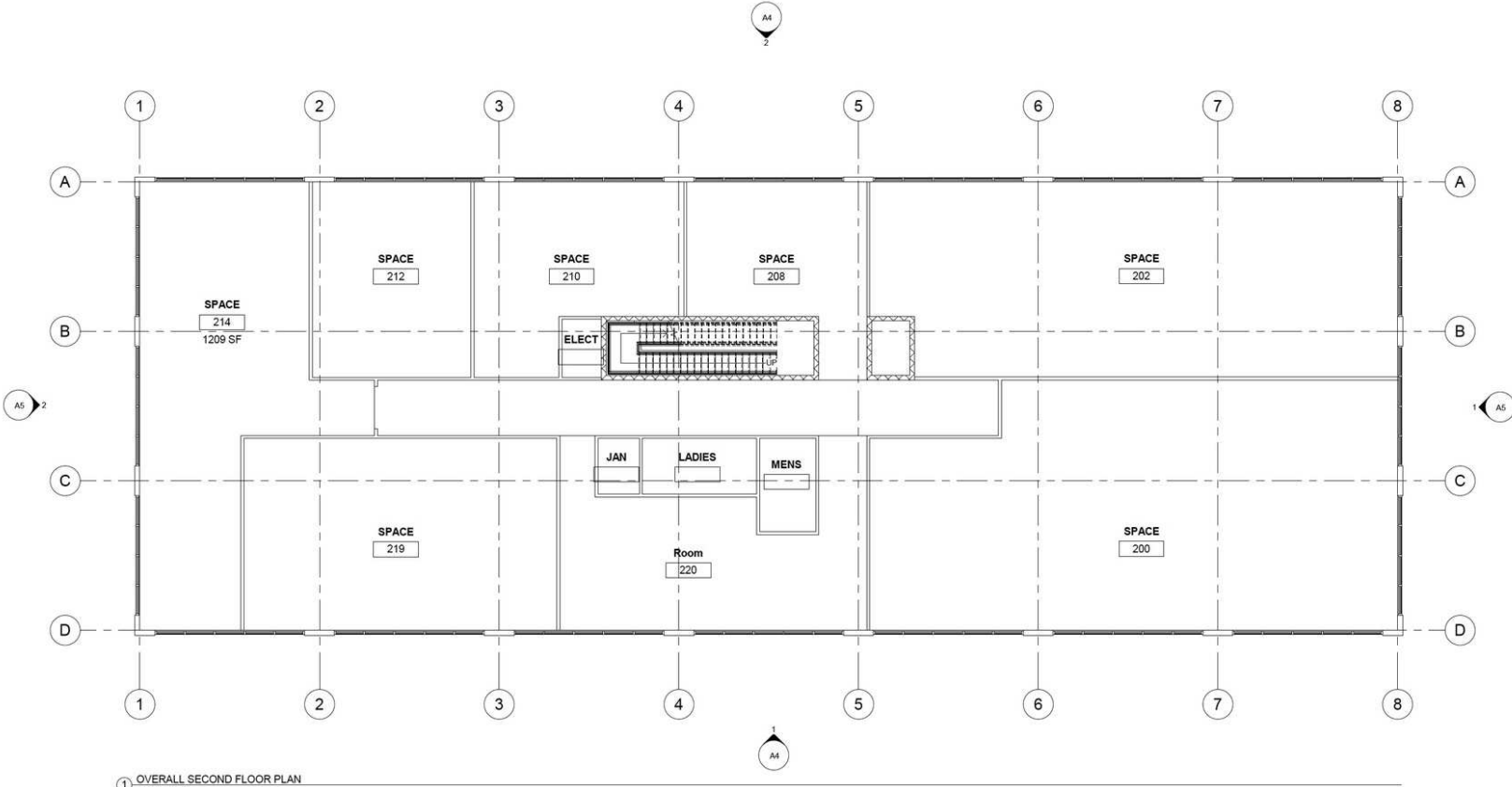
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## SECOND FLOOR



1 OVERALL SECOND FLOOR PLAN  
1/8" = 1'-0"

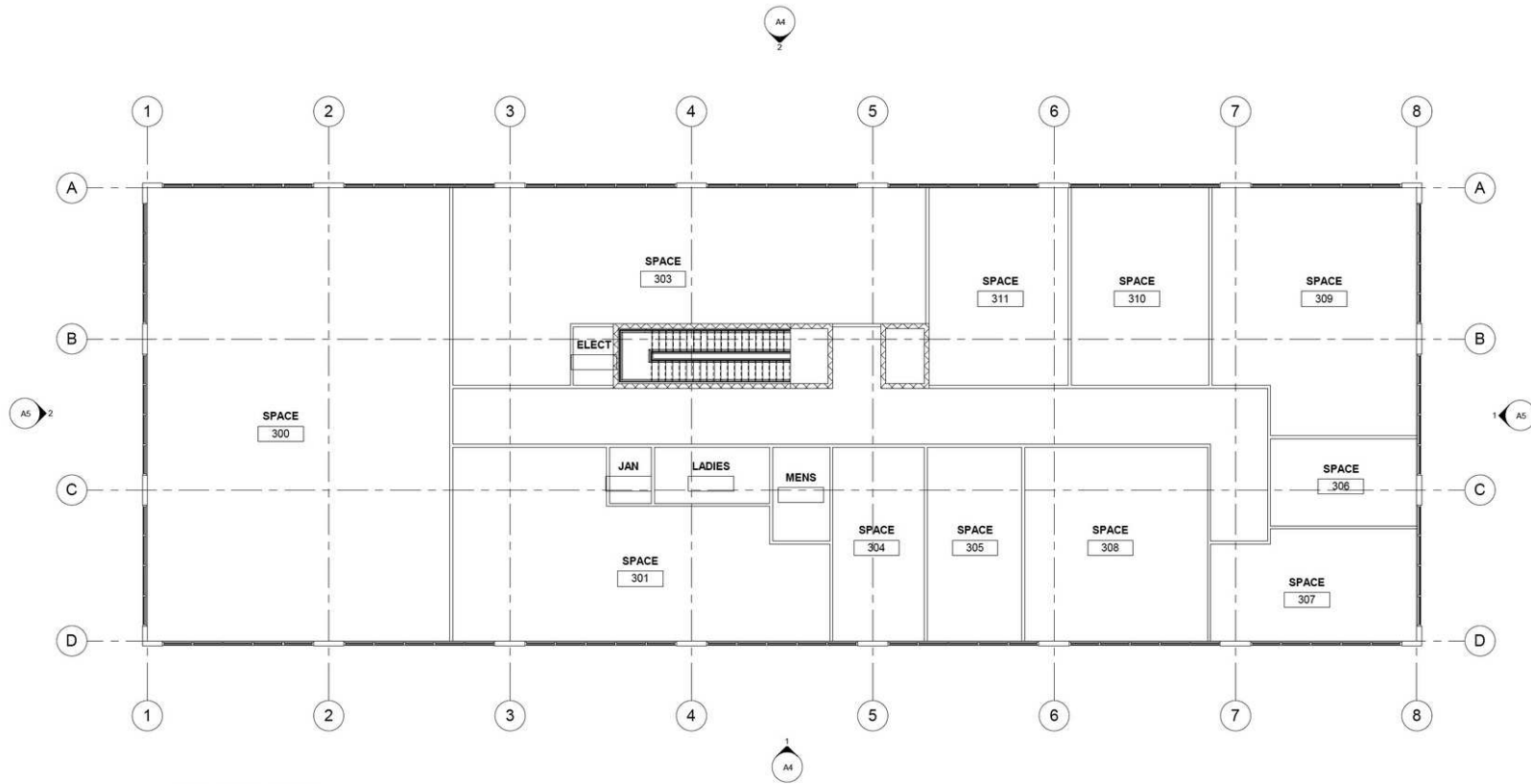
Second Floor Plan

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THIRD FLOOR



1 OVERALL THIRD FLOOR PLAN  
1/8" = 1'-0"

Third Floor Plan

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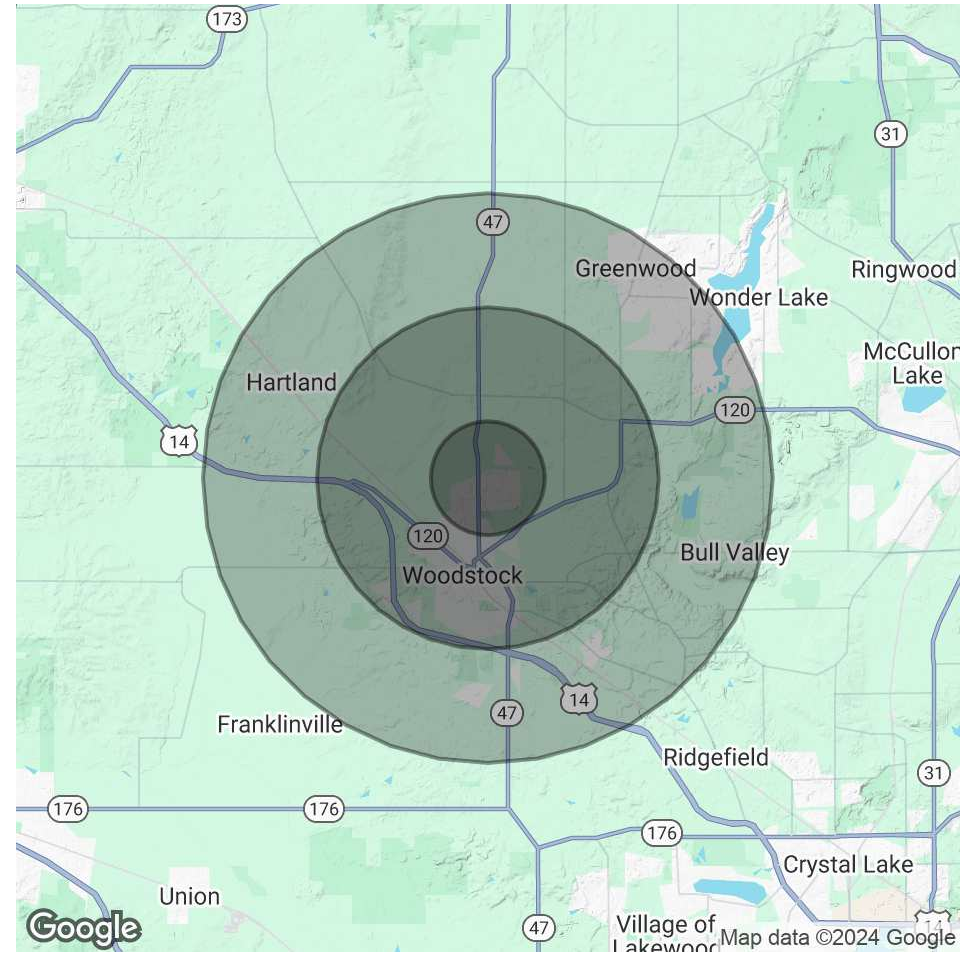
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,281	23,769	37,587
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

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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