



**FOR LEASE**

# Medical/Office Suite Across From Woodfield Mall

**1035 E. WOODFIELD ROAD**

Schaumburg, IL 60173

**PRESENTED BY:**

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# PROPERTY & OFFERING SUMMARY



## PROPERTY DESCRIPTION

Suite 1035 is a 4,223 SF space becoming available in March of 2026. Currently occupied by an autism services provider, the space was originally designed for daycare use and includes multiple restrooms and extensive existing in-place plumbing. The layout makes it well suited for daycare, autism services, or for easy conversion to medical office use.

1031-1041 E. Woodfield Road is a 19,542 SF, single-story, Class B multi-tenant building offering a mix of medical and professional office suites in the heart of Schaumburg's business district. Tenants include Health First Chiropractic, two specialty dental practices, Audible Hearing, the Russian School, and 1st Bank Card Services. Each suite features private front and rear entrances, prominent signage opportunities, and access to abundant parking.

Located directly on Woodfield Road within an established office park, the property is just one mile from Woodfield Mall with convenient access to I-90, I-355, nearby restaurants, hotels, and a Pace bus stop directly in front of the building.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$20.00/yr (MG)
<b>BUILDING SIZE:</b>	19,542 SF
<b>AVAILABLE SF:</b>	4,223 SF
<b>LOT SIZE:</b>	2.21 Acres
<b>YEAR BUILT:</b>	2005
<b>ZONING</b>	B-3
<b>COUNTY:</b>	Cook
<b>MARKET:</b>	Chicago/NW Suburbs
<b>TRAFFIC COUNT:</b>	8,600 VPD Woodfield Rd 38,100 VPD Higgins Rd

## PROPERTY HIGHLIGHTS

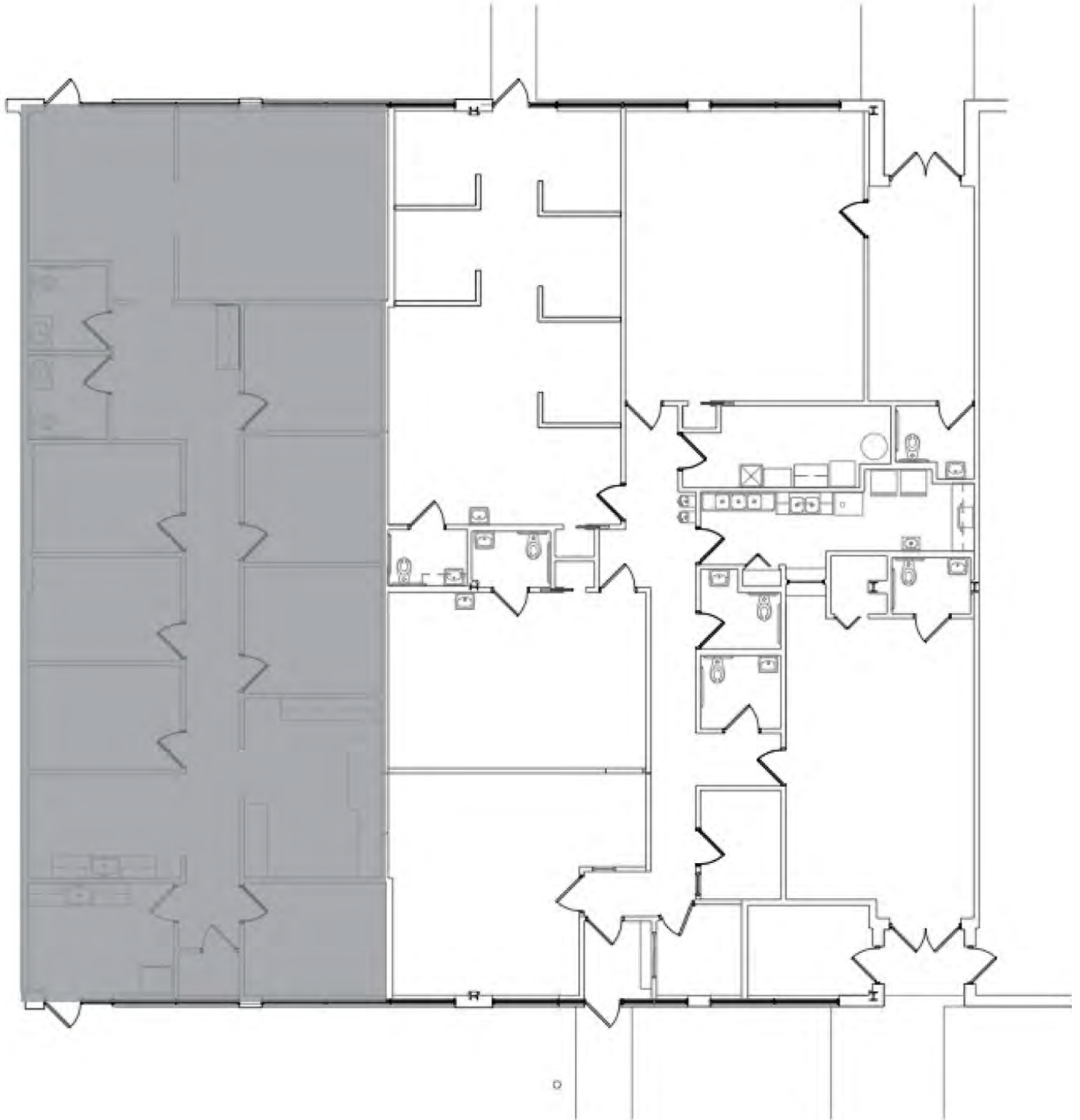
- Office/Medical Suite for Lease in Downtown Schaumburg Across from Woodfield Mall
- Private Entrances from Parking Lot to Suites
- Signage Available above Suite Door
- Monument Signage Available Directly on Woodfield Road
- 1 Mile from the Full Interchange for I-90/I-355 and Woodfield Mall
- Pace Bus Stop Directly in Front of Building
- Walking Distance to Hotels, Restaurants, Shopping and Pace Bus Station
- Located in the Heart of Downtown Schaumburg Business District

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# SUITE 1035 FLOOR PLAN

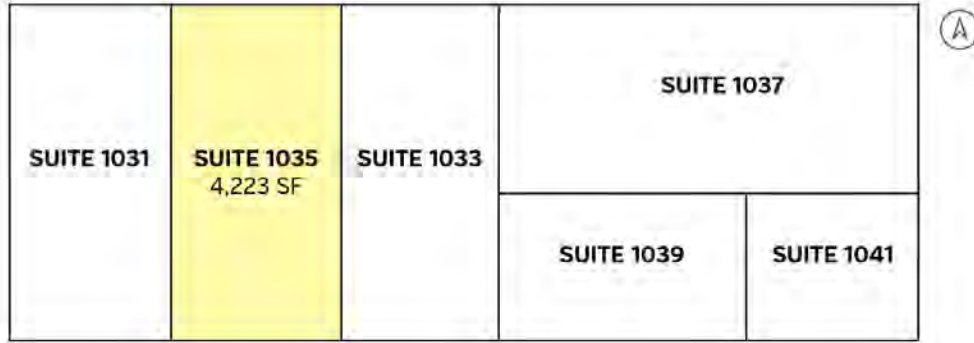


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# BUILDING PLAN AND SINGAGE



TENANT	SUITE
Russian School	1031
Audible Hearing	1033
<i>Coming Soon Vacancy</i>	1035
Health First Chiropractic	1037
Health First Dental	1037
1st Bankcard Services Inc.	1039
Implant Wide (dental Implants)	1041

## MONUMENT SINGAGE DIRECTLY ON WOODFIELD ROAD



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## ADDITIONAL PHOTOS



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