



FOR LEASE

Medical/Office Suite Across From Woodfield Mall

1035 E. WOODFIELD ROAD

Schaumburg, IL 60173

PRESENTED BY:

OLIVIA CZYZYNSKI

O: 312.676.1862

olivia.czyzynski@svn.com

JENNIFER HOPKINS, MBA

O: 312.676.1865

jennifer.hopkins@svn.com

LINA ADAMIS

O: 224.723.2528

evangelina.adamis@svn.com



1031-1041 E. WOODFIELD Rd.
AVAILABLE
312.676.1862
INX HEALTH
Root
IMPLANT WIDE

SVN
CHICAGO COMMERCIAL

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

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

PROPERTY HIGHLIGHTS

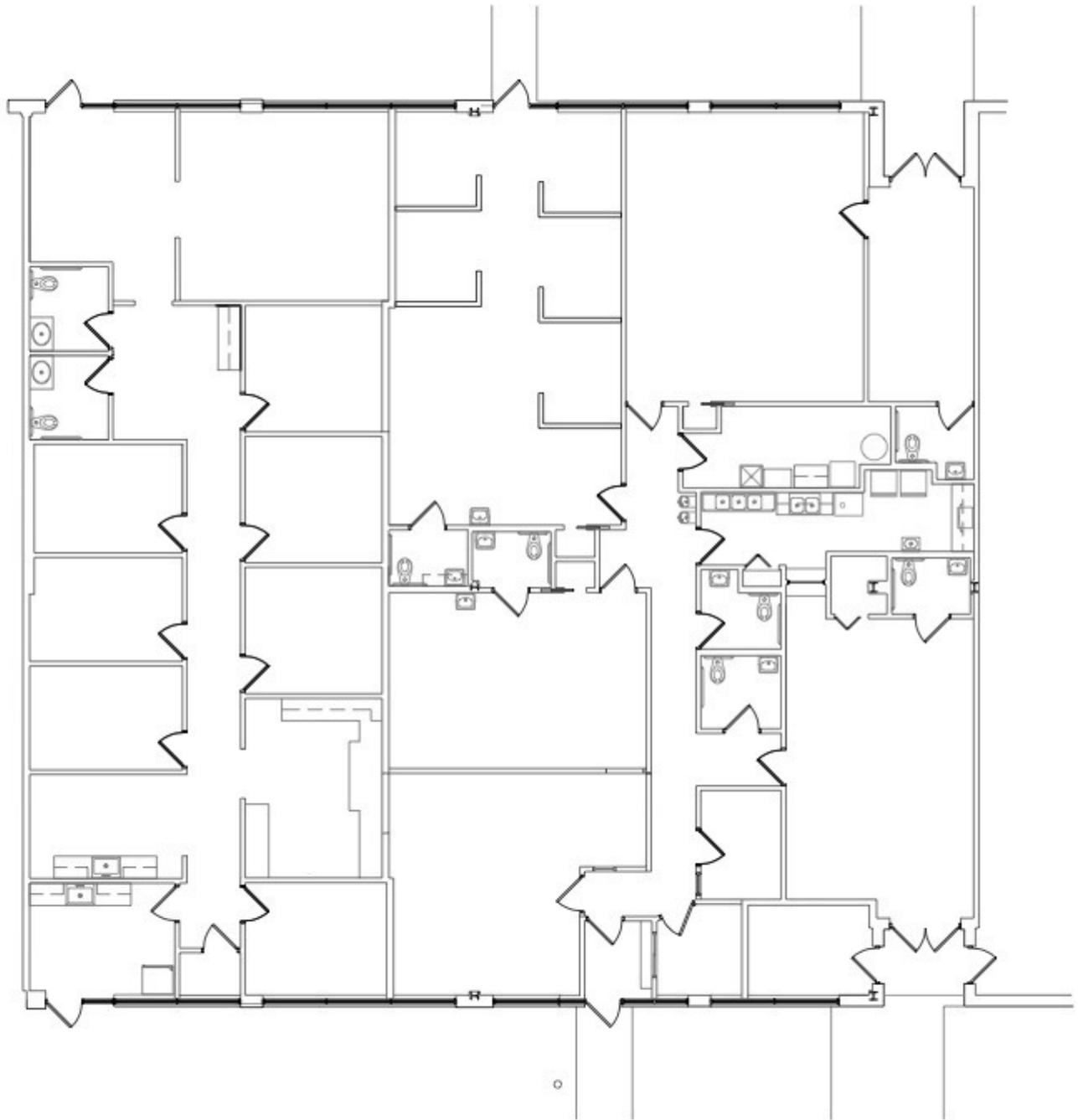
- Office/Medical Suite for Lease in Downtown Schaumburg Across from Woodfield Mall
- Private Entrances from Parking Lot to Suites
- Signage Available above Suite Door
- Monument Signage Available Directly on Woodfield Road
- 1 Mile from the Full Interchange for I-90/I-355 and Woodfield Mall
- Pace Bus 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

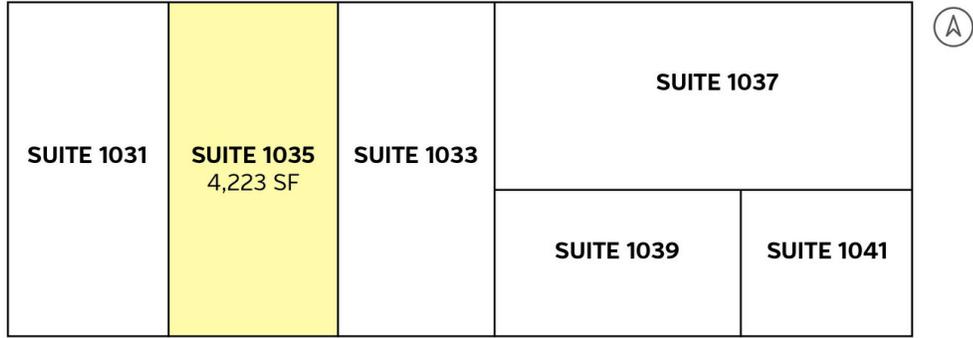


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BUILDING PLAN AND SINGAGE



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

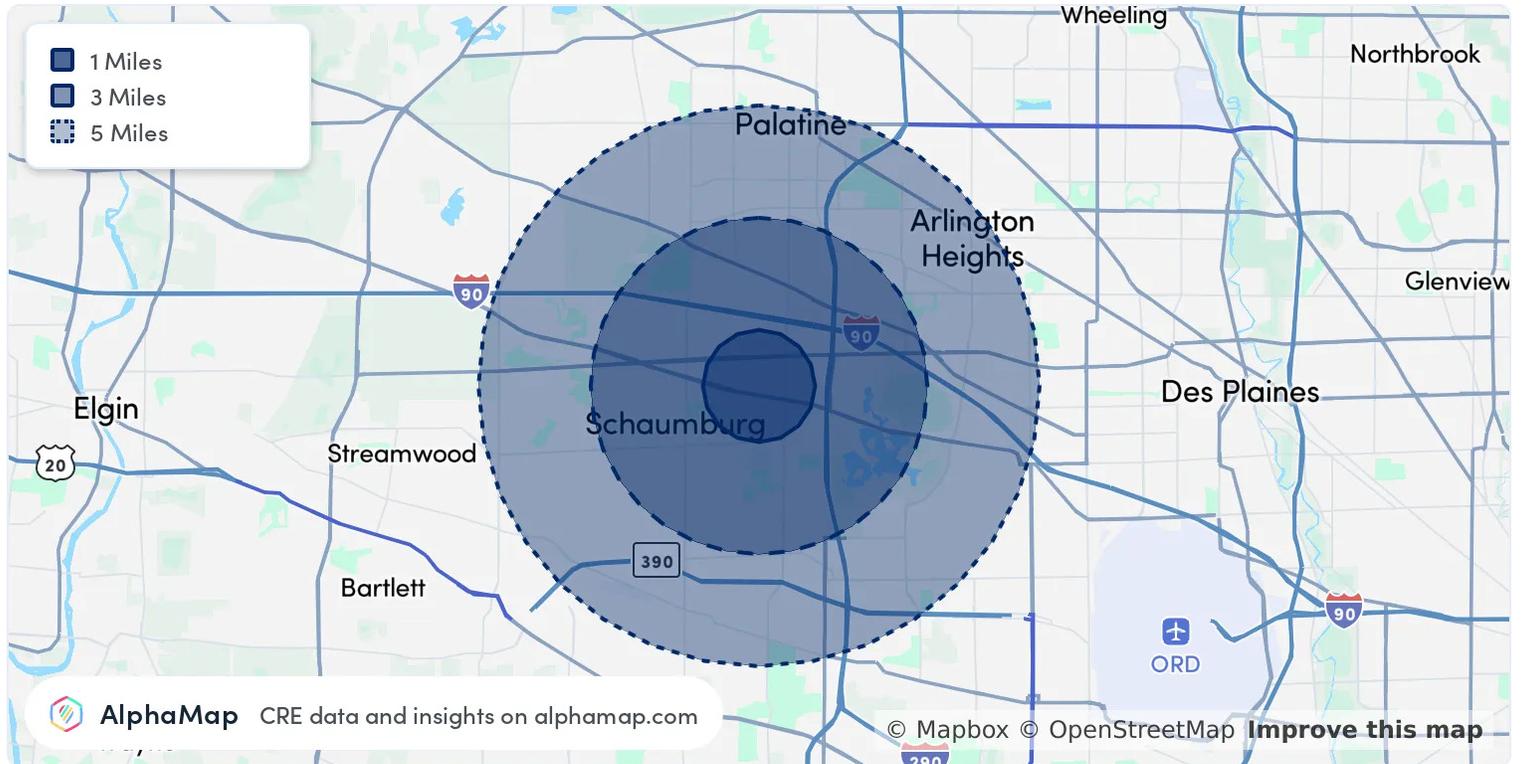


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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,405	88,981	262,809
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	42	42	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,979	35,212	103,520
PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$158,382	\$126,406	\$130,856
AVERAGE HOUSE VALUE	\$438,797	\$359,302	\$383,754
PER CAPITA INCOME	\$63,352	\$50,562	\$52,342

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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