

1700 S. Eastwood Drive (Route 47)  
Woodstock, IL 60098

For Lease

MLS #11997436

OFFICE



OFFICE 4,308 SF

\$3,800/MO. \$10.58 PSF (GROSS)

### Office Space

Beautiful office setting along busy Route 47 just north of Route 14 with over 13,600 vehicles per day.

Main Floor: 2,012 SF with reception area, 3 private offices, all with windows for lots of natural light, kitchen/break room, 2 bathrooms and a large open conference or clerical area with beautiful, wooded views.

Lower Level: 2,296 SF with ample space for additional meeting rooms, 1 private office, open concept office and large storage room.

Tenant pays gas, electric. Waste removal included in rent.

Ideal for accountants, attorneys, or insurance agents.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,974	24,629	36,819
Average HH Income	\$83,538	\$82,952	\$92,088

### Specifications

Size:	4,308 SF
Year Built:	1961
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	2 ADA
Ceiling Height:	8 ft
Parking:	21 (2 lots)
Sewer/Water:	Well & Septic
Zoning:	B3
Utilities:	Tenant pays Gas & Elect.
CAM & Taxes	Included
PIN #:	13-16-101-027 & 028

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

VP / Designated Managing Broker  
**Heather Schweitzer**  
HeatherS@PremierCommercialRealty.com  
O: 847.854.2300 x15 C: 815.236.9816

1700 S. Eastwood Drive (Route 47)  
Woodstock, IL 60098

For Lease

OFFICE



[CLICK HERE TO VIEW OUR WEBSITE](#)

*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.*



[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

VP / Designated Managing Broker  
**Heather Schweitzer**  
HeatherS@PremierCommercialRealty.com  
O: 847.854.2300 x15 C: 815.236.9816

1700 S. Eastwood Drive (Route 47)  
Woodstock, IL 60098

For Lease

OFFICE



[CLICK HERE TO VIEW OUR WEBSITE](#)

*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.*

**PREMIER**  
COMMERCIAL REALTY

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

VP / Designated Managing Broker  
**Heather Schweitzer**  
HeatherS@PremierCommercialRealty.com  
O: 847.854.2300 x15 C: 815.236.9816

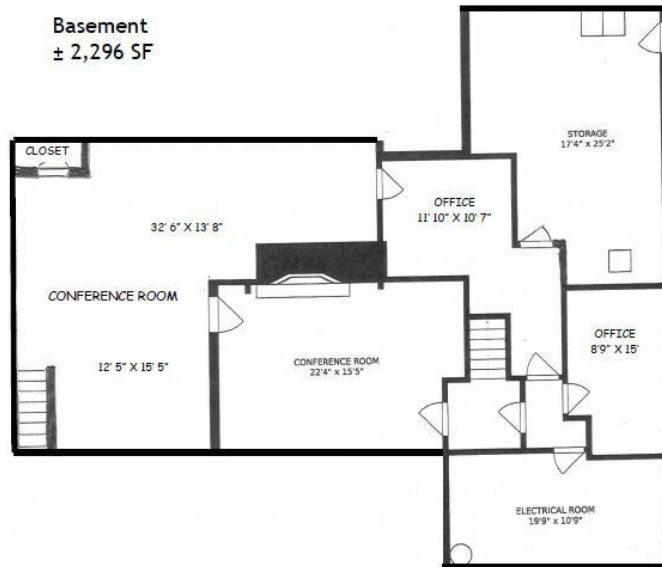
OFFICE

Gross First Floor  
± 2,012 SF



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Basement  
± 2,296 SF



SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.