



FOR LEASE

Medical/Office Suites Across Woodfield Mall!

1031 - 1041 E. WOODFIELD ROAD

Schaumburg, IL 60173

PRESENTED BY:

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PROPERTY & OFFERING SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17.50 SF/yr (MG)
BUILDING SIZE:	19,542 SF
AVAILABLE SF:	2,490 - 3,364 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 DESCRIPTION

1031 - 1041 E. Woodfield Road is a 19,542 SF single-story, Class B multi-tenant building consisting of both office and medical suites, located in the heart of Downtown Schaumburg and its business district. Tenants include a wellness center, 2 office tenants, and an autistic therapy center. There are two spaces available for lease, suite 1033 is a 2,490 SF office or medical space and suite 1031 is 3,364 SF and can be traditional office or built out for a medical user.

The building features masonry construction with modern steel accents. Each unit has its own private entrance, signage above its door, and monument signage directly on Woodfield Road. The suites feature quality build-out with upgraded lighting, flooring and solid core doors.

The property is located within an office park complex and is the first building in the park, directly on Woodfield Road. The complex offers abundant parking and access to bike paths. Located just one mile from both Woodfield Mall and the full interchange to I-90/I-355, along with many restaurants, hotels, shopping and the Pace Bus stop located in front of the building, this is one of the best locations in Schaumburg!

PROPERTY HIGHLIGHTS

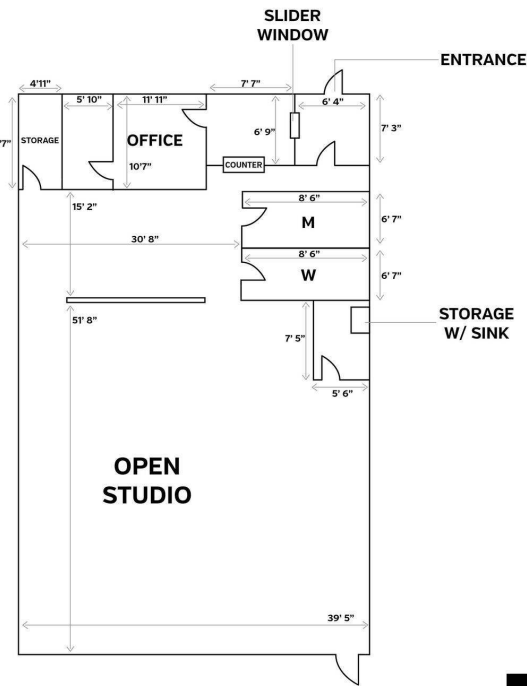
- Office/Medical Suites for Lease in Downtown Schaumburg Across from Woodfield Mall
- Suite 1031 is available for Build-to-Suit
- Private Entrances from Parking Lot to Suites
- Signage Available above Suite Doors
- Monument Signage Available Directly on Woodfield Road
- 1 Mile from the Full Interchange for I-90/I-355 and Woodfield Mall
- Pace Bus Stop Directly in Front of Building
- Walking Distance to Hotels, Restaurants, Shopping

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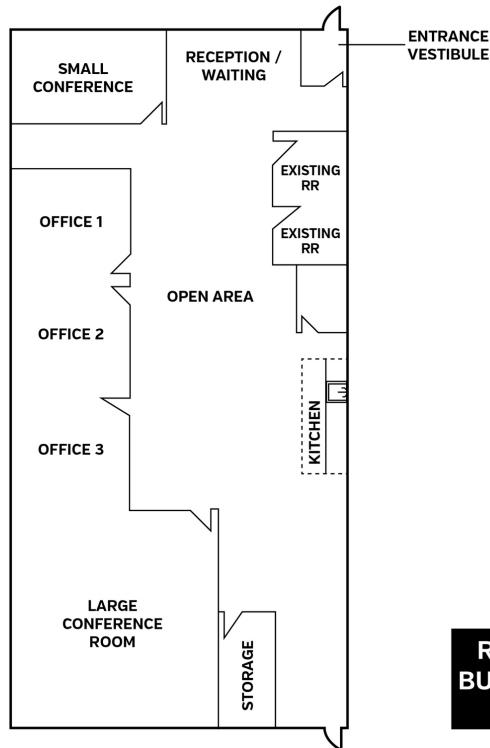
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SUITE 1031 FLOOR PLAN & ADDITIONAL PHOTOS



SUITE 1031
NTS

**CURRENT
LAYOUT**



**RENDERING
BUILD-TO-SUIT
OPTION**

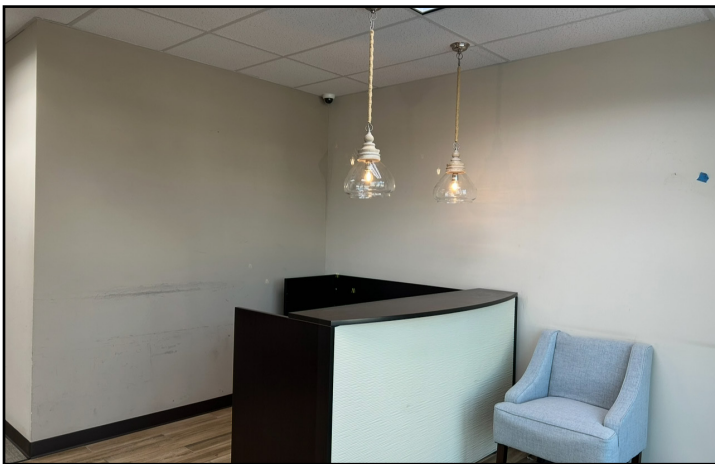
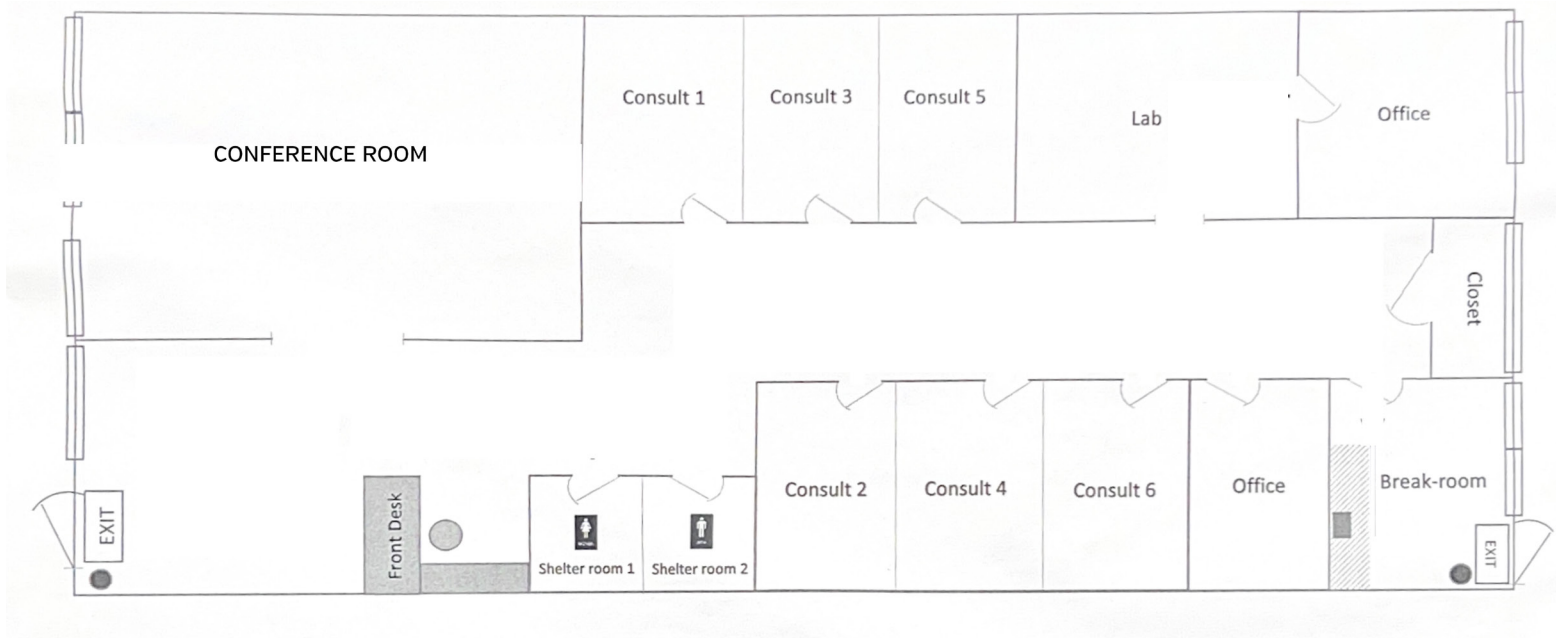


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SUITE 1033: MEDICAL OR OFFICE SPACE FLOOR PLAN & ADDITIONAL PHOTOS



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BUILDING PLAN AND SINGAGE

1031-1041 WOODFIELD ROAD BUILDING PLAN

SUITE 1031 3,364 SF	SUITE 1033 2,490 SF	SUITE 1035	SUITE 1037	
			SUITE 1039 2,764 SF	SUITE 1041



TENANT	SUITE
VACANT [Office or Medical Suite]	1031
VACANT [Office or Medical Suite]	1033
Autism Care [Specialized Child Care]	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 RETAILER MAP

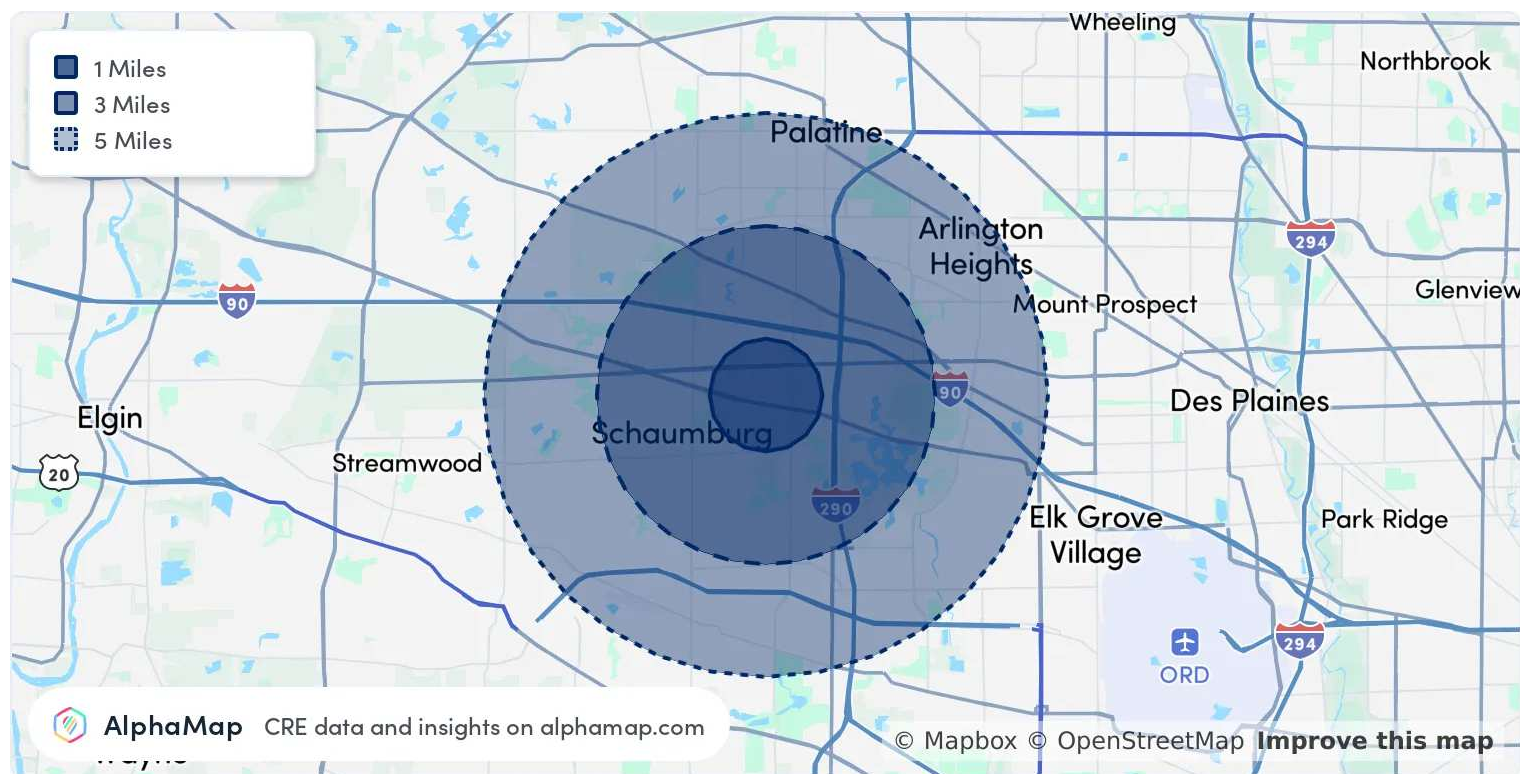


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AREA ANALYTICS



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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