

NOW LEASING | WOODSTOCK, IL | OFFICE

600 Russel Ct Woodstock, IL 60098



PROPERTY DESCRIPTION

Now accepting pre-leasing applications for the newly renovated Russel Court Office Plaza. Located directly across the street from the McHenry County Courthouse and Government Center, this office plaza offers the ideal space for any attorneys, accountants, healthcare providers, business professionals, retail and restaurant owners. Nearby transportation includes the Union Pacific Northwest Metra line. The nearest stop being Woodstock, located less than 2 miles away from the office plaza. Available spaces included in the first, second, and third floor ranges anywhere between 500 to 4,000 SF. Open option available for leasing out a floor, totaling in 10,300 SF. Parking will be available on the side and back of the building, totaling in a number of 60 spaces. The Modified Gross Lease includes gas, water, A/C, and heating. On the first floor of the office plaza, your clients, patients, employees, and guests will be greeted by a newly renovated front lobby designed to create a welcoming and contemporary atmosphere. Additional renovations include a main entrance canopy, newly installed energy efficiency windows, and a sleek modern hydraulic elevator for improved accessibility. Each floor comes equipped with two bathrooms directly across from the emergency stairwells. Included in renovations will be a cafeteria on the second floor for providing common area amenities for the entire building. Since coming under new ownership/management in July 2023, the property is undergoing a series of impressive upgrades aimed at enhancing both its appearance and functionality, underscoring a commitment to provide its tenants a First-Class experience for everyone who visits and/or works within Russel Court Office Plaza. Renovation completion will be scheduled in tiers: First floor to be completed by February 2025, second floor's completion scheduled by Spring 2025, and third floor to be completed later on this year. Don't miss out on this unique opportunity. Contact the Proano Commercial Group to tour the building and reserve your spot today.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Number of Units:	26±
Available SF:	100 - 31,000 SF
Lot Size:	2.3 Acres
Building Size:	31,110 SF

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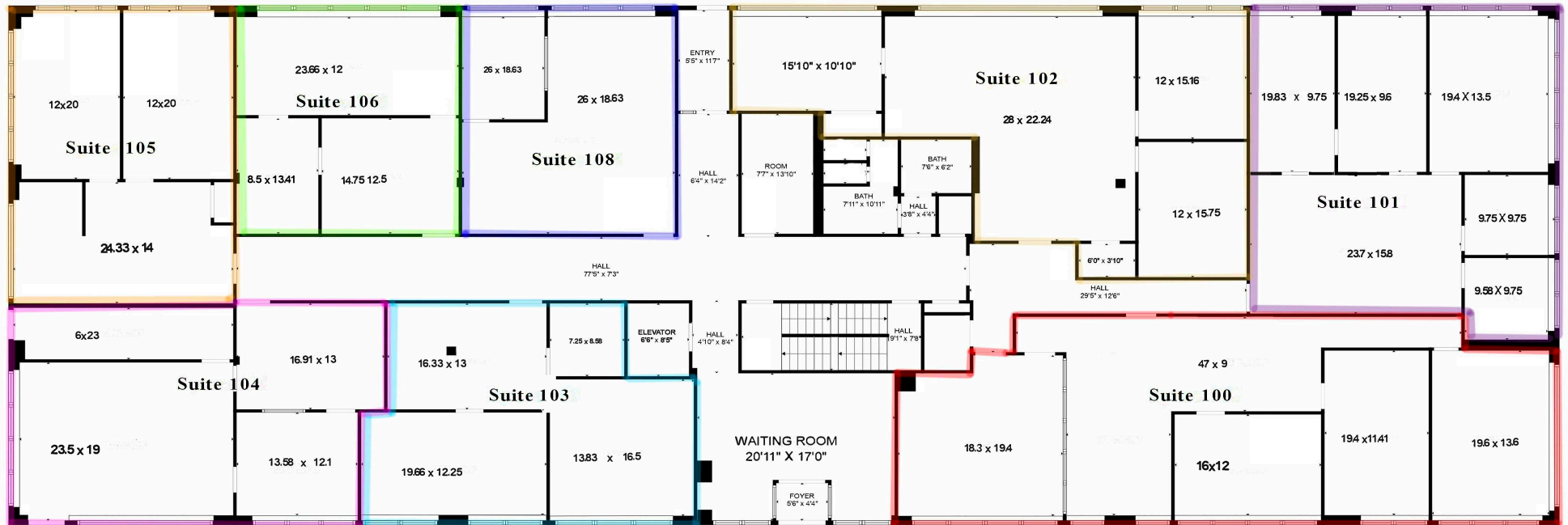
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1st Floor Square Footage List

Unit 100: Total Unit sq.ft = 1,447 SF	Unit 104: Total Unit sq.ft = 973
Unit 101: Total Unit sq.ft = 1,199	Unit 105: Total Unit sq.ft = 818
Unit 102: Total Unit sq.ft = 1,023	Unit 106: Total Unit sq.ft = 598
Unit 103: Total Unit sq.ft = 744	Unit 108: Total Unit sq.ft = 621

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

First Floor Plan

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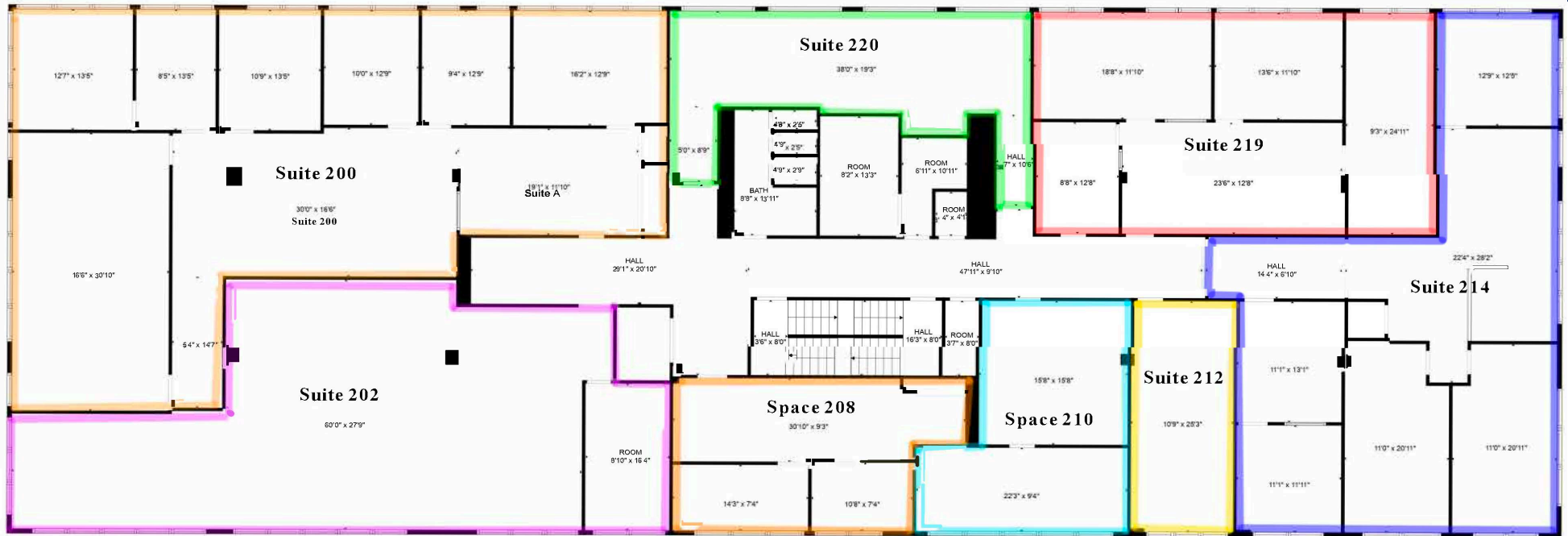
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2nd Floor Square Footage List

Unit 200:
Total Unit sq.ft = 2,108

Unit 202:
Total Unit sq.ft = 1,807

Unit 208:
Total Unit sq.ft = 466

Unit 210:
Total Unit sq.ft = 458

Unit 212:
Total Unit sq.ft = 276

Unit 214:
Total Unit sq.ft = 1,587

Unit 219:
Total Unit sq.ft = 997

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Second Floor Plan

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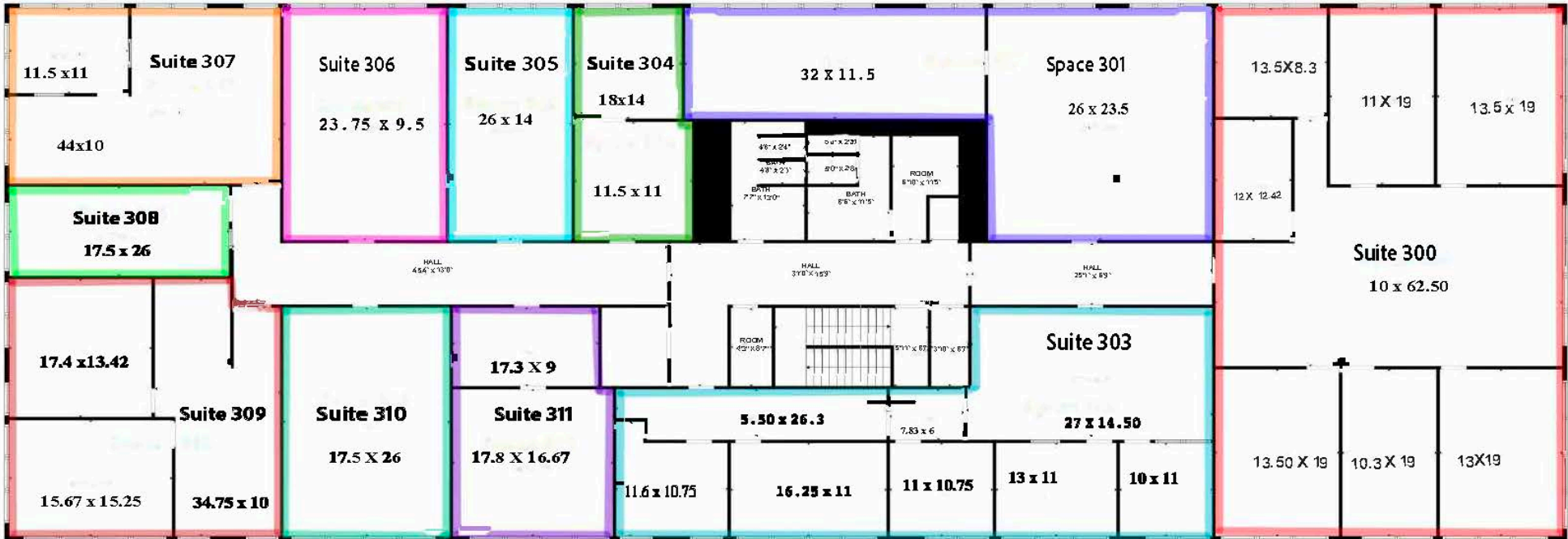
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3rd Floor Plan Square Footage List

Unit 300: Total Unit sq.ft = 2,049	Unit 305: Total Unit sq.ft = 364	Unit 309: Total Unit sq.ft = 819
Unit 301: Total Unit sq.ft = 979	Unit 306: Total Unit sq.ft = 455	Unit 310: Total Unit sq.ft = 455
Unit 303: Total Unit sq.ft = 1,255	Unit 307: Total Unit sq.ft = 566	Unit 311: Total Unit sq.ft = 453
Unit 304: Total Unit sq.ft = 378	Unit 308: Total Unit sq.ft = 225	

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Third Floor Plan

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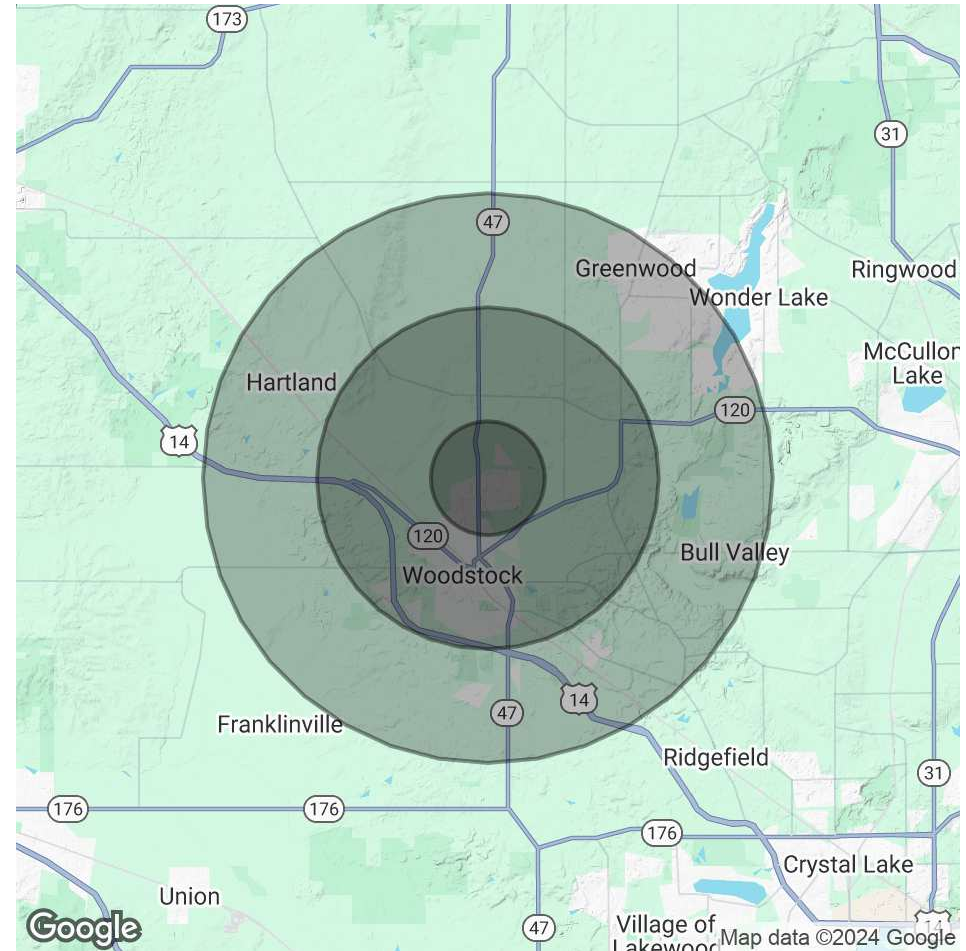
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,281	23,769	37,587
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

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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