

FLEXIBLE COMMERCIAL SUITES ACROSS FROM THE MCHENRY COUNTY COURTHOUSE | FOR LEASE

600 Russel Ct Woodstock, IL 60098



PROPERTY DESCRIPTION

Russel Court offers newly renovated, flexible commercial suites in a highly visible Woodstock location directly across from the McHenry County Courthouse and Government Center. Designed to accommodate a wide range of professional and service-oriented businesses, the property is well suited for office, medical, healthcare, wellness, fitness, instructional, childcare, and civic users.

Suites are available in a variety of configurations, from smaller private offices to larger spaces of approximately 4,000 SF, with the opportunity to lease an entire floor of approximately 10,300 SF. The building features approximately 60 on-site parking spaces, a renovated lobby, energy-efficient windows, a modern hydraulic elevator, restrooms on each floor, and planned second-floor cafeteria space. Gas, water, heating, and air conditioning are included in the modified gross lease structure, helping provide tenants with more predictable occupancy costs.

OFFERING SUMMARY

Lease Rate:	\$24 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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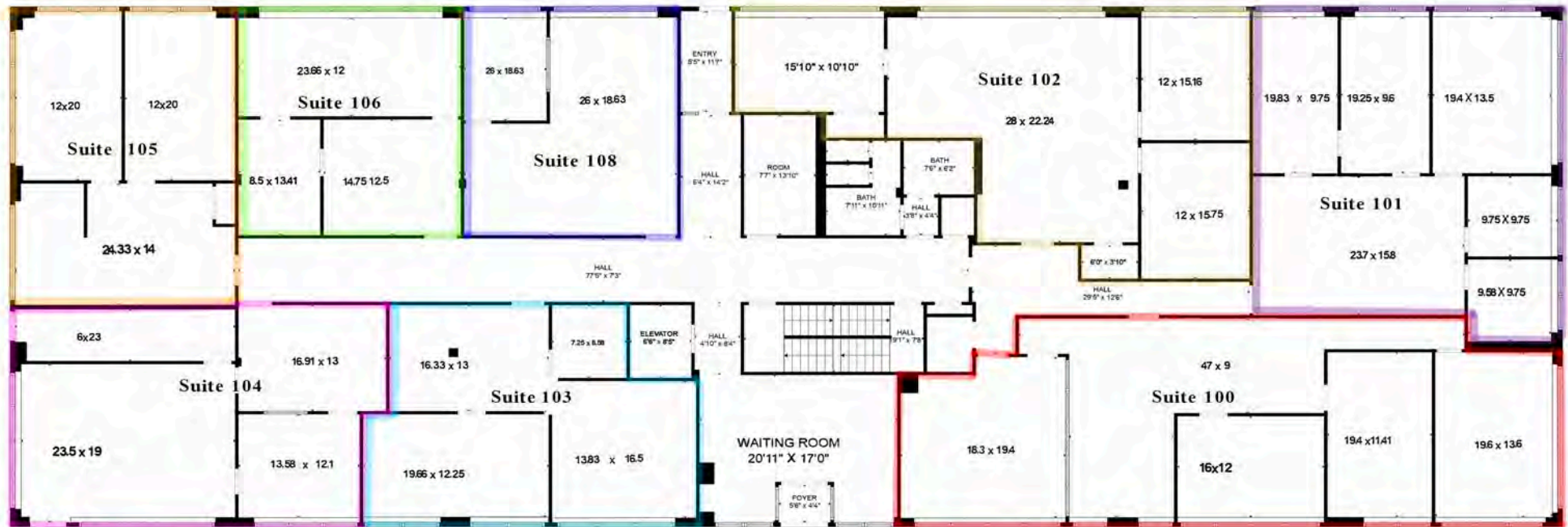
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1st Floor Square Footage List

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

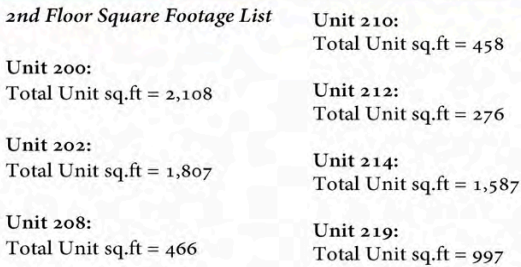
First Floor - Floor Plan

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Second Floor - Floor Plan

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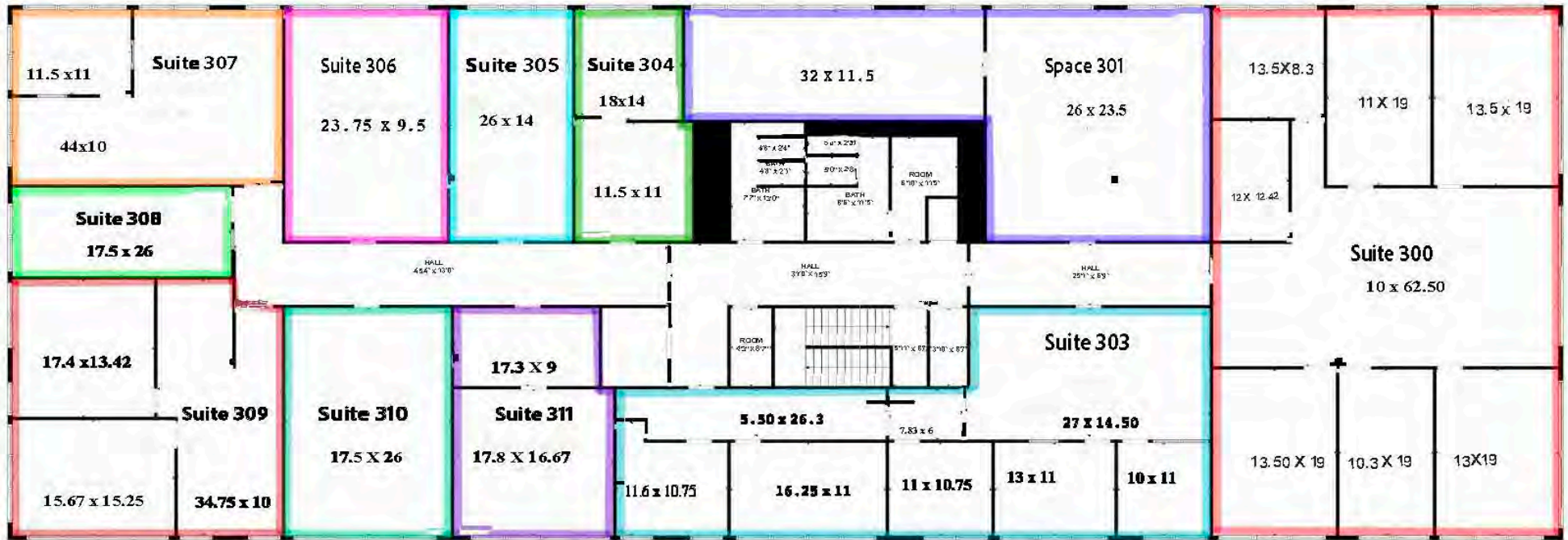


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3rd Floor Plan Square Footage List

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 - Floor Plan

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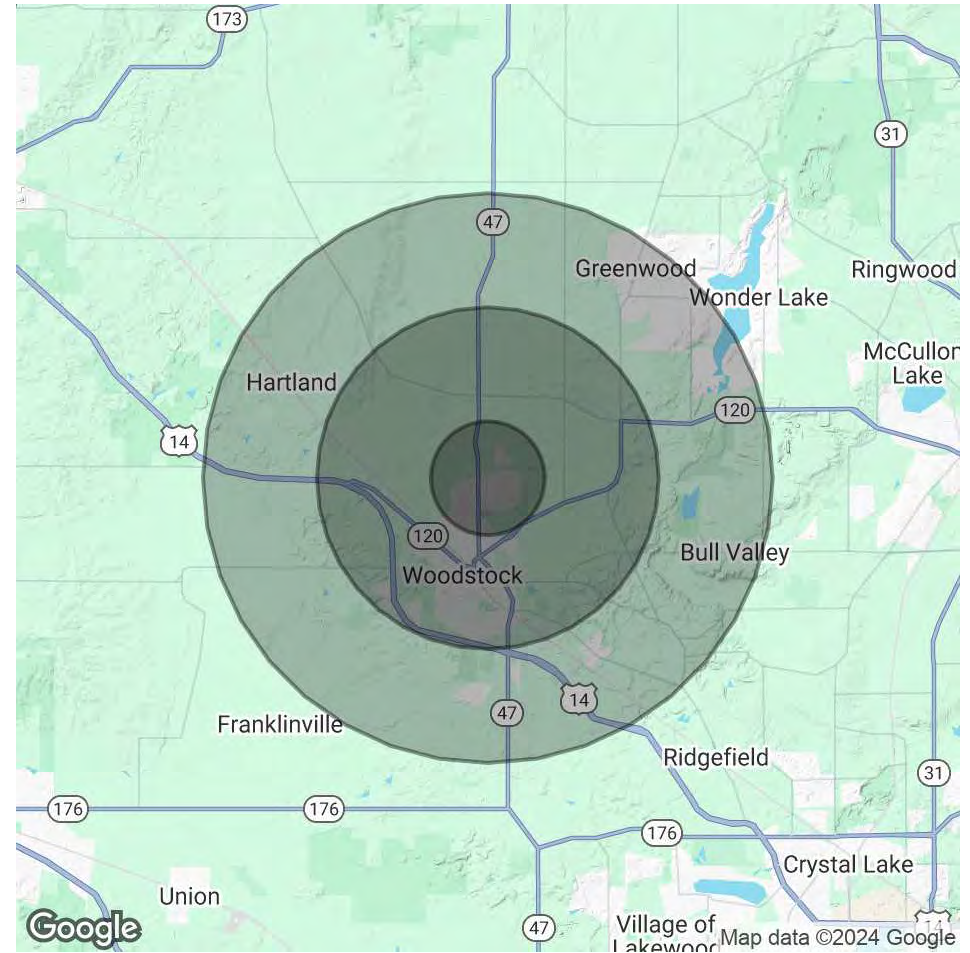
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,281	23,769	37,587
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

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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