

Medical Office

1664 S Eastwood Drive Woodstock, IL 60098

For Lease

MLS #11963826

OFFICE



MEDICAL OFFICE 1,653 SF

\$2,204/MO. \$16. PSF (GROSS)

Medical Office Space 1,653 SF

Space available in this 25,785 SF Multi-Tenant Strip Center on busy S Eastwood Dr. (Route 47) just North of Northwest Hwy. (Route 14) with over 13,600 vehicles per day and ample, lighted parking in front and rear.

UNIT 1664: 1,653 SF medical office with reception desk, 2 exam rooms, 2 procedure rooms, 2 privates offices, utility & storage room.

Shared common areas include waiting area, hallway and bathrooms, which are shared with foot and ankle Podiatrist, Dr. Gavin. Utilities are shared.

Facade signage with potential of monument signage.

Specifications

Building Size:	25,785 SF
Year Built:	1993
HVAC System:	GFA/ Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	2 Shared
Ceiling Height:	8 ft
Parking:	Lighted / Ample / Front & Rear
Sewer/Water:	City
Zoning:	B3
CAM & Taxes	Included
Utilities:	Shared
PIN #:	13-17-226-009

Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,422	24,717	36,085
Average HH Income	\$81,264	\$83,053	\$91,472

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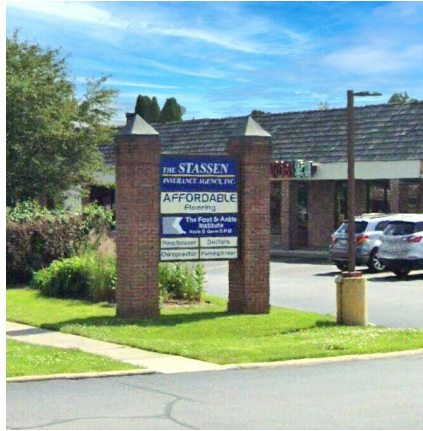
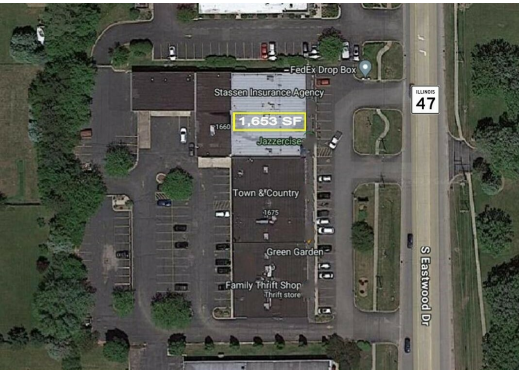
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Measurements Approximate

COMMON AREA

AVAILABLE Medical Office 1,653 SF

LEASED to DR. GAVIN

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