

# 1004 Courtaulds Drive Unit A

Woodstock, IL 60098

## For Lease

MLS #12003511

OFFICE



PROFESSIONAL OFFICE 3,960 SF

\$4,620/MO. \$14.00 PSF (GROSS)

### Professional Office Space 3,960 SF

**Unit A:** 3,960 SF office suite includes 7 private offices, large conference room, kitchen, 2 bathrooms. Large storage rooms and large open clerical areas could be converted to additional private offices, meeting or training rooms.

9,960 SF Multi-tenant building with ample common parking. Gross lease includes CAM and taxes.

Located east of Route 47 on Courtaulds Drive, just off McConnell Road.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,651	24,921	39,845
Average HH Income	\$95,603	\$82,961	\$94,766

### Specifications

Building Size:	9,960 SF
Year Built:	1997
HVAC System:	GFA/ Central Air
Electrical:	200 Amp
Sprinklers:	No
Washrooms:	2 ADA
Ceiling Height:	9 ft
Parking:	37 Common
Sewer/Water:	City
Zoning:	M1
Available:	5/1/24 Min. 2 Yr. Lease
CAM & Taxes	Included
PIN #:	13-09-476-021

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Senior Broker

**Michael Deacon**

MichaelD@PremierCommercialRealty.com

O: 847.854.2300 xx28 C: 815.814.6500



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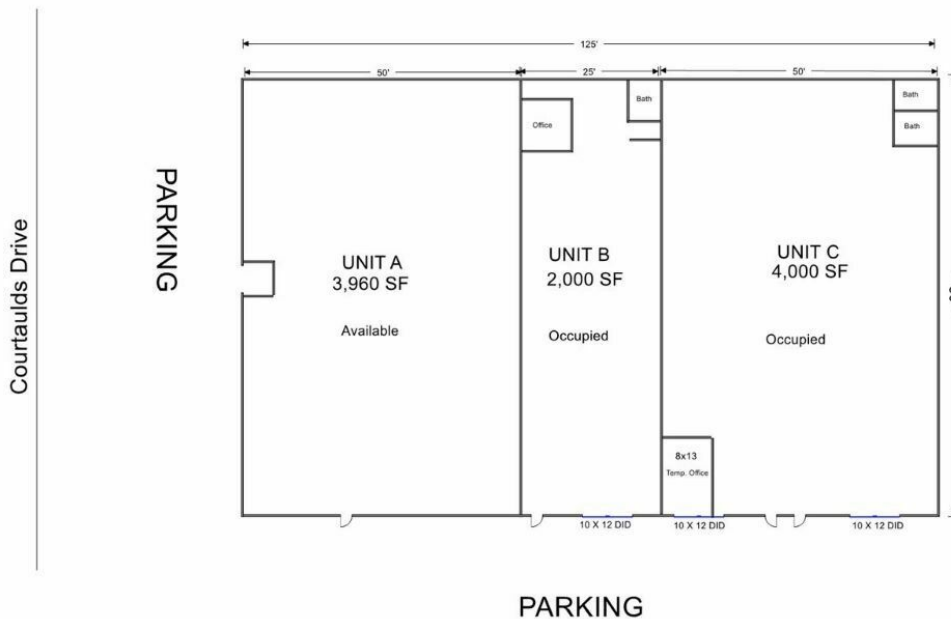
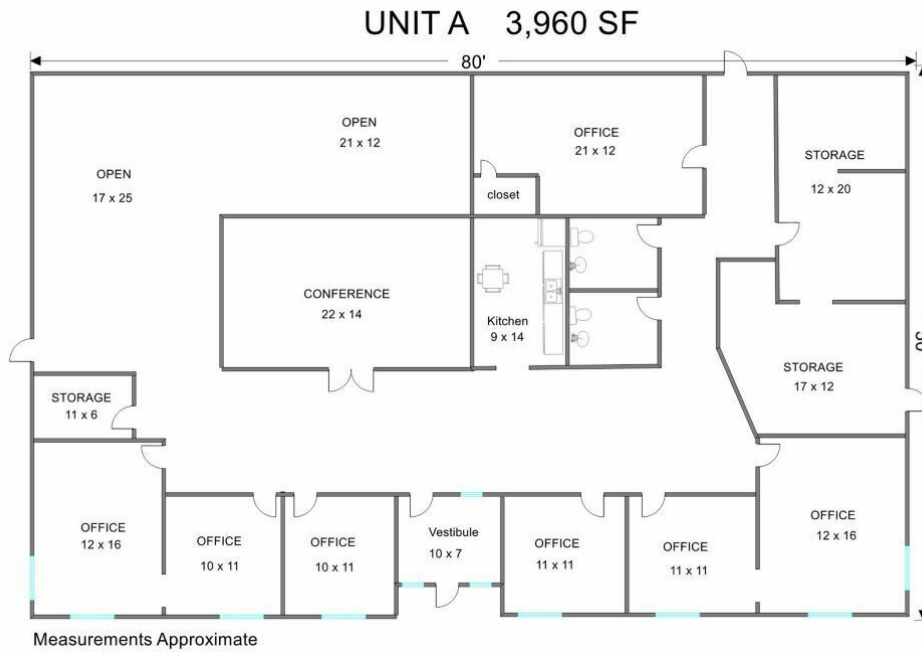
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