

**1065 Lake Avenue**  
Woodstock, IL 60098

**For Lease**

MLS #11941449

**OFFICE**



**OFFICE 2,225 - 4,490 SF**

**\$14.00 - 16.00 PSF (GROSS)**

**Lower Level : 4,490 SF (Divisibility Possible)**  
**2nd Floor: 2,225 SF**

**Suite B:** 2,225 SF with 2 private offices and open floor plan, kitchenette and 2 baths. Cubicles/furniture available. \$16 psf Gross.

**Lower Level:** 4,490 SF office space includes 13 private offices with 2 conference rooms, kitchenette and 2 baths. Can be made handicap accessible. CAM and taxes included in rent. \$14 psf Gross.

Parking in front and rear of building. Monument signage available. Ideal location on Lake Avenue.

**Specifications**

Building Size:	9,060 SF
Year Built:	1976
HVAC System:	GFA / Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	Varies per Unit
Ceiling Height:	8 ft
Parking:	34 Spaces (common)
Sewer/Water:	City
Zoning:	B4
CAM & Taxes	Included in Rent
PIN #:	13-09-305-008

Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,813	25,085	36,404
Average HH Income	\$79,794	\$83,146	\$91,726

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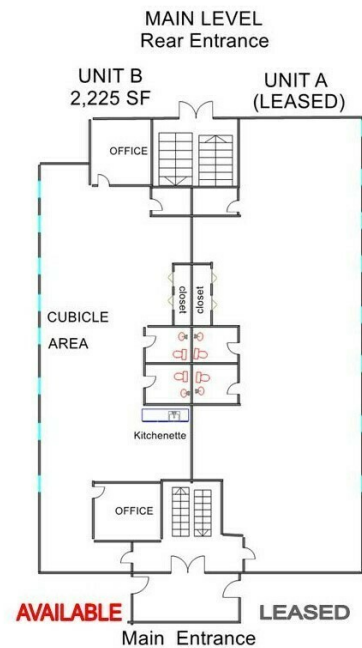
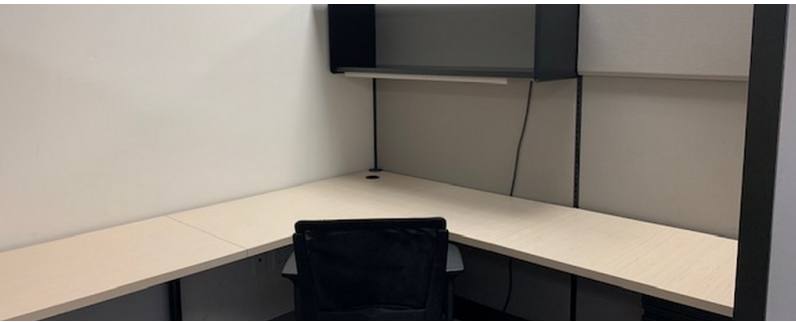
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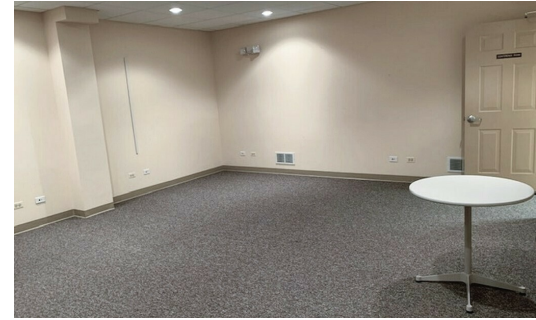
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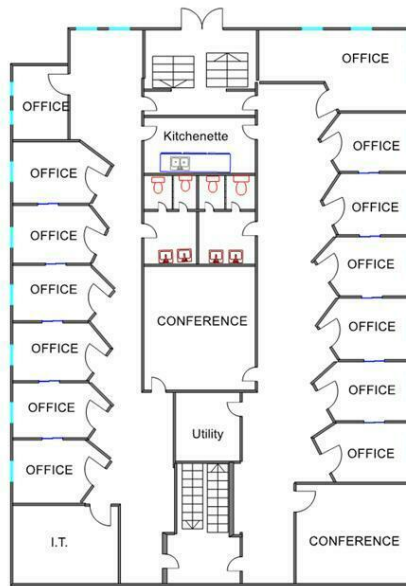
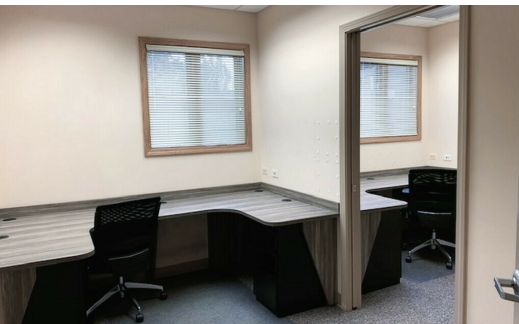
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LOWER LEVEL 4,490 SF  
Rear Entrance



FRONT Measurements Approximate



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