



3,364 SF OFFICE/MEDICAL SUITE FOR LEASE- DOWNTOWN SCHAUMBURG

1031 - 1041 E. WOODFIELD ROAD
SCHAUMBURG, IL 60173

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Complete Highlights

- Office/Medical Suite for Lease in Downtown Schaumburg Across from Woodfield Mall
- Build-to-Suit
- Private Entrances from Parking Lot to Suite
- Signage Available above Suite Door
- Monument Signage Available Directly on Woodfield Road
- 1 Mile from the Full Interchange for I-90/I-355 and Woodfield Mall
- Pace Bus Stop Directly in Front of Building
- Walking Distance to Hotels, Restaurants, Shopping and Pace Bus Station
- Located in the Heart of Downtown Schaumburg Business District



Property Summary



OFFERING SUMMARY

Lease Rate:	\$17.50/SF MG
Building Size:	19,542 SF
Available SF:	3,364 SF
Year Built:	2005
Zoning:	B-3
Market:	Chicago/NW Suburbs
County:	Cook
Traffic Count:	8,600 VPD- Woodfield Rd; 38,100 VPD- Higgins Rd

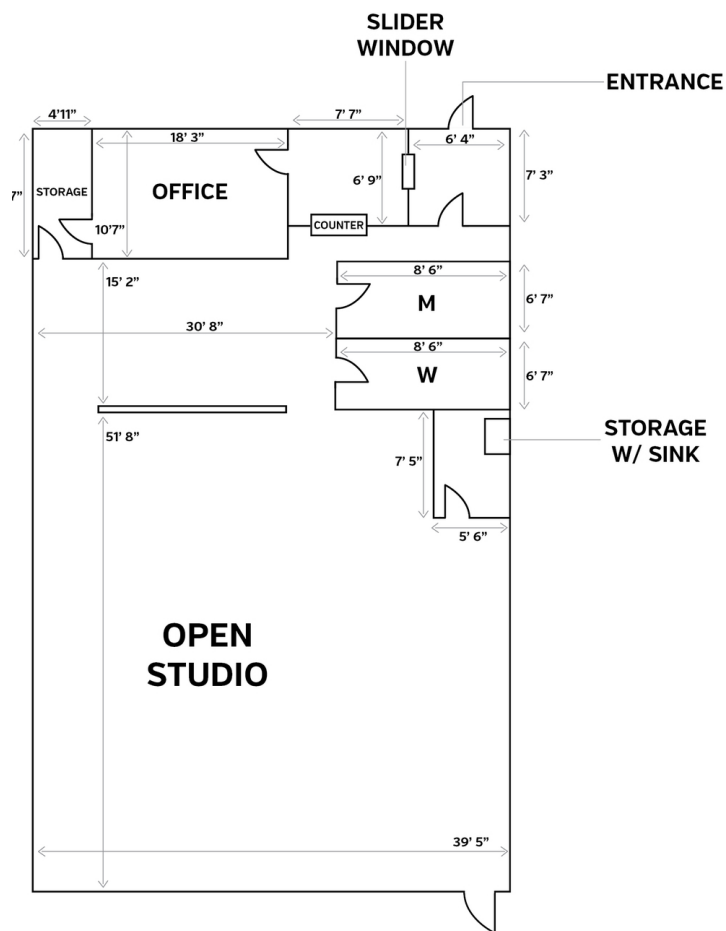
PROPERTY DESCRIPTION

1031-1041 E. Woodfield Road is a 19,542 SF single-story, Class B multi-tenant building consisting of both office and medical suites, located in the heart of Downtown Schaumburg and its business district. Tenants include a wellness center, 2 office tenants, autistic therapy center, infusion clinic and one suite available for lease. **Available suite is build-to-suit per tenant's needs.**

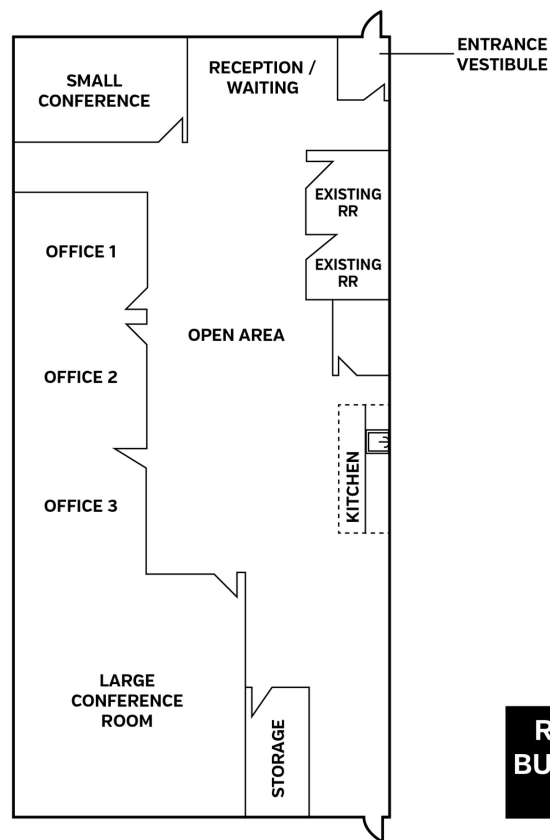
The building features masonry construction with modern steel accents. Each unit has its own private entrance, signage above its door, and monument signage directly on Woodfield Road. The suites feature quality build-out with upgraded lighting, flooring and solid core doors.

The property is located within an office park complex and is the first building in the park, directly on Woodfield Road. The complex offers abundant parking and access to bike paths. Located just one mile from both Woodfield Mall and the full interchange to I-90/I-355, along with many restaurants, hotels, shopping and the Pace Bus stop located in front of the building, this is one of the best locations in Schaumburg!

Suite 1031 3,364 SF



SUITE 1031
NTS



RENDERING
BUILD-TO-SUIT
OPTION

1 AS-IS
Current layout

2 BUILD-TO-SUIT OPTION
Tenant can design build out to meet their exact needs

Building Plan & Survey

SUITE 1031 3,364 SF	SUITE 1035	SUITE 1033	SUITE 1037	
			SUITE 1039	SUITE 1041

TENANT	SUITE
Vacant	1031
IV Express (Hormone Therapy)	1033
Autism Care (Specialized Child Care)	1035
Health First Chiropractic	1037
Health First Dental	1037
1st Bankcard Services Inc.	1039
Implant Wide (dental Implants)	1041

Additional Photos



Schaumburg Overview

The subject property is located in Schaumburg, IL which is one of the major suburban commercial hubs in the Chicagoland area. It is conveniently located directly on Woodfield Road, immediately west of the intersection of Meacham and Woodfield Roads, and situated just 1 mile from the full interchange for I-90. I-90 connects to I-290, I-355 and IL-53 via Schaumburg which provides to quick and easy access to all areas of the Chicagoland market. O'Hare International Airport is less than 15 miles away and downtown Chicago is approximately 30 miles from the property.

Schaumburg is located in Cook County and is a Northwestern suburb of Chicago. It is also known as part of the Golden Corridor, which is the area around the Jane Addams Memorial Tollway (I-90) in the Chicago metropolitan area. It is coined as such since the corridor generates a "gold" mine of economic profit for communities in the area. Several Fortune 500 company headquarters, office parks, industrial parks, exhibition and entertainment centers, medical facilities, hotels, shopping centers, and restaurants are located along the Golden Corridor. This thriving economic center is home to more businesses in Illinois than any other community outside of Chicago.

As of the 2010 census, the Village had a total population of 74,227 and a daytime population of nearly 211,000. Schaumburg has a wide variety of commercial businesses including an excellent retail market, abundant offices along with many industrial options. Schaumburg is home to the North American Headquarters for Zurich American Insurance. The market also enjoys one of only two IKEA stores in Illinois. Woodfield Mall, one of the largest malls in America with over 300 retailers, is also located in the heart of the retail market in Schaumburg. Schaumburg's transition from a rural community to that of a suburban metropolis began with Alfred Campanelli's first large-scale suburban-style development in 1959 with the opening of Woodfield Mall on September 9, 1971. Optum RX [Catamaran], IBM, Comcast, Verizon Wireless, Motorola Solutions, Career Education Center, GE Financial Capital, Nation Pizza Products and Experian also call Schaumburg their home, totaling over 10,650 employees together.





Schaumburg Demographics Snapshot

DAYTIME DEMOGRAPHICS

[192 Company Headquarters in a 5 mile radius. 27,317 people are employed by these headquartered businesses.]

BUSINESSES
15,722



EMPLOYEES
210,956



WHITE COLLAR WORKERS
106,432



BLUE COLLAR WORKERS
47,088



TOTAL LABOR FORCE
224,682



UNEMPLOYMENT RATE
2.2%



5 MILE RADIUS



POPULATION
278,237



HOUSEHOLDS
113,770



AVERAGE HOUSEHOLD INCOME
\$105,865



MEDIAN AGE
61.3% of people are
aged 20-64



TOTAL HOUSING UNITS
117,405



MEDIAN HOME VALUE
\$270,909

TOTAL ANNUAL CONSUMER EXPENDITURE



HOUSEHOLD
\$8.34B



NON-RETAIL
\$4.39B



RETAIL
\$3.95B





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