

## Investment Opportunity and Available Lease Units

### 19,850 SF (Mixed Use) INVESTMENT Opportunity

1,250 & 1,450 SF (Retail) For Lease

4,490 SF (2nd Floor Office) For Lease

Historic building on the Woodstock Square with retail and office space available. Current tenants include: Thoughtfulness Shop, Caldwell Berner & Caldwell Law Firm, S.B. Law and LOS Services.

**Main Floor:** 100 Cass. (Formerly Green Box Boutique) 1,450 SF for \$1,575/mo. Gross. 209 Benton. 1,250 SF Retail for \$1,275/mo. Gross.

**2nd Floor:** 100 1/2 Cass. 4,490 SF Office for \$3,500/mo. Gross.

**3rd Floor:** 6,550 SF unfinished used for storage. Could be renovated.

Additional storage in basement. Building zoned B2. Entire building for sale. Contact broker for financial information. See layouts.

Enjoy the Square!

Home of Ned's Corner from the movie *Groundhog Day*.



PRICE  
REDUCED

Benton Street

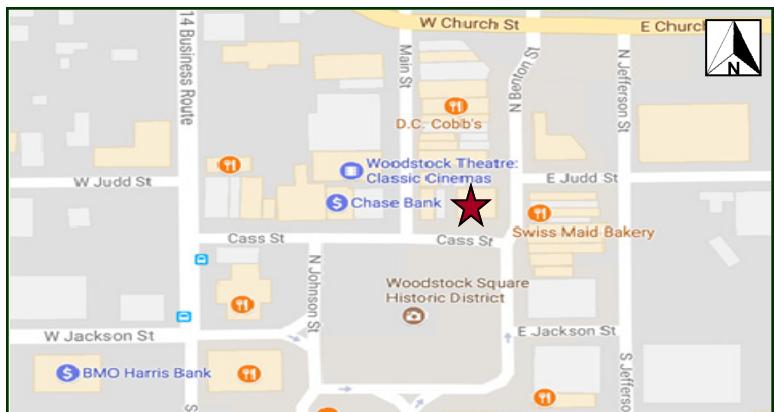


Cass Street



MLS: Investment: 09723542  
Office: 09723612  
Retail: 09723594

Unit/Location	Size/ Use	Lease Price	Notes
100 Cass 1st Floor	1,450 SF Retail	\$1575/mo. \$13.03 psf gross	Faces Square
209 Benton 1st Floor	1,250 SF Retail/Office	\$1275/mo. \$12.24 psf gross	Warm Shell 2 Rough in Bath
100 1/2 Cass 2nd Floor	4,490 SF Office	\$3500/mo. \$9.35 psf gross	Current Law Office M/M Lease

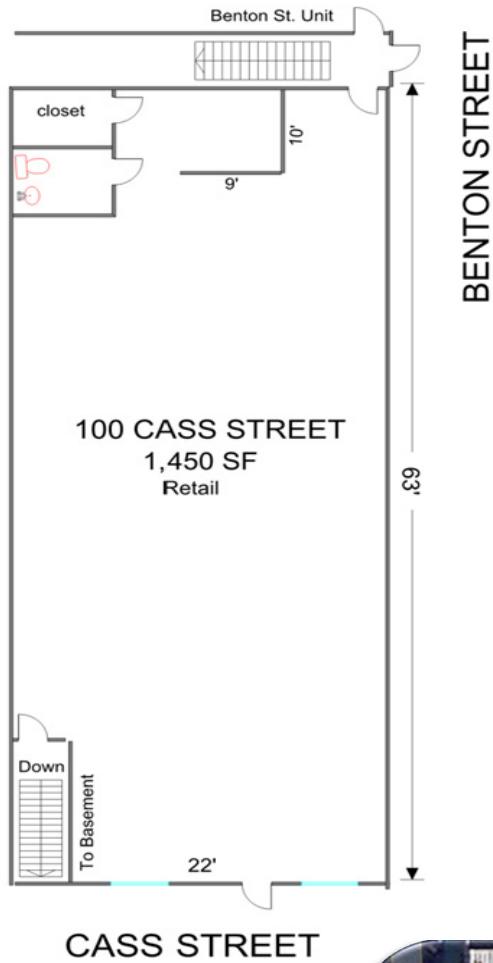


Directions: NE Corner of Woodstock Square.

PIN: 13-05-376-022

December 6, 2017

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

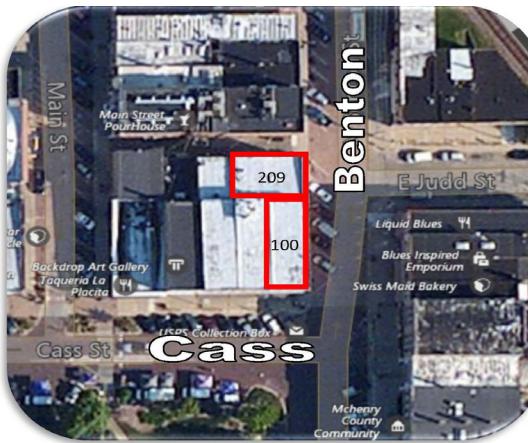


## 1st Floor Spaces



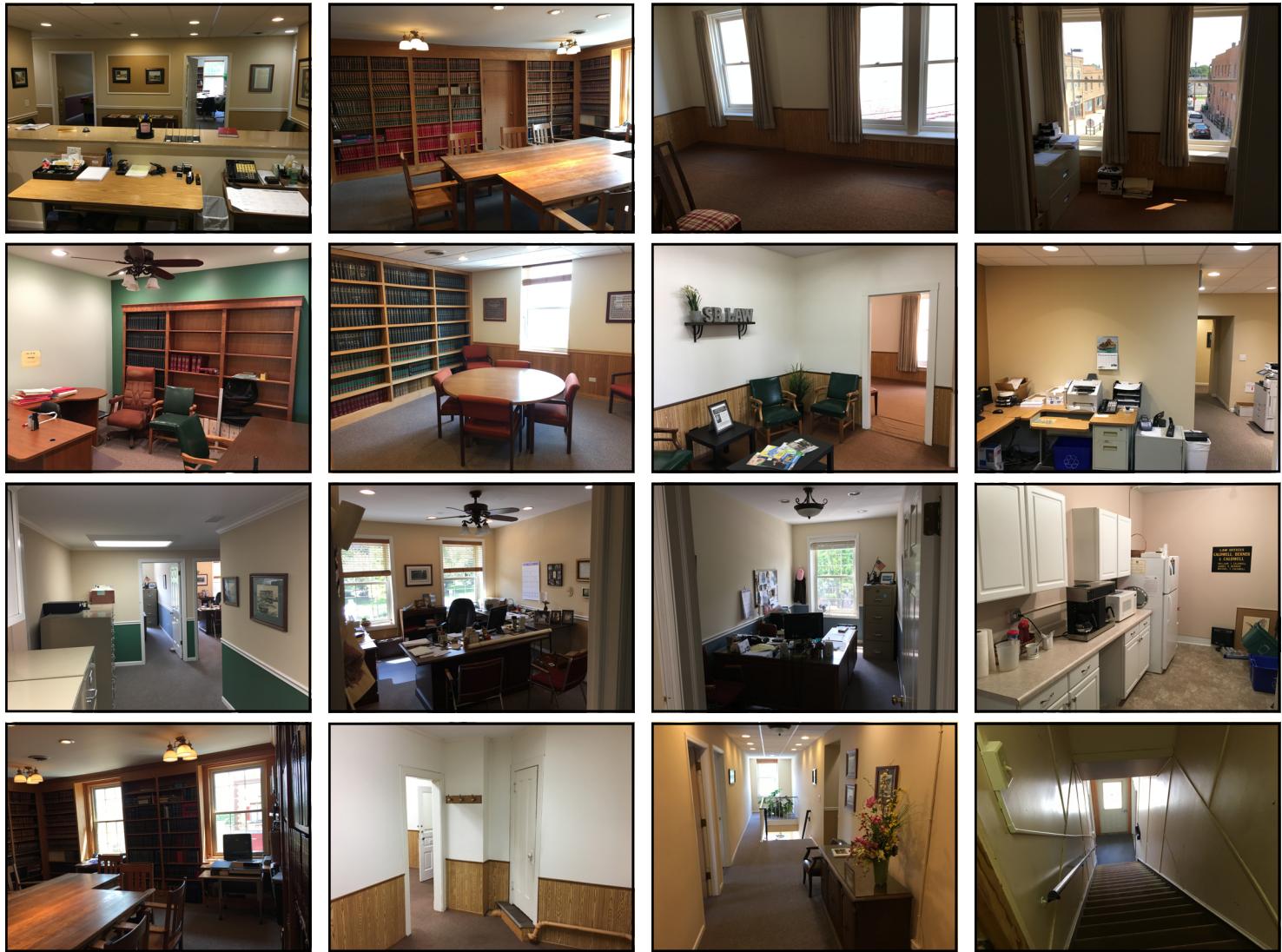
CASS STREET

Cass Street



Benton Street





2nd Floor / Cass Street / Current Law Office





Cass/Benton Street  
Woodstock, IL 60098

12/6/2017

Unit #	Tenant	SF	CURRENT Annual Rent	Annual Rent when Occupied at 100%	Rent PSF	CURRENT Monthly	Monthly when occupied at 100%	Expiration Date	Security Deposit
1st Fl. Cass	Thoughtfullness	2,900	\$37,800.00	\$37,800.00	\$13.03	\$3,150.00	\$3,150.00	05/31/18	\$1,625.00
1st Fl. Cass	Vacant Retail	1,450		\$18,900.00	\$13.03		\$1,575.00		
1st Fl. Benton	Vacant Retail	1,250		\$15,300.00	\$12.24		\$1,275.00		
2nd Fl. Front Benton	S.B. Law Firm	1,744	\$7,200.00	\$7,200.00		\$600.00	\$600.00	04/30/18	
2nd Fl. Back Benton	LOS Services	500	\$4,200.00	\$4,200.00	\$8.40	\$350.00	\$350.00	11/30/18	\$350.00
2nd Fl. Cass	Caldwell, Berner & Caldwell Law	4,490	\$42,000.00	\$42,000.00	\$9.35	\$3,500.00	\$3,500.00	Mo. to Mo.	
<b>Currently</b>			<b>\$91,200.00</b>			<b>\$7,600.00</b>			
<b>at 100%</b>				<b>\$125,400.00</b>			<b>\$10,450.00</b>		