

## FOR SALE OR LEASE

**Office Building**  
**9,122 SF**  
**Plus Full Basement**

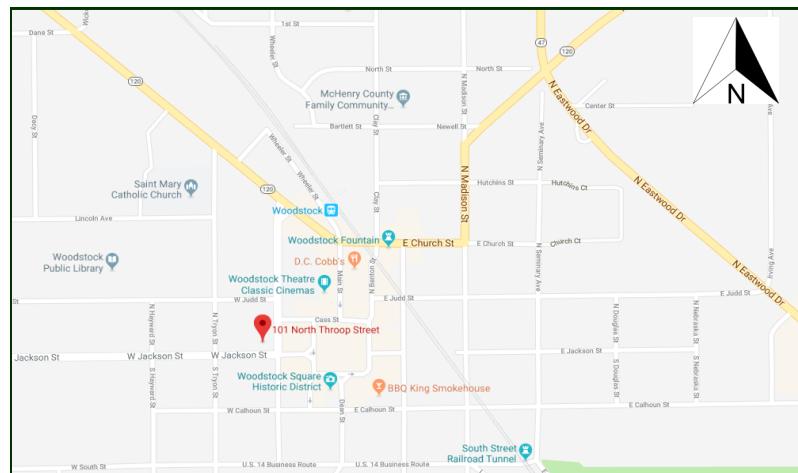
2 story elevator building. First floor has large lobby, 5 private offices, 2 conference rooms, 1 bath and open support staff area. Second floor has 5 private offices, server room, storage room, kitchenette and 2 restrooms. Ideally located just off Woodstock Square (currently a law office). Private parking lot with 14 spaces and adjacent to public parking lot. Owner will consider a leaseback on 1st floor of building. Varying spaces available for lease. See photos and layout. Visit Premier Commercial Realty website for more listings

### PROPERTY SPECIFICATIONS

Description:	Freestanding Brick Office
Building Size:	9,122 SF
Land Size:	.25 acre
Year Built:	1945
HVAC System:	GFA/Central Air
Electric:	100 amp
Sprinklered:	No
Washrooms:	3 (and 2 potential in bsmt.)
Flooring:	Tile/Carpet
Ceiling Height:	9'
Possession:	Negotiable
Parking:	14 Spaces (private lot) <i>Additional parking in adjacent public lot.</i>
Sewer:	City
Water:	City
Zoning:	B2C (Central Business District)
Real Estate Taxes:	\$14,182.70 (2017)
CAM:	Included in Rent
Lease Term:	Negotiable
Lease Price:	\$15 psf gross
Sale Price:	\$799,900



MLS: 10080634



**Directions:** Route 14 to North on Dean Street to West on South Street to North on Throop Street.

**PIN:** 13-05-354-006

September 12, 2018

*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.*

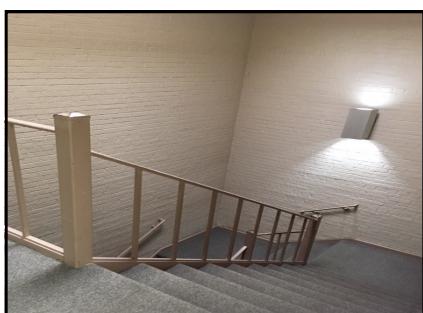
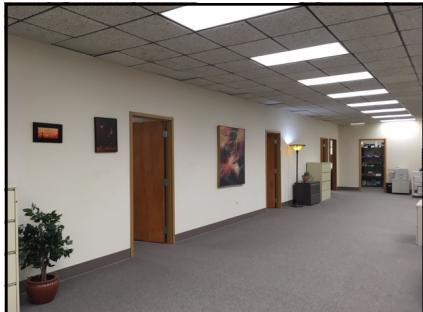
**CLICK HERE**  
TO VISIT OUR WEBSITE

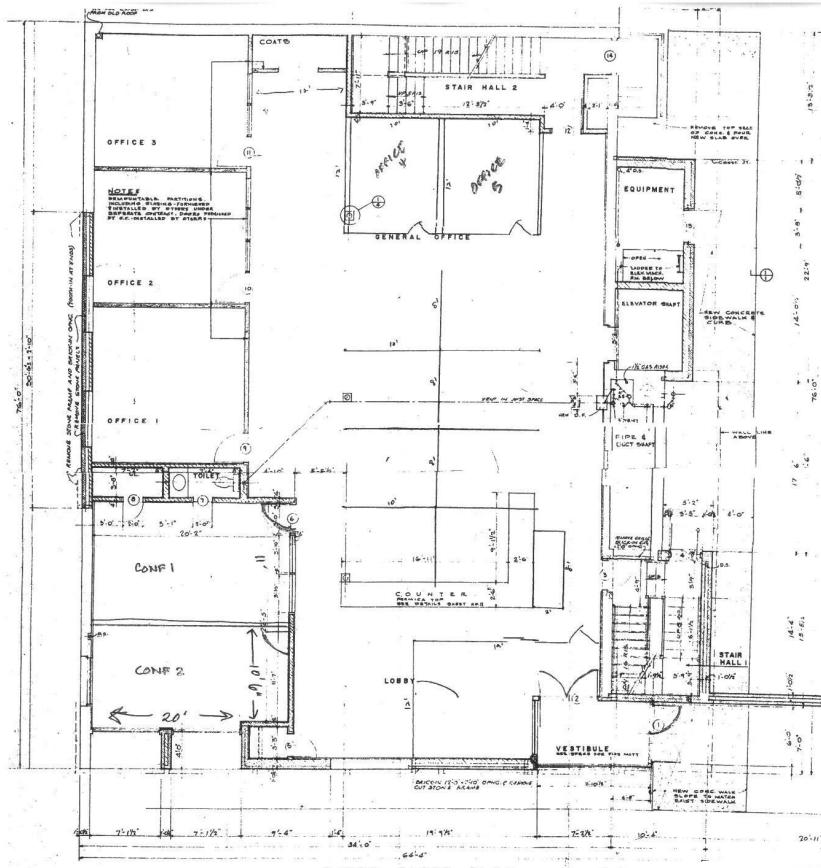
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)

# PREMIER COMMERCIAL REALTY

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101 N. Throop Street  
Woodstock, IL 60098





**FIRST FLOOR**  
5 Private Offices  
2 Conference Rooms  
Restroom  
Large Open Clerical Area

**SECOND FLOOR**  
5 Private Offices  
Kitchenette  
Server Room  
Storage Room  
2 Restrooms  
Large Open Clerical Area

