

# FOR LEASE

2400 Lake Shore Drive, Woodstock, IL 60098

## PROPERTY HIGHLIGHTS



### PROPERTY SPECIFICATIONS

**OFFERING :** +/- 4,400 SF Office Condo

**LEASE:** \$15 SF NNN

**CAM :** \$4.80 SF  
& Taxes

**SIZE:** 4,400 SF

**AGE:** 2006

**BASEMENT:** NO

**ZONING:** B3 (City of Woodstock)

**WATER & :** Municipal  
SANITARY

**PARKING:** Shared Lot

**SIGNAGE:** Monument Signage

**TRAFFIC:** 16,200 VPD | US Hwy 14  
COUNTS

**R.E. TAXES:** \$25,269 (2023)

### Property Highlights

- Office Condominium Available For Lease
  - Fully Built Out | Ideal for Professional Offices / Services
- 4,400 SF Available For Lease : Includes Private Offices, Reception / Waiting Area, Open Work Space, Conference Room, Kitchenette Break Room and Restrooms
  - Ample Amount of Parking with Shared Lot in Front and Back of Building
- Affluent Population with Average Household Income Exceeding \$96,655 Within 3 Mile Radius | 16,200 VPD on US Hwy14

Offered By:  
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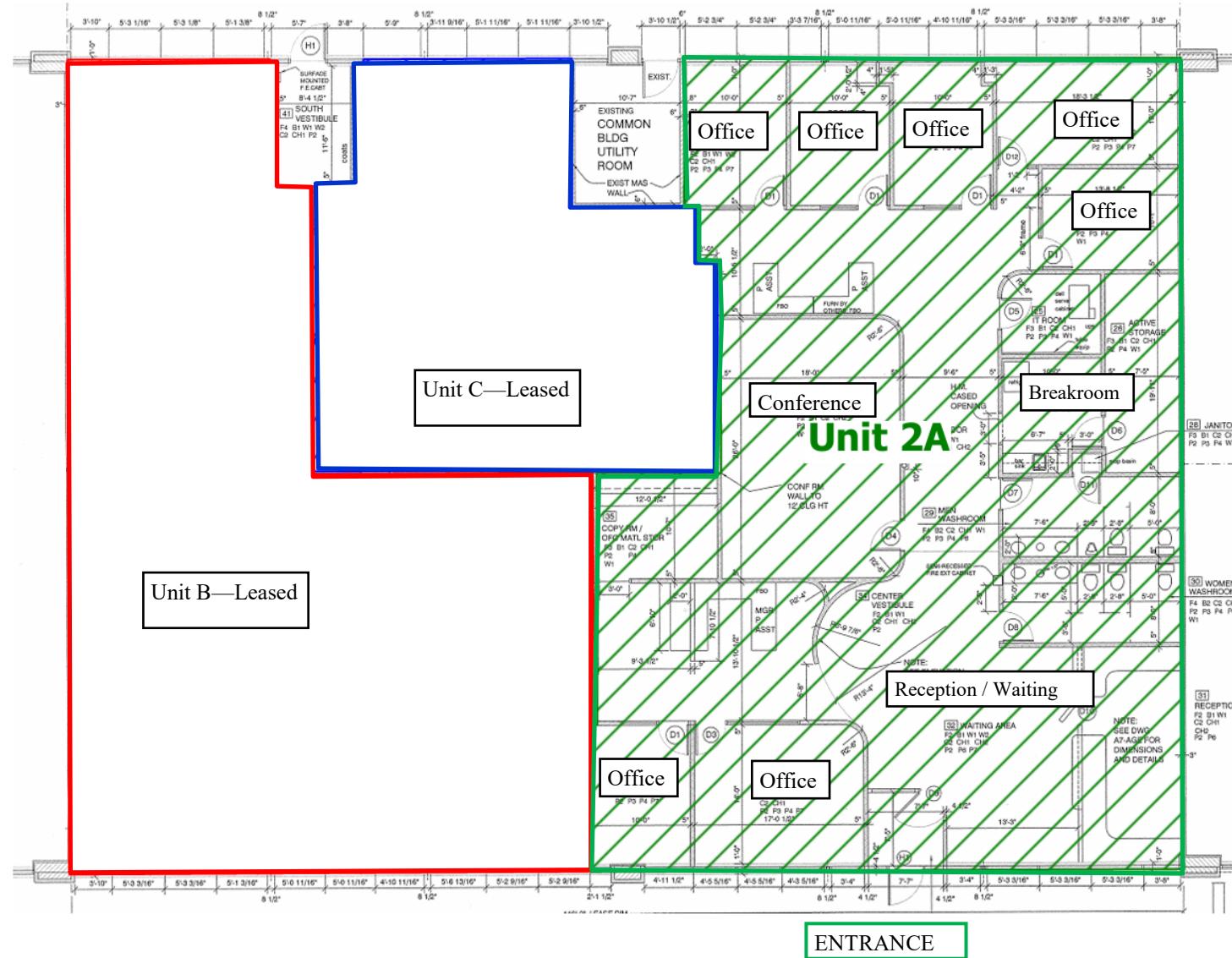


Blue Chip Commercial Real Estate, LLC, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014  
[www.bluechipcommercialre.com](http://www.bluechipcommercialre.com)

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*Floorplan*



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AERIAL



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 **BLUE CHIP**  
Commercial Real Estate, LLC.  
Development | Investments | Brokerage

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**PHOTOS**



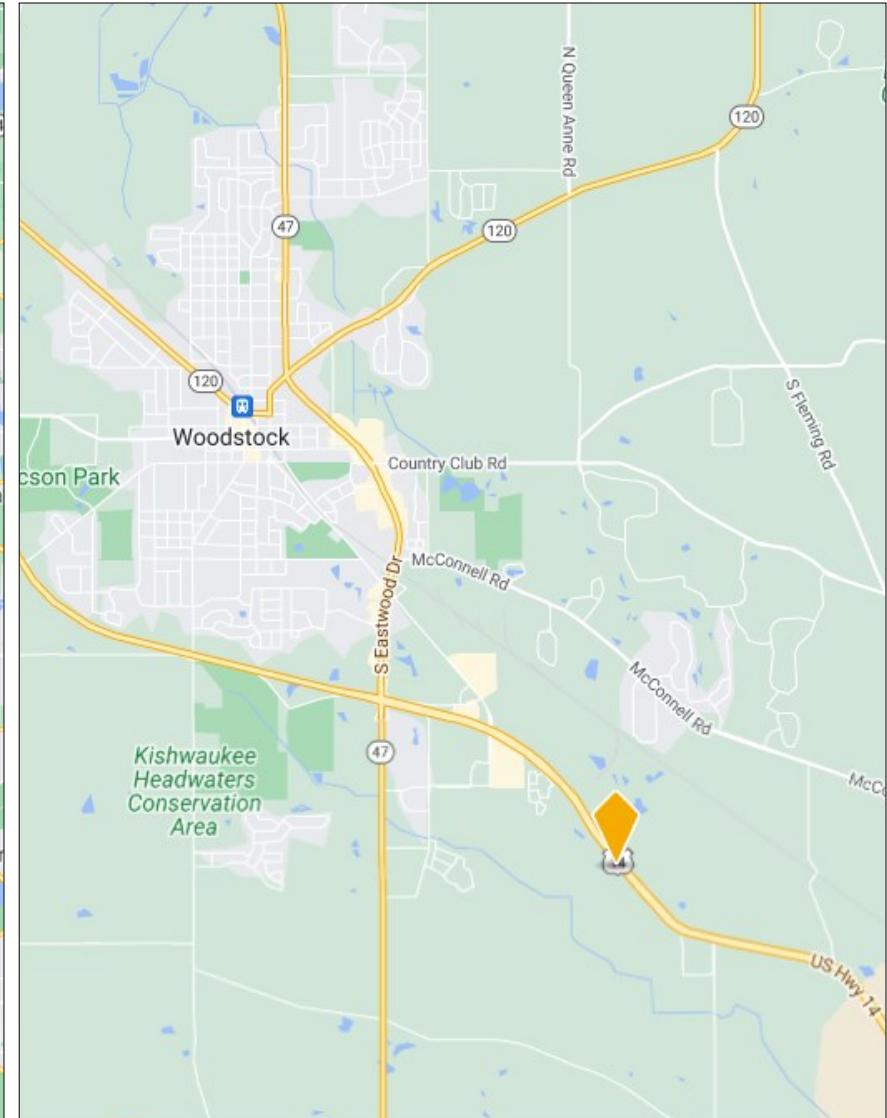
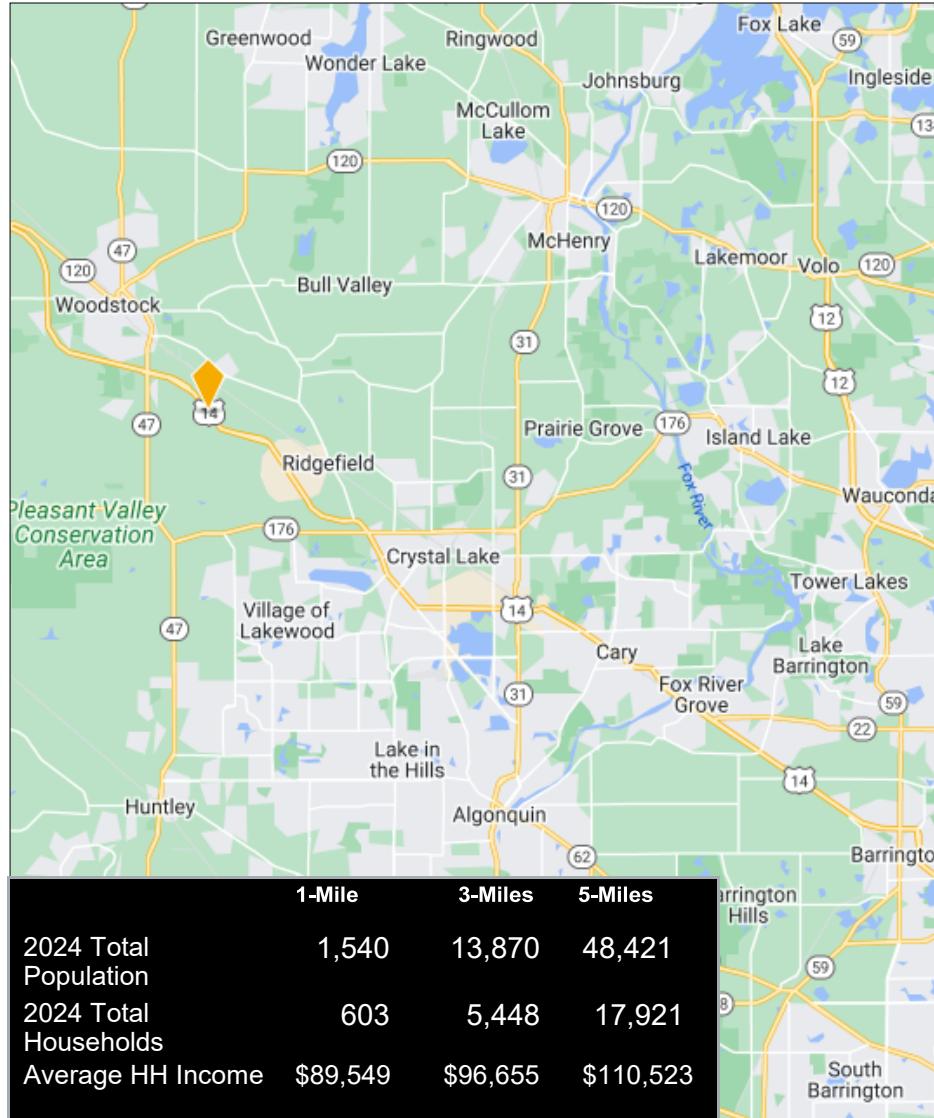
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MAP &  
DEMOGRAPHICS



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