

**2,600 SF HIGH-END
MEDICAL/OFFICE CONDO FOR SALE**
800 E WOODFIELD RD, SUITE 115/116 | SCHAUMBURG, IL



Presented by



**Your SVN Suburban
NEXT LEVEL TEAM**



Lina Adamis
224.723.2528

Olivia Czyzynski
312.676.1862
Fluent in Polish

Jennifer Hopkins , MBA
312.676.1865

nextlevelsuburbanchicago@svn.com

TERMS & CONDITIONS

CONSIDERATION FACTORS

- Offer price and terms
- Financial strength of prospective purchaser
- Flexible ability to close in a timely manner
- Real estate taxes will be prorated on a cash basis for the calendar year of closing
- Closing costs for seller include Cook County and State of Illinois transfer taxes and standard title insurance policy
- Typical buyer's closing costs along with special endorsements and municipal transfer taxes

TOURS

Property/market tours will be available by request. Do not disturb the existing Tenant. All tours will be scheduled through SVN. Per the terms of the confidentiality agreement or this offering memorandum, you agree to direct all questions to the broker and not to contact the owner, the tenants, or the property management staff or to tour the property without being accompanied.

TERMS

The property is being offered on a "As is-Where is" basis without structural, economic or environmental representations.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$649,900 (\$250.00 PSF)
LOT SIZE:	6.46 Acres
SUITE SIZE:	2,600 SF
BUILDING SIZE:	22,800 SF
ZONING	B-3
YEAR BUILT:	2006
ANNUAL ASSOCIATION DUES:	\$10,996 (\$4.23 PSF)
2025 REAL ESTATE TAXES:	\$11,369 (\$4.37 PSF)

PROPERTY DESCRIPTION

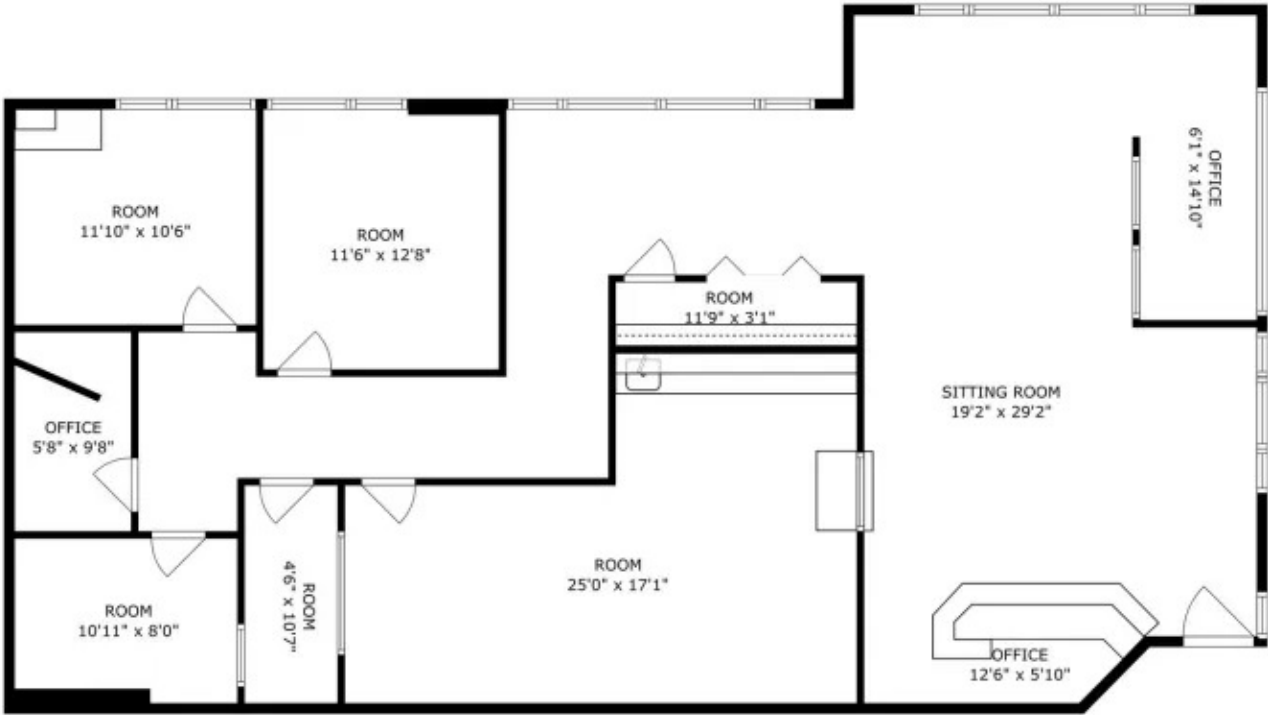
800 E Woodfield Road #115-116 is a 2,600 square-foot medical/office condo in Schaumburg’s modern office park, Courtyards of Woodfield. This convenient and well-connected location offers business owners a welcoming professional suite just minutes from major transportation arteries. The condo features a former physical therapy buildout with a reception area, spacious open area and five small offices.

The condo is located within Building F of the Courtyards of Woodfield, and is a professionally managed office park with ample parking.

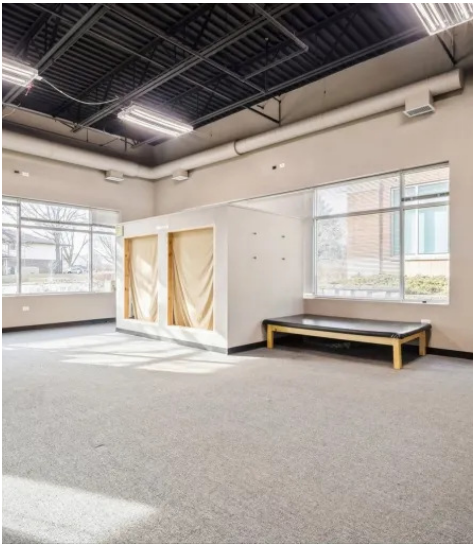
LOCATION DESCRIPTION

- Located within Schaumburg’s Courtyards of Woodfield
- Immediately accessible from I-290 / IL-53
- Convenient access to I-90
- 14 Miles from O’Hare International Airport
- 25 Miles from City of Chicago
- Multiple Pace Bus routes operate along Golf Road and the Woodfield Mall area
- Easy access to Woodfield Mall and a variety of dining, shopping and entertainment

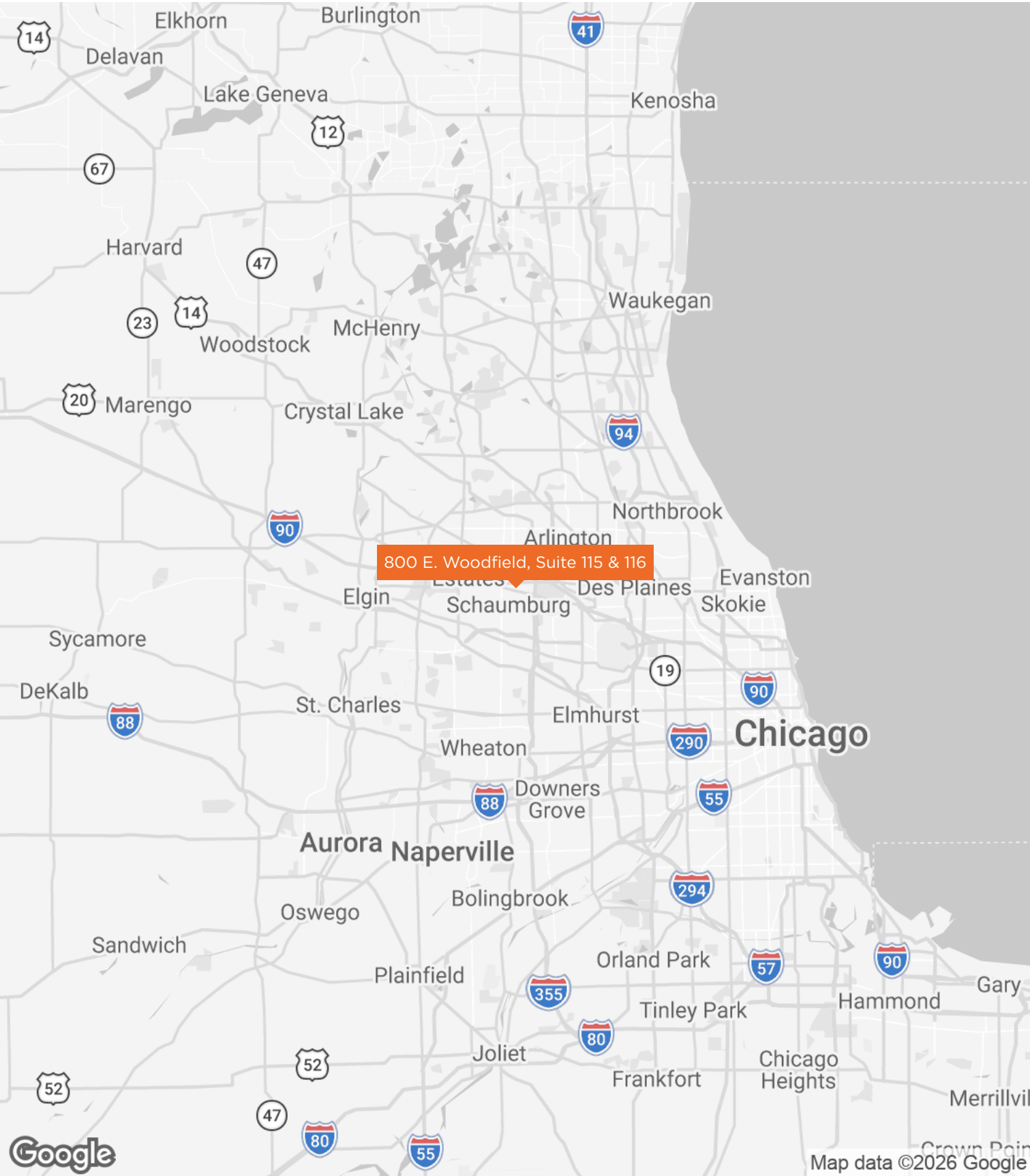
FLOOR PLAN & AERIAL



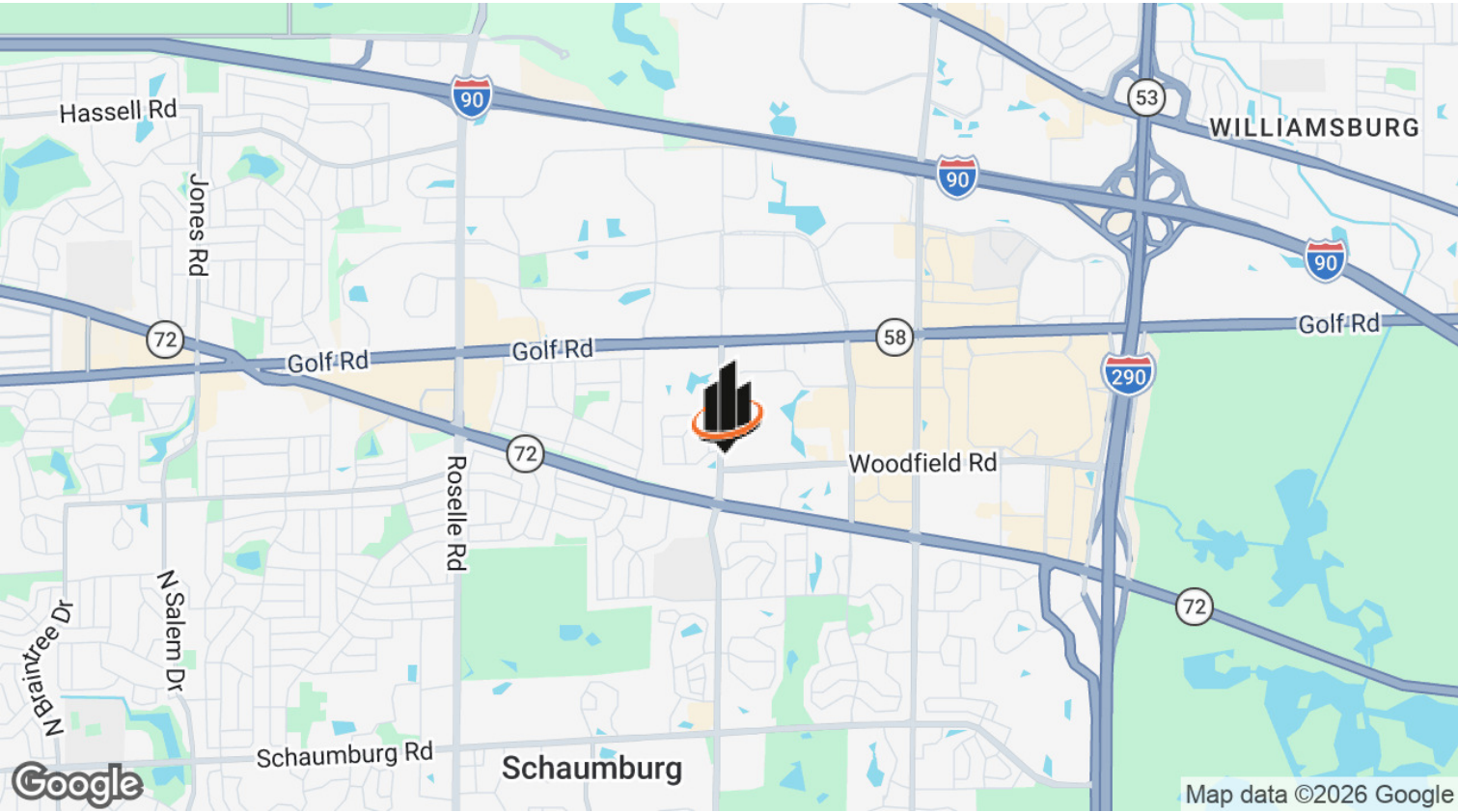
ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	313	1,676	6,846
AVERAGE AGE	38.0	39.7	41.0
AVERAGE AGE (MALE)	36.9	39.1	40.8
AVERAGE AGE (FEMALE)	38.3	39.7	40.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	136	680	2,783
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$132,214	\$142,812	\$146,380
AVERAGE HOUSE VALUE	\$379,093	\$394,569	\$405,044

2023 American Community Survey (ACS)

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.