



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# SAVOY SQUARE

\$18 / SF / Gross

FOR LEASE



## 411 Clarendon Court - Suite 101 & 103

Savoy, IL 61874

7,600 SF

OFFICE/RETAIL

### LEASE PRICE

\$18.00 SF

### PARKING

33 Spaces

### TAX PIN

03-20-36-302-019

### BUILDING CLASS

A

### AVAILABLE SPACE

2,250 SF & 1,500 SF

### YEAR BUILT

2006

### ZONING

C-3

## PROPERTY DESCRIPTION

**Suite 101 (2,250 SF):** Former hair salon space with lots of plumbing throughout the space. The space features both a 50 & 80 gallon water heater, waiting area, open area that can accommodate up to ten stylist chairs, plumbing for four hair washing stations, large storage room, two ADA accessible restrooms, breakroom, up to three offices (two offices have additional plumbing). For a qualified Tenant Landlord would also consider converting space back into office space.

**Suite 103 (1,500 SF):** Class A office space consisting of 4 private offices, file/copy room, restroom, and reception area.

## AREA DESCRIPTION

Subject property located one block off of Route 45 and behind Aldi, OSF Medical Group, and Circle K gas station off of Clarendon Drive.



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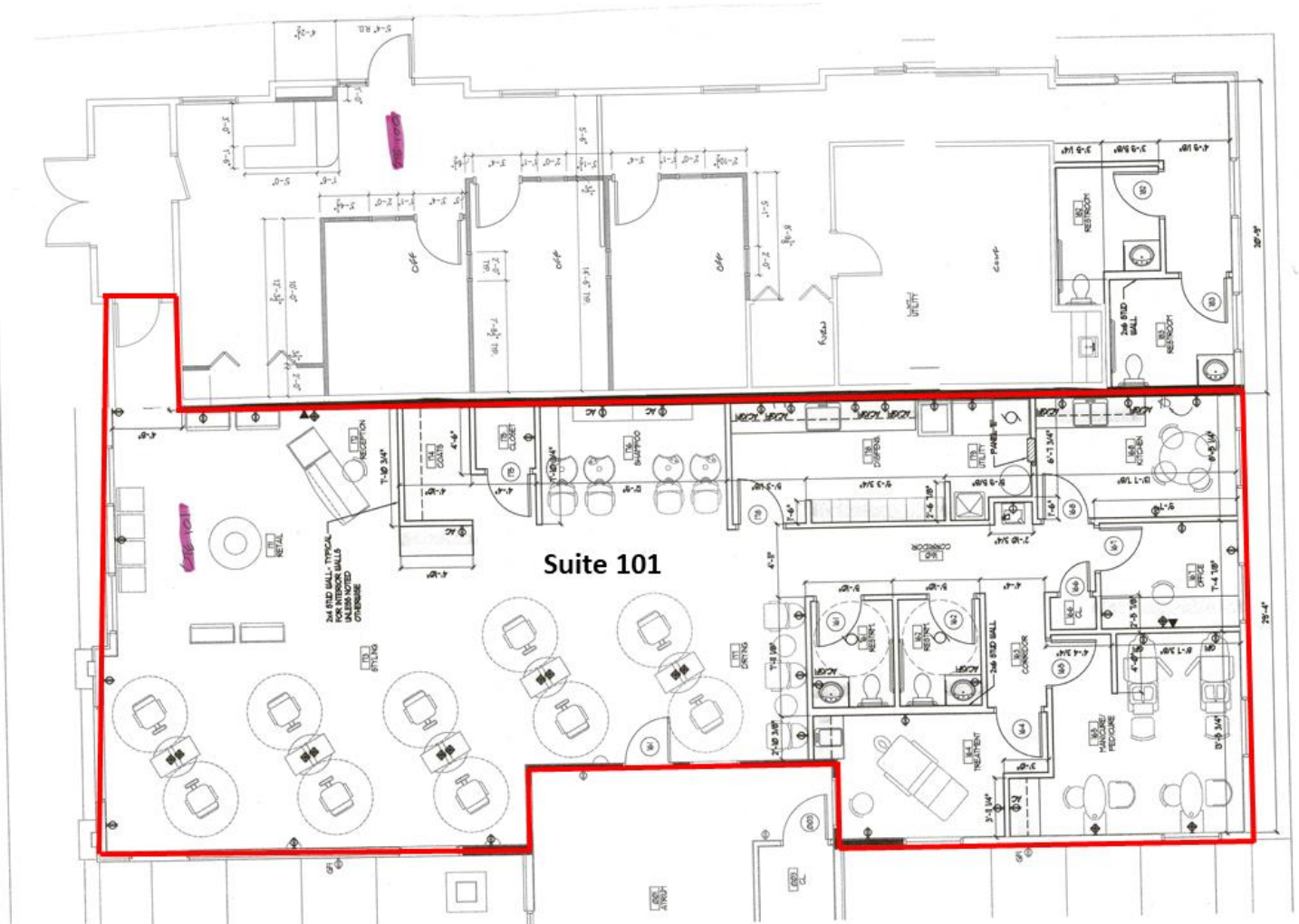
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## FLOOR PLAN – Suite 101



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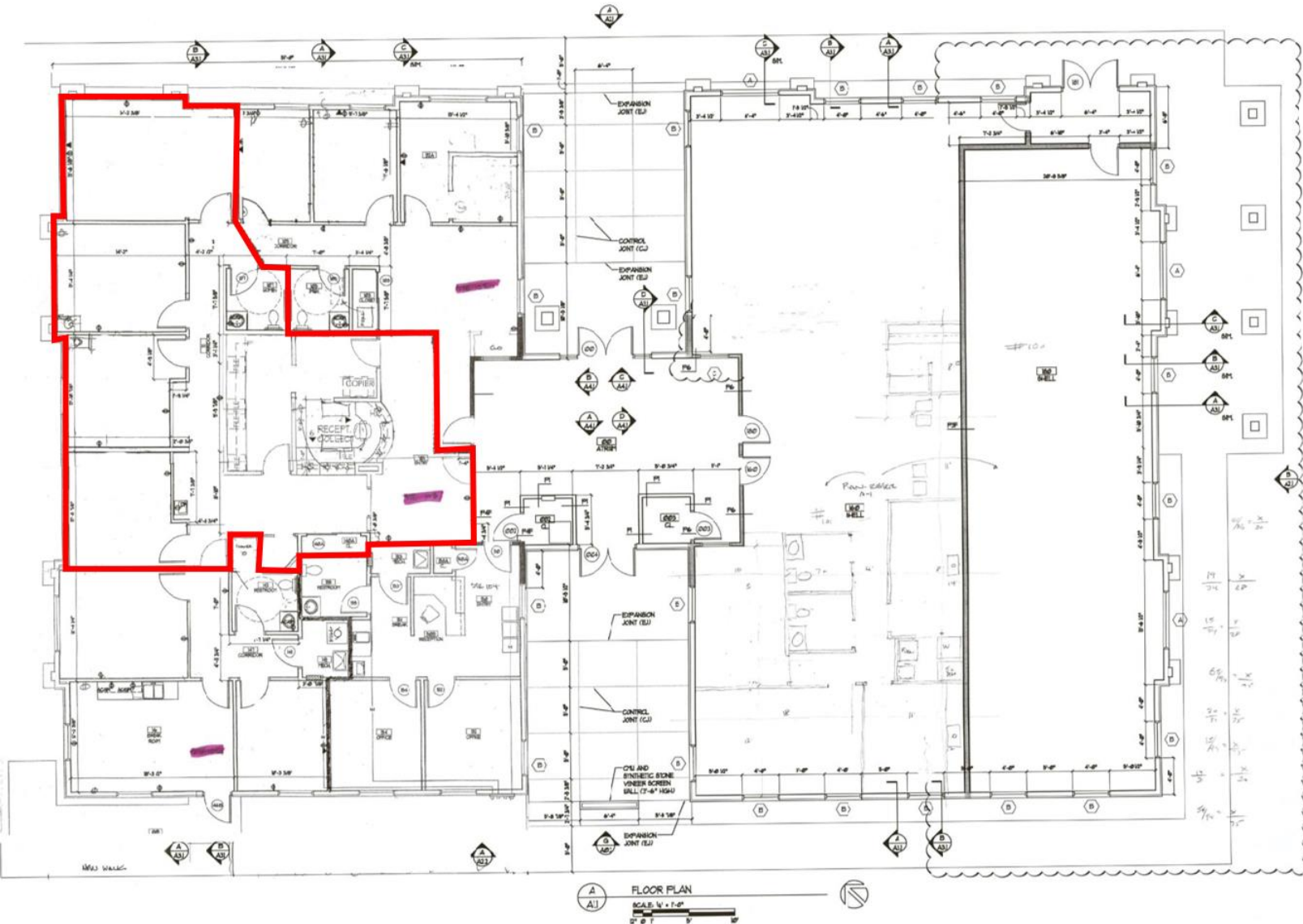
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