



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## SAVOY SQUARE

\$20 & \$24 / SF / MOD GROSS

FOR LEASE



### 411 Clarendon Court, Ste 101 & 104

Savoy, IL 61874

670 & 2,250 SF

OFFICE

#### LEASE PRICE

\$20 & \$24 / SF / MOD  
GROSS

#### AVAILABLE SPACE

Suite 101 – 2,250 SF  
Suite 104 – 670 SF

#### PARKING

33 Spaces

#### BUILDING CLASS

A

#### BUILDING SIZE

7,600 SF

#### ZONING

C - 3

#### YEAR BUILT

2006

### PROPERTY DESCRIPTION

**Suite 101 (2,250 SF): \$20/SF/Gross** Former doctor's office with large waiting area, large storage room, two ADA restrooms, breakroom, up to four offices (two offices have plumbing). The space features both a 50 & 80 gallon water heater.

**Suite 104 (670 SF): \$24.00/SF/Gross** This space is a Class A office space and consists of a reception area, two private offices, one restroom, kitchenette area and small coat closet.

### AREA DESCRIPTION

Subject property located one block off of Route 45 (Neil St./Dunlap) and behind Aldi, Chittick Surgical Care Center, and Circle K gas station off of Clarendon Drive.



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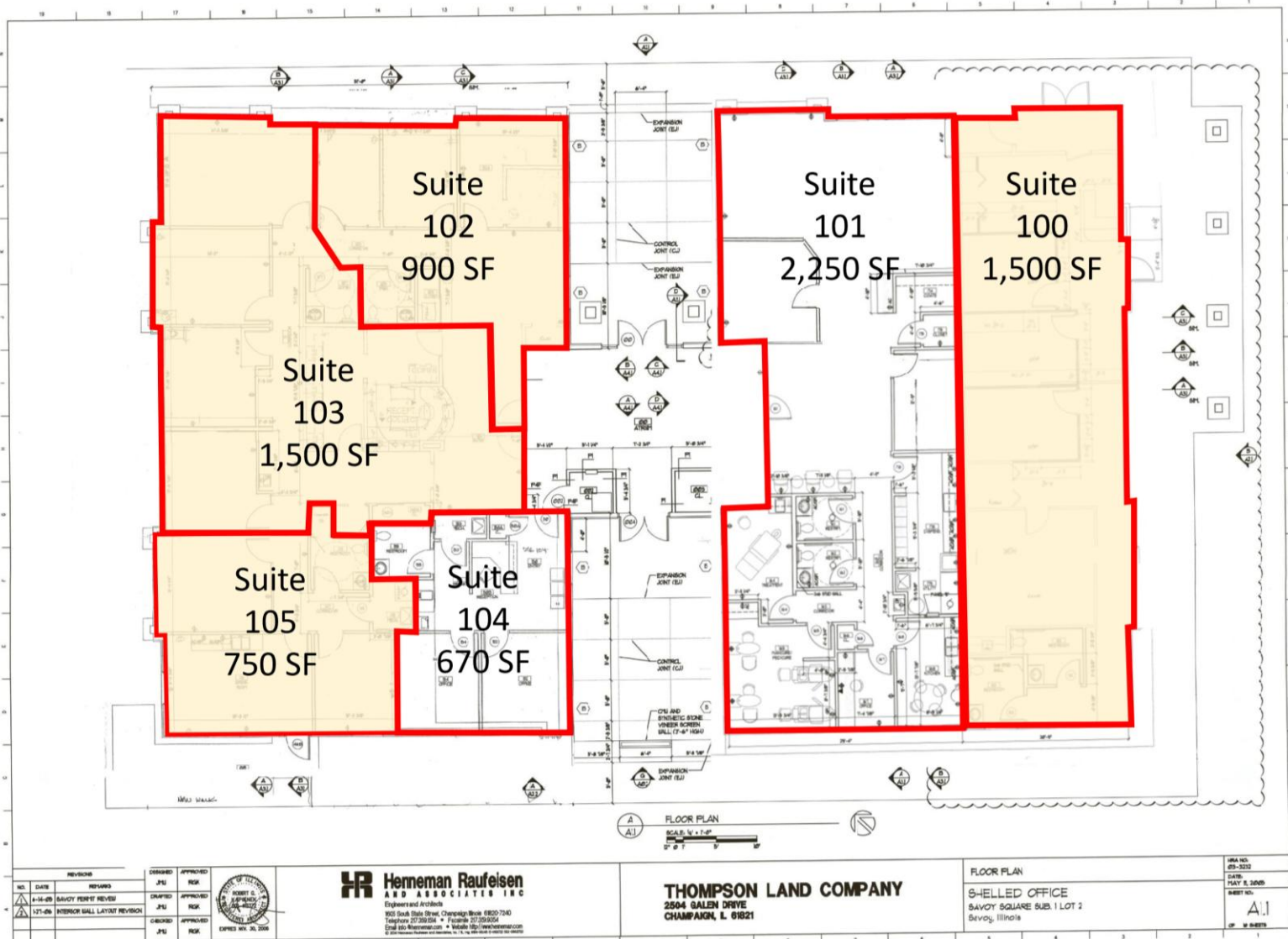
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### Floor Plan – Suite 101 & 104



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