



# WISE BUSINESS CENTER

**535-545 W WISE RD SCHAUMBURG, IL,  
60193**

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Each office is independently owned and operated.  
45 S Park Blvd., Suite 300, Glen Ellyn, IL 60137

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**535-545 W WISE RD  
SCHAUMBURG, IL**

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Owner is licensed real estate broker in Illinois.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT AGENT CJ MCCANN FOR MORE DETAILS.**



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**SCHAUMBURG, IL**

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# PROPERTY DESCRIPTION

535-545 W WISE RD, SCHAUMBURG, IL 60193

Zoned M-1, Mixed use building which includes Retail Frontage, 2nd Floor Office Suites, and Industrial/Warehouse/Manufacturing space in the rear. Great Value Add Investment opportunity, just over 60% occupancy and ready to be filled up! Priced to sell!!



**Below Market Value Lease Pricing**

**PROPERTY: 535-545 W WISE RD**

**WAREHOUSE: \$8/FT Gross**

**RENTABLE SF: 2,830 Available**

**OFFICE: \$12.50/FT\***

\*Office rent includes electric, gas, water, sewage, & garbage disposal

**RENTABLE SF: 3,407 Available**

**RETAIL: \$10/FT+\$2.50 CAM**

**RENTABLE SF: 2,950 Available**



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# RENT ROLL

535-545 W WISE RD, SCHAUMBURG, IL 60193

## Rent Roll:

Tenant 1	\$8,300.00
Tenant 2	\$2,914.00
Tenant 3	\$1,000.00
Tenant 4	\$1,100.00
Office 1	\$210.00
Office 2	\$600.00
Office 3	\$1,100.00

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Gross Monthly:	\$15,224.00
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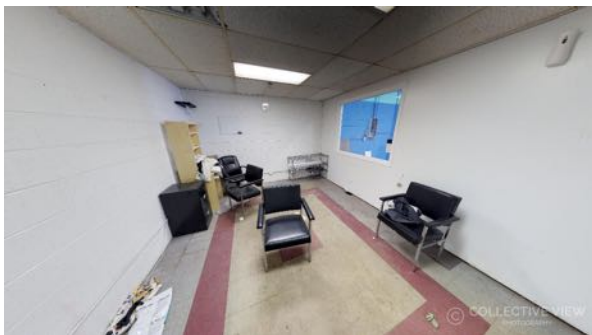
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# PROPERTY DESCRIPTION

**UNIT 543 B**  
1400 SF



1400 SF Industrial/Warehouse/Manufacturing space with 186 SF office zoned M-1.  
Virtual tour available at the link provided below.

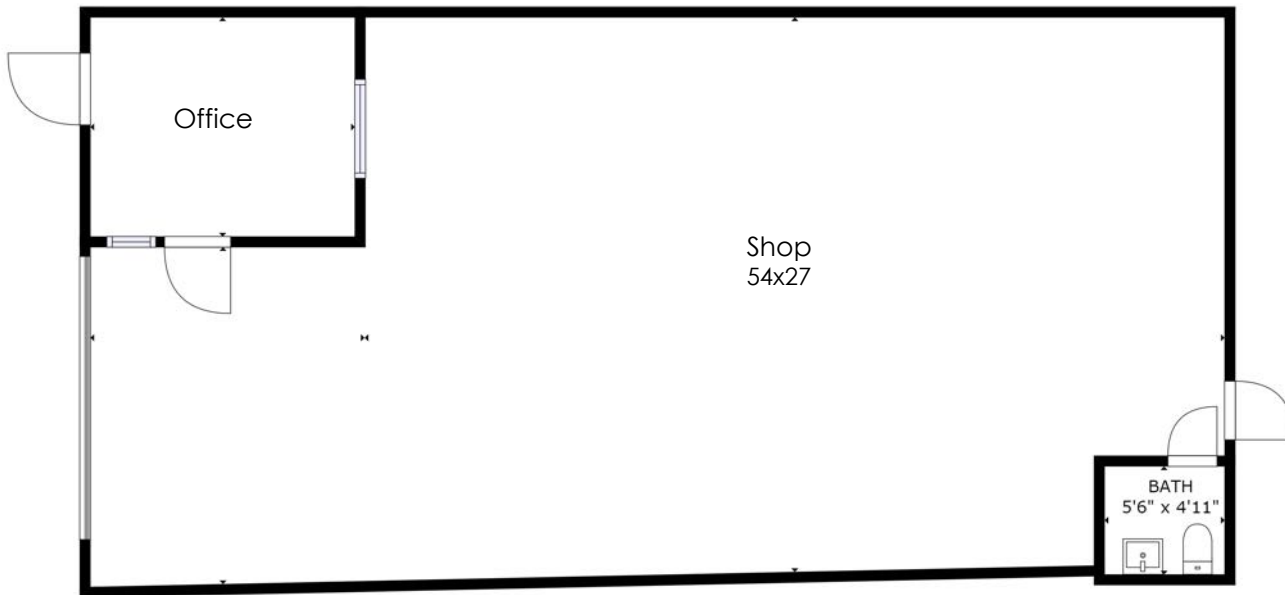


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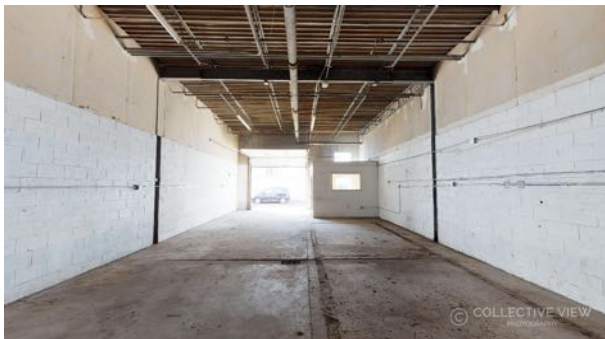
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# PROPERTY DESCRIPTION

**UNIT 543 C**  
**1430 SF**



FLOOR 1



1430 SF Industrial/Warehouse/Manufacturing space with 121 SF office zoned M-1.  
Virtual tour available at the link provided below.

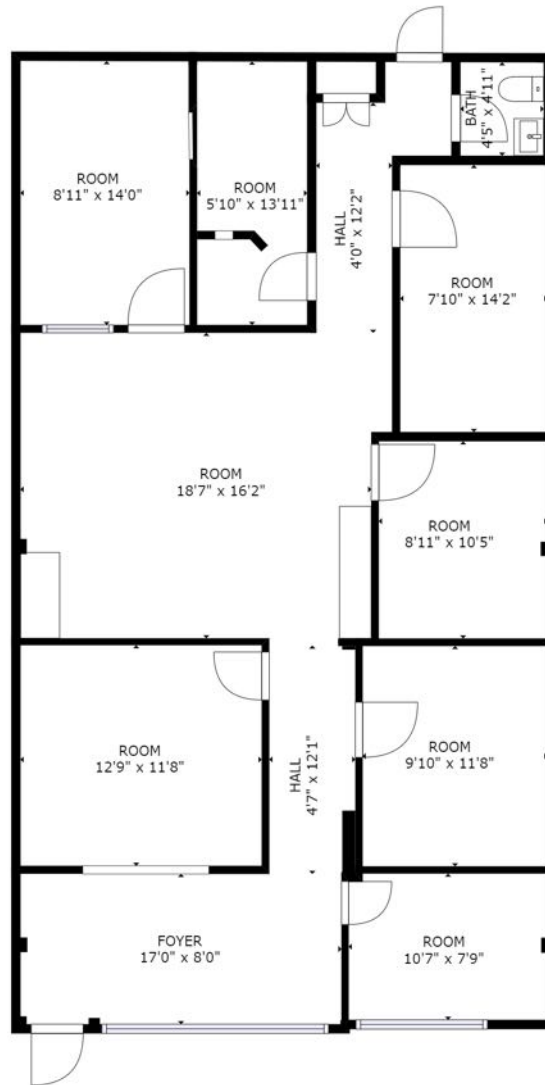


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# PROPERTY DESCRIPTION

## UNIT 537



1425 SF Suite with (8) rooms, a bathroom, and foyer in mixed-use property zoned M-1.  
Virtual tour provided by link below.



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# PROPERTY DESCRIPTION

## UNIT 539



1525 SF Suite with (7) rooms, a bathroom, and entry room in mixed-use property zoned M-1. Virtual tour provided by link below.

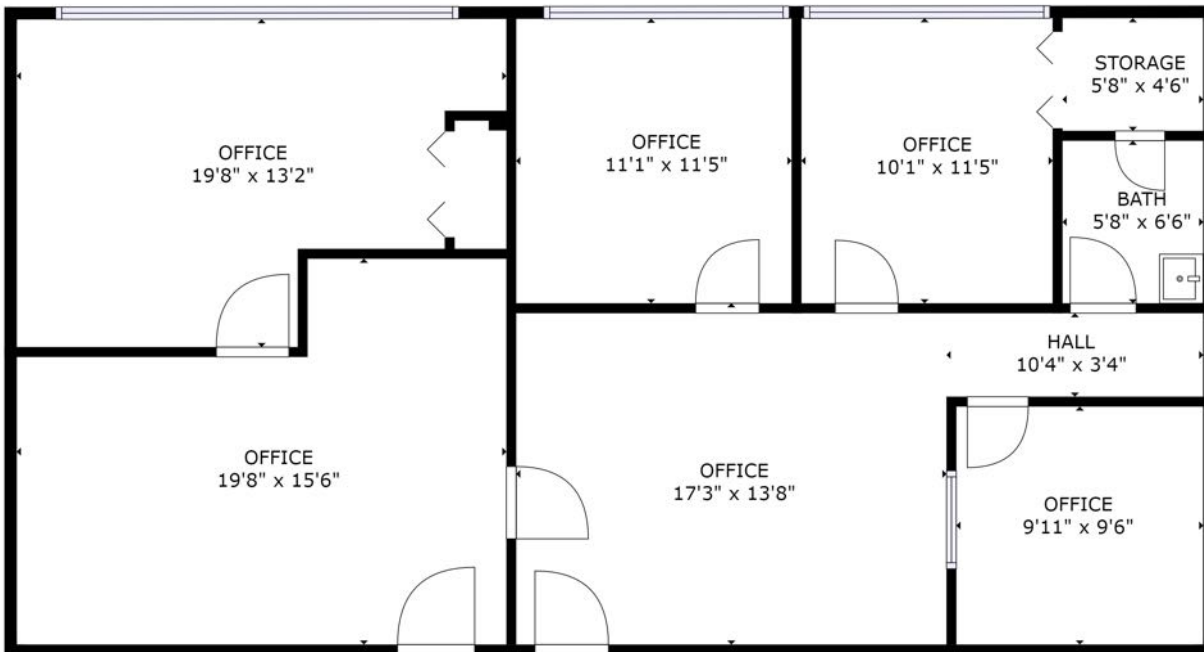


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# PROPERTY DESCRIPTION

## SUITE 200



1375 SF Suite with six offices, a bathroom, and storage room in mixed-use property zoned M-1. Virtual tour provided by link below.

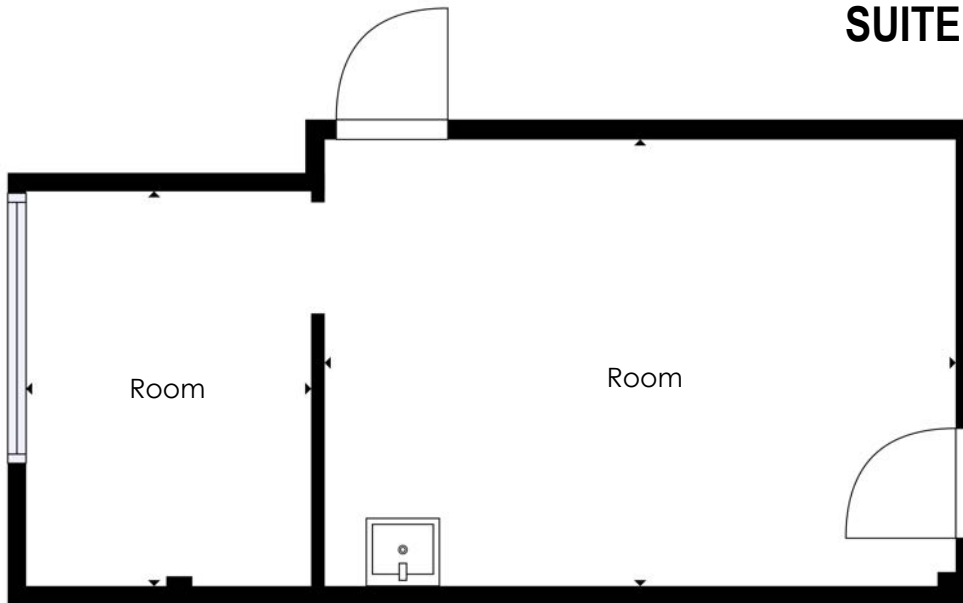


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# PROPERTY DESCRIPTION

## SUITE 201



FLOOR 1

354 SF Suite with one office, and large area with sink in mixed-use property zoned M-1. Virtual tour provided by link below.

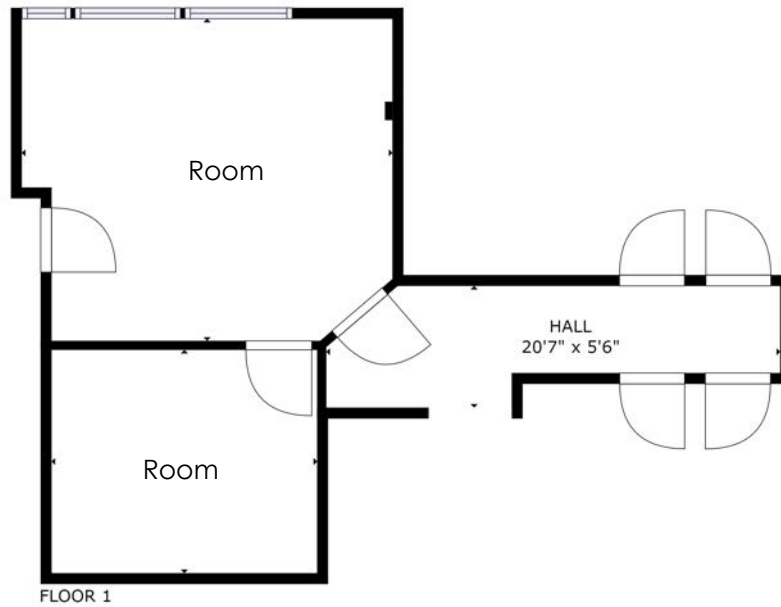


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# PROPERTY DESCRIPTION

## SUITE 202 A



475 SF Suite with an office, large room, and hall in mixed-use property zoned M-1.  
Virtual tour provided by link below.

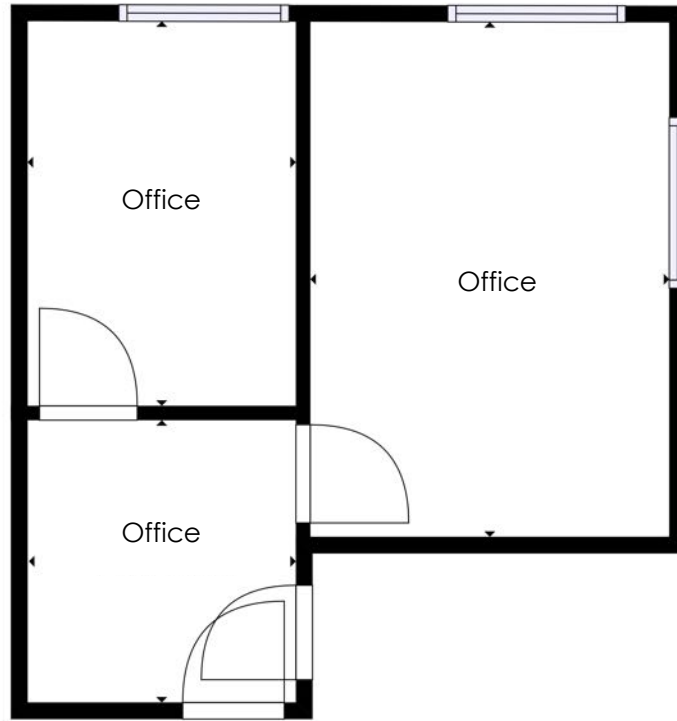


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# PROPERTY DESCRIPTION

## SUITE 203



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 327 sq ft  
TOTAL: 327 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

460 SF Suite with 3 offices in mixed-use property zoned M-1. Virtual tour provided by link below.

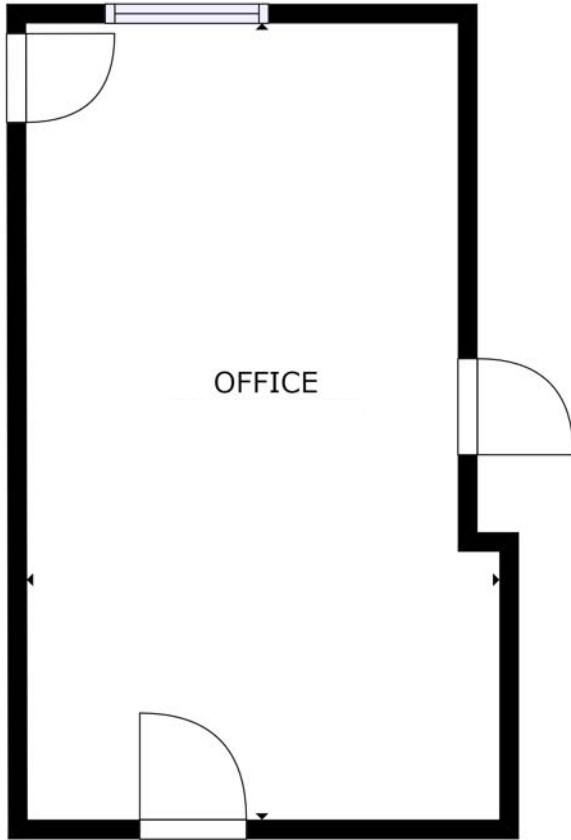


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# PROPERTY DESCRIPTION

## SUITE 205



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 228 sq ft  
TOTAL: 228 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

283 SF Suite w in mixed-use property zoned M-1. Virtual tour provided by link below.



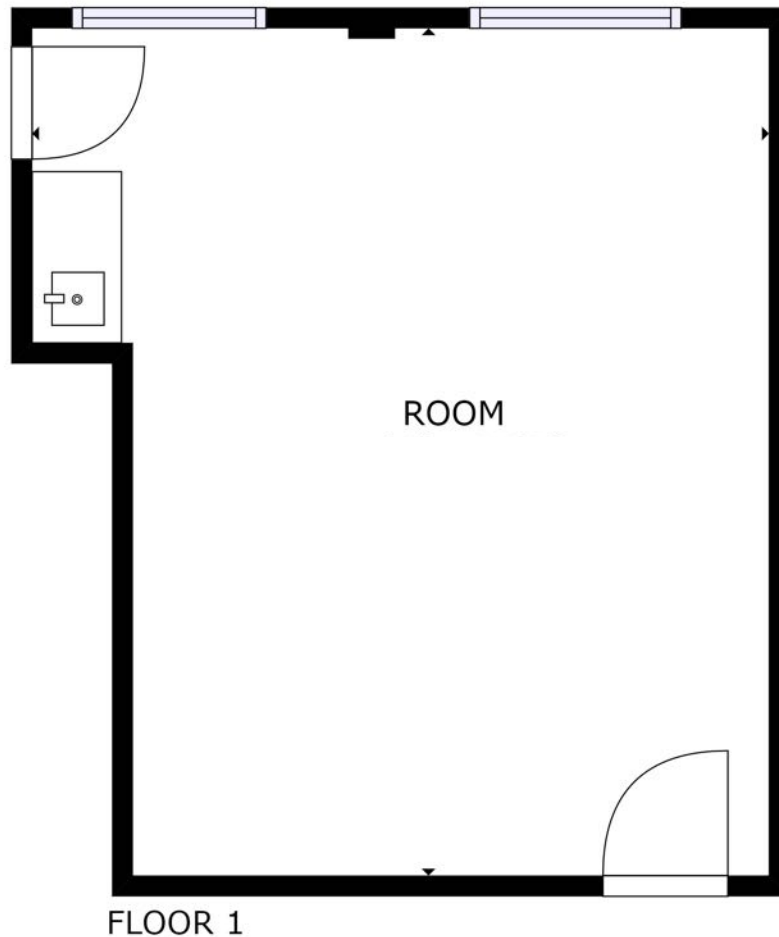
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# PROPERTY DESCRIPTION

## SUITE 208

460 SF Suite with sink in mixed-use property zoned M-1. Virtual tour provided by link below.



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