



1005 West Wise Road

Schaumburg, IL 60193

Condo office opportunity



Lew Kornberg

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Natalie Belloff

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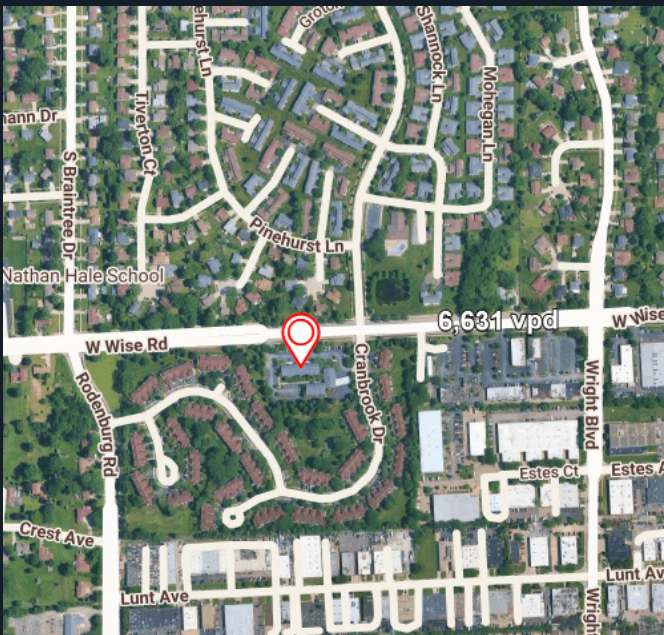
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Property overview & demographics

- **Ownership Benefits:** Professional practices can build equity while controlling costs by owning their specific space without managing an entire building, priced for utility rather than prestige.
- **Tax Advantages:** 100% bonus depreciation under current tax law may be available to qualified buyers to accelerate significant year-one depreciation, dramatically improving ownership costs (consult your CPA for specifics).
- **Functionality:** Ground-floor access, existing drive-through, and dedicated parking make this ideal for professional services (legal, medical, financial/credit unions, accounting) where client access matters most.
- **Target Buyers:** Firms seeking ownership, predictable costs, and tax-efficient wealth building.



Address	1005 West Wise Road Schaumburg, IL 60193
Size	3,700 SF
Asking price	Upon request
Status	Available
Possession	Immediate

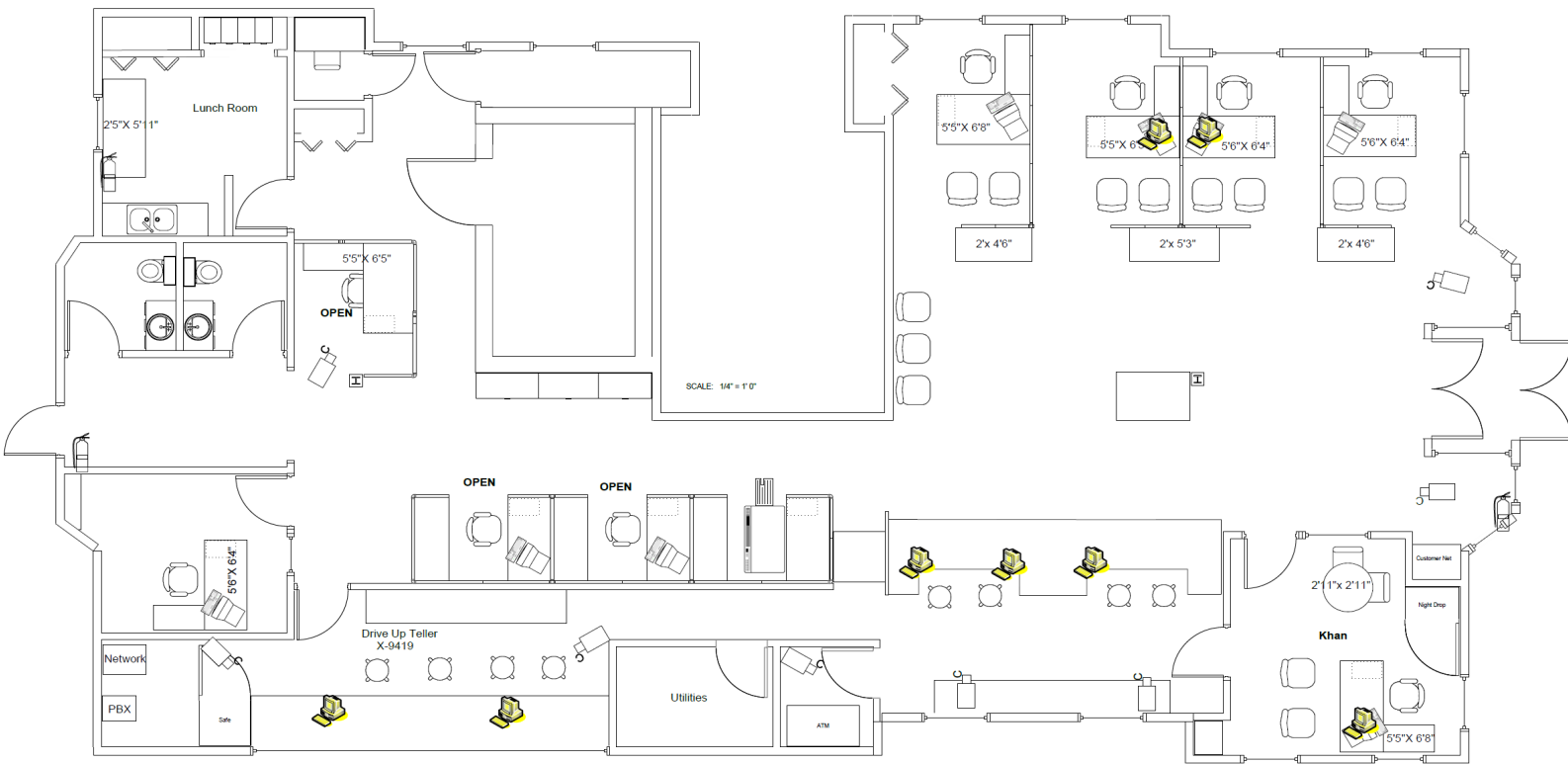
	1 mile	3 miles	5 miles
Population	9,869	122,890	265,692
Daytime population	13,016	97,925	279,900
Avg household income	\$123,365	\$126,889	\$126,530
Households	3,785	46,022	101,139



Lease outline diagram

Available

3,700 SF



Schaumburg, IL

Retail trade area





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