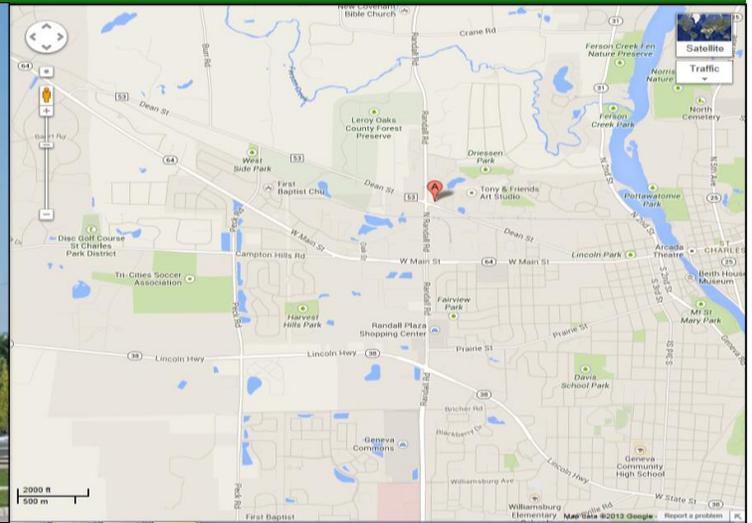


**FOR SALE OR LEASE
OFFICE/MEDICAL CONDOMINIUM
1,600 SQUARE FEET**

**Robert A. DeSalvo, Jr.
Sierra Realty Services, Inc.
Phone: 630-428-4992
Email: rdesalvo@sierrarealtyinc.com**



LOCATION	2020 Dean Street, Unit J, St. Charles, Illinois
AVAILABLE	1,600 Square Feet (part of larger building)
OFFICE SPACE	1,600 sq. ft.
BUILDING SIZE	35,000 sq. ft.
YEAR BUILT	1987
DESCRIPTION	Single story, masonry/insulated metal panel office building
SPRINKLER	Yes
RENTAL RATE	\$15.00 gross
SALE PRICE	\$199,000 (\$124.38 per sq. ft.)
REAL ESTATE TAXES	\$3.86/2013 payable in 2013 included in rental rate
COMMON AREA MAINTENANCE	C.A.M. included in the rental rate
REMARKS	Randall Road exposure, 7 private offices, conference room, general office, storage area with glass partitions between offices. Potential medical use. Ample parking and a drive-in door can be added.
AVAILABLE	Immediately



Sierra Realty Services, Inc.

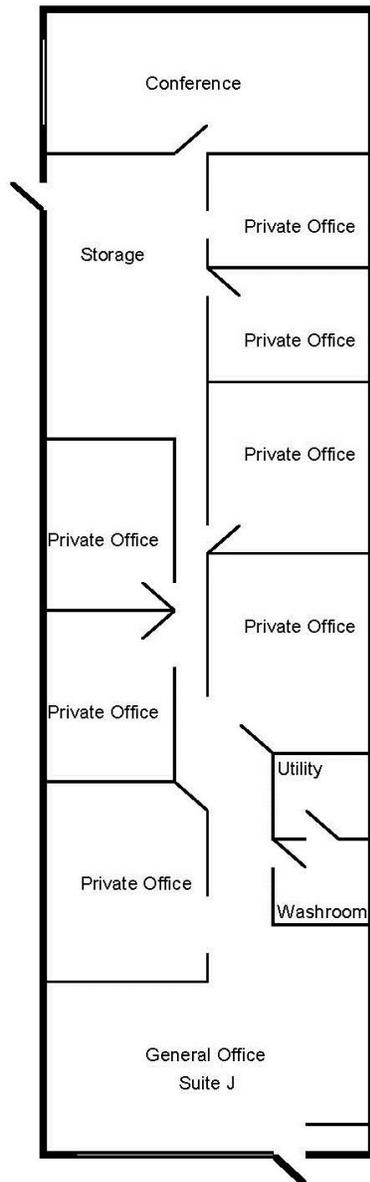
BROKERAGE
MANAGEMENT
DEVELOPMENT
CONSTRUCTION SERVICES

1001 E. Ogden Avenue, Suite 201
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Randal Road Exposure



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