

Charleston Center

311 N Second Street • St. Charles, IL 60174



Availability Overview

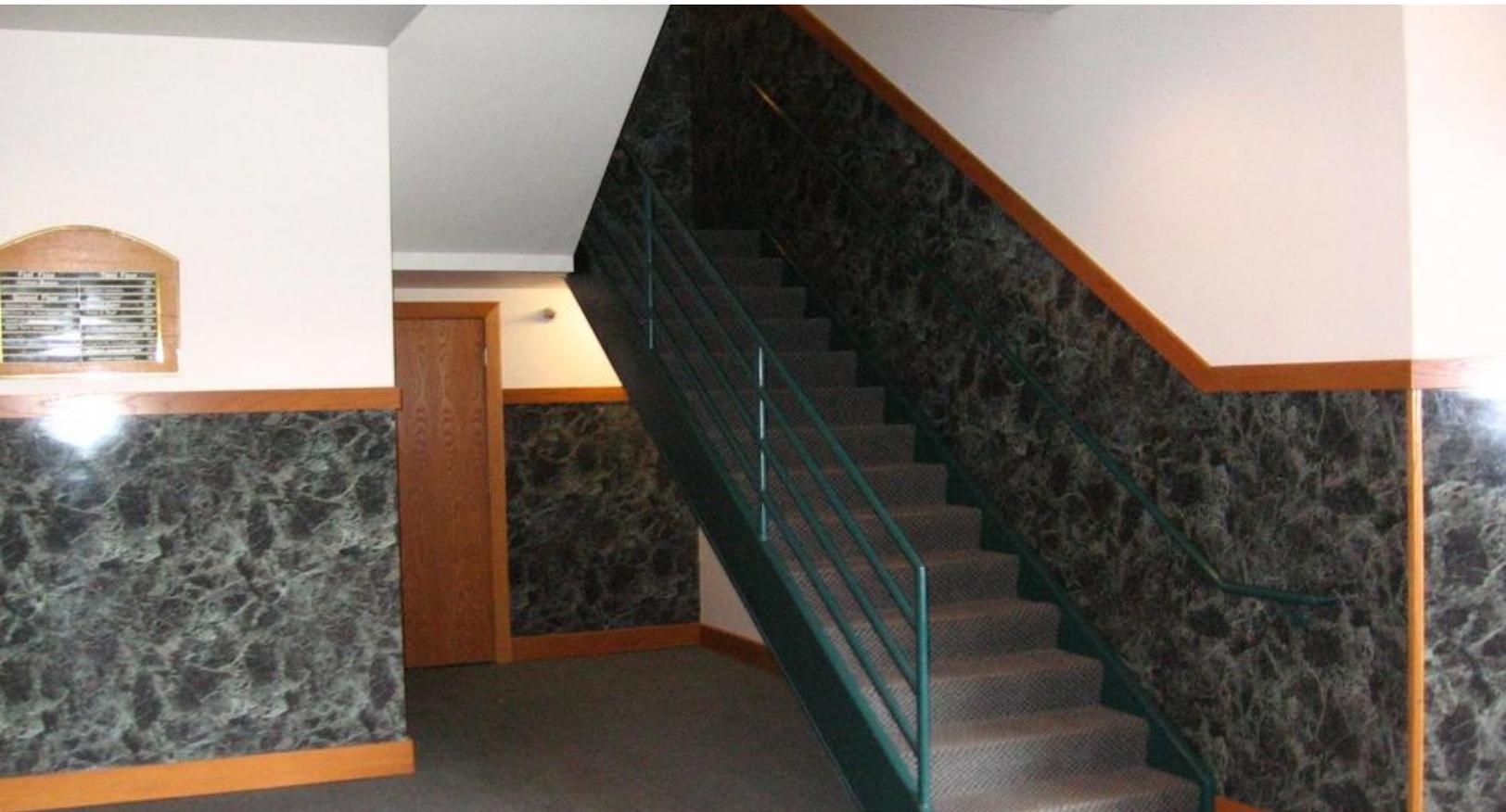
Space Available	227 - 2,924 sf
Lease Rate	\$12/sf - 500.00/mo
Lease Type	Gross; NNN
Date Available	Immediately
Space Type	Office Building
Spaces available	7
Building Size	28,000 SF
Building Class	B
Year Built	1990
Zoning	CBD1
Market	Chicago - Far West
Sub Market	Kane County
Cross Streets	State Street

Property Overview

Property	First class office suites in elevator building. Mixed use office/retail/restaurant building, including Honey Baked Ham and St. Charles Convention & Visitors Bureau. Management in building. 227 sq ft - 1,240 sq ft. Space sizes include common area.
Location	Rt. 31 (2nd St) just north of Rt. 64 (Main St.) Near downtown St. Charles and the Fox River

Presented by NEIL JOHNSON
630.938.4950
neil.johnson@svn.com





Summary 7 Spaces

Lease Rate	\$12.00 - 28.06 sf/yr (Gross; NNN)	Space Available	227 - 2,924 sf
Lease Type	Gross; NNN	Term	

201C

Lease Rate	\$615 per month	Space Available	263 sf
Lease Type	Gross	Term	Negotiable

\$615/mo rent includes utilities. Outside office with window. Shared conference room with kitchenette. Actual office size - 145 sq ft.

201G

Lease Rate	\$500 per month	Space Available	227 sf
Lease Type	Gross	Term	Negotiable

\$500/mo total rent includes utilities. Interior office. Shared conference room with kitchenette. Actual office size - 109 sq ft.

202

Lease Rate	\$12.00 sf/yr	Space Available	1,614 sf
Lease Type	NNN	Term	Negotiable

\$2,417/mo total rent. Executive-style suite with waiting room, reception, open admin, private offices, kitchenette.

206

Lease Rate	\$12.00 sf/yr	Space Available	1,192 sf
Lease Type	NNN	Term	Negotiable

\$1,785/mo total rent. Suite features open admin area, 3 private offices, kitchenette. Occupied month to month.

300

Lease Rate \$12.00 sf/yr Space Available 1,486 - 2,924 sf

Lease Type NNN Term Negotiable

\$2,225/mo total rent. Unique suite with tower room, reception area, conference room & private office. May combine with Suite 302.

302

Lease Rate \$12.00 sf/yr Space Available 1,438 - 2,924 sf

Lease Type NNN Term Negotiable

\$2,153/mo total rent. Four private offices, break room, open cubicle area, plus storeroom. May combine with Suite 300 (tower suite).

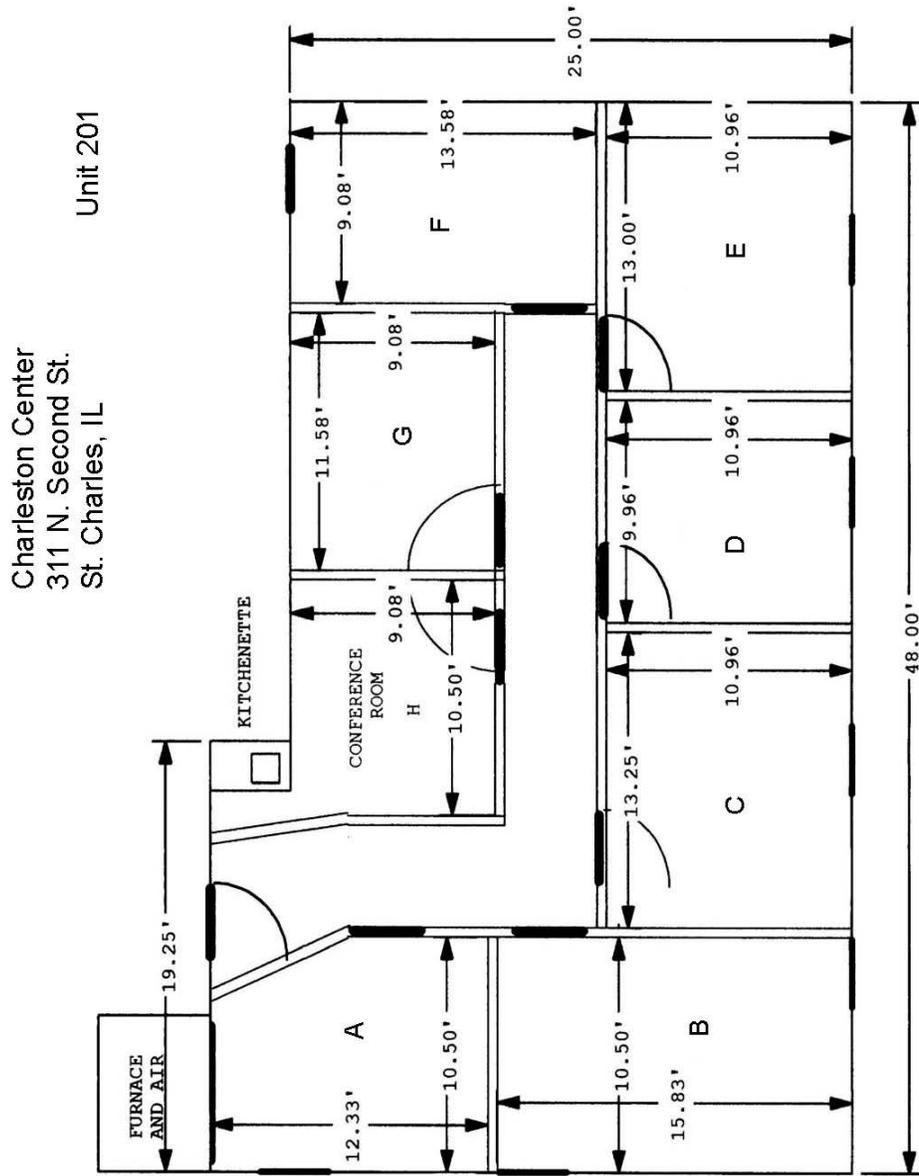
303

Lease Rate \$12.00 sf/yr Space Available 1,240 sf

Lease Type NNN Term Negotiable

\$1,857/mo total rent. One large open room with windows.

Suite 201

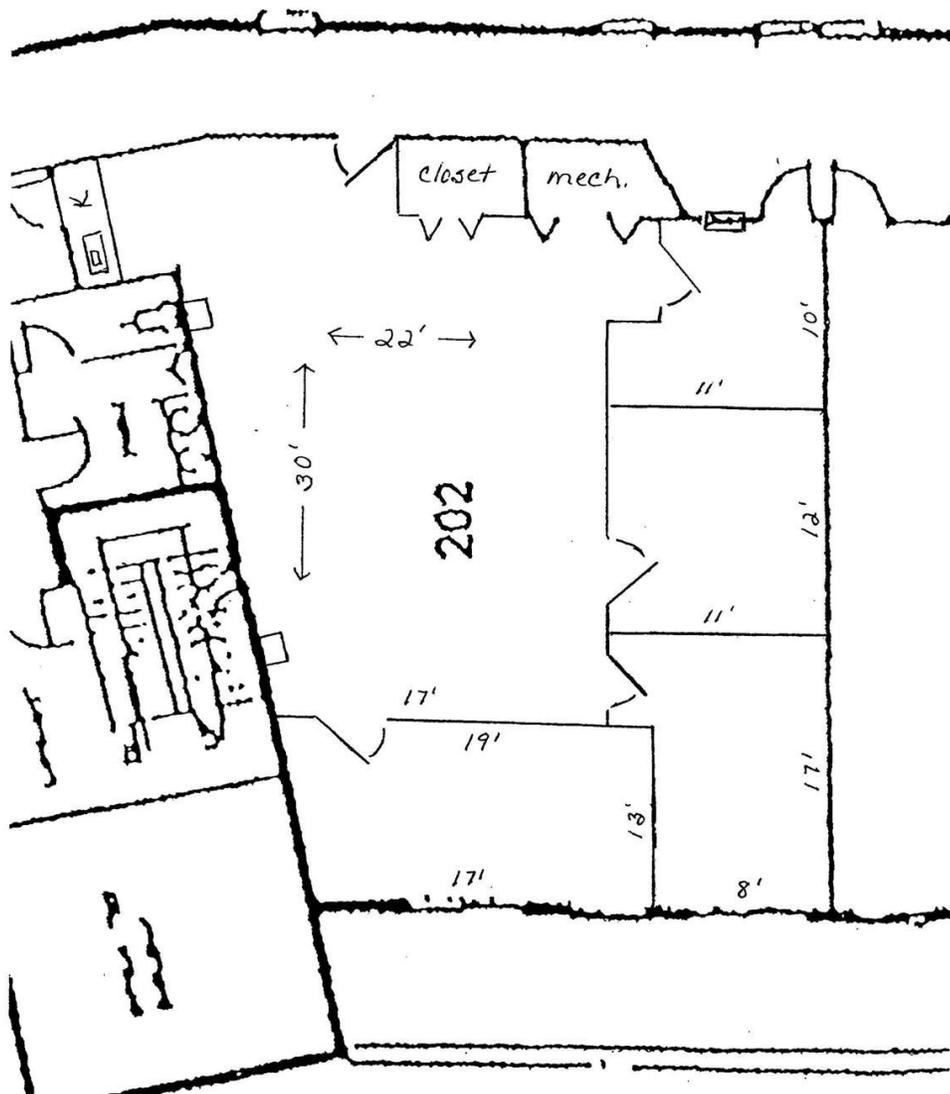


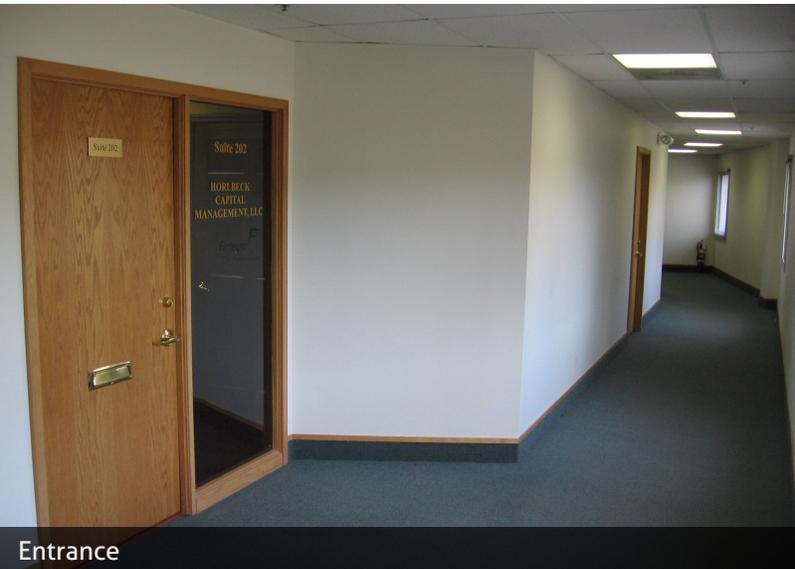
ALL MEASUREMENTS ARE APPROXIMATE

Suite 202

311 N. Second Street
St. Charles, IL

Suite 202
1,614 sq ft

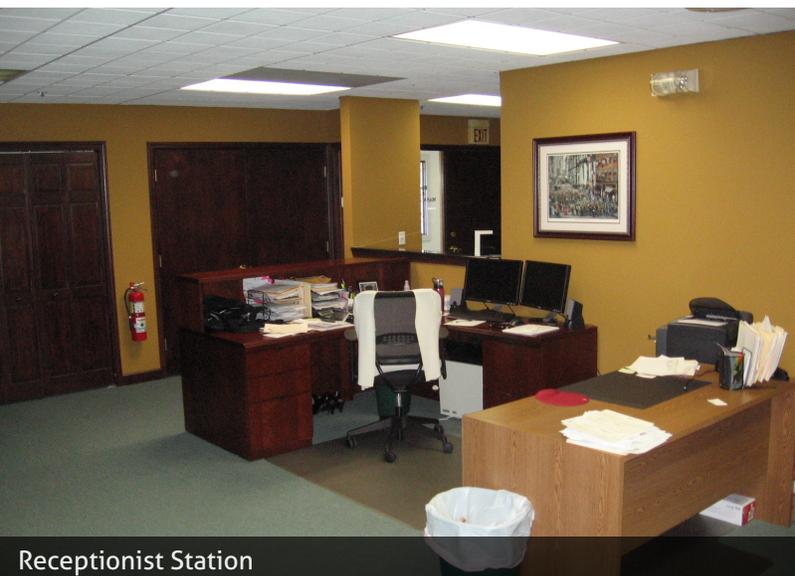




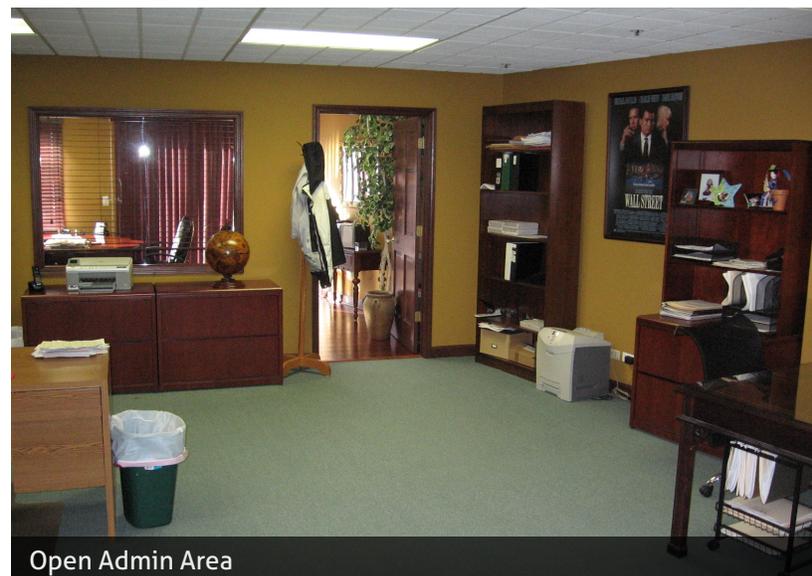
Entrance



Waiting Room



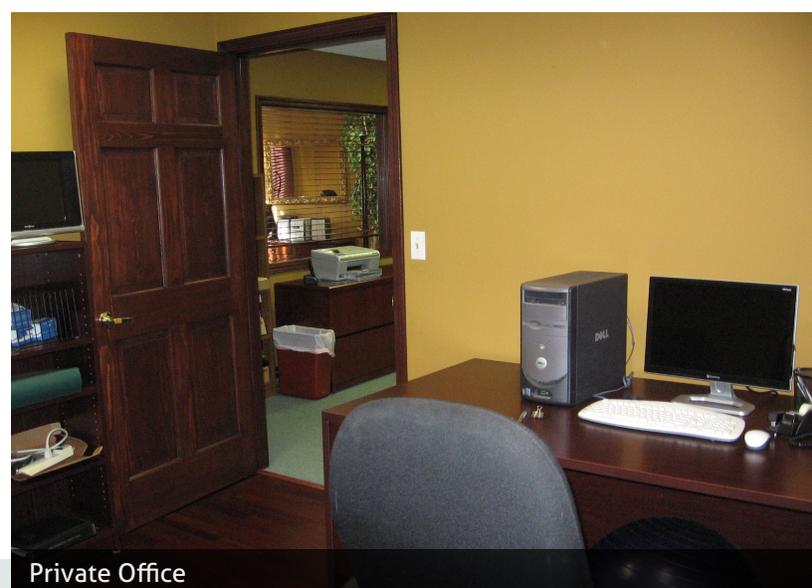
Receptionist Station



Open Admin Area



Executive Office



Private Office



Suites 206 & 207 Entrances



Private Offices

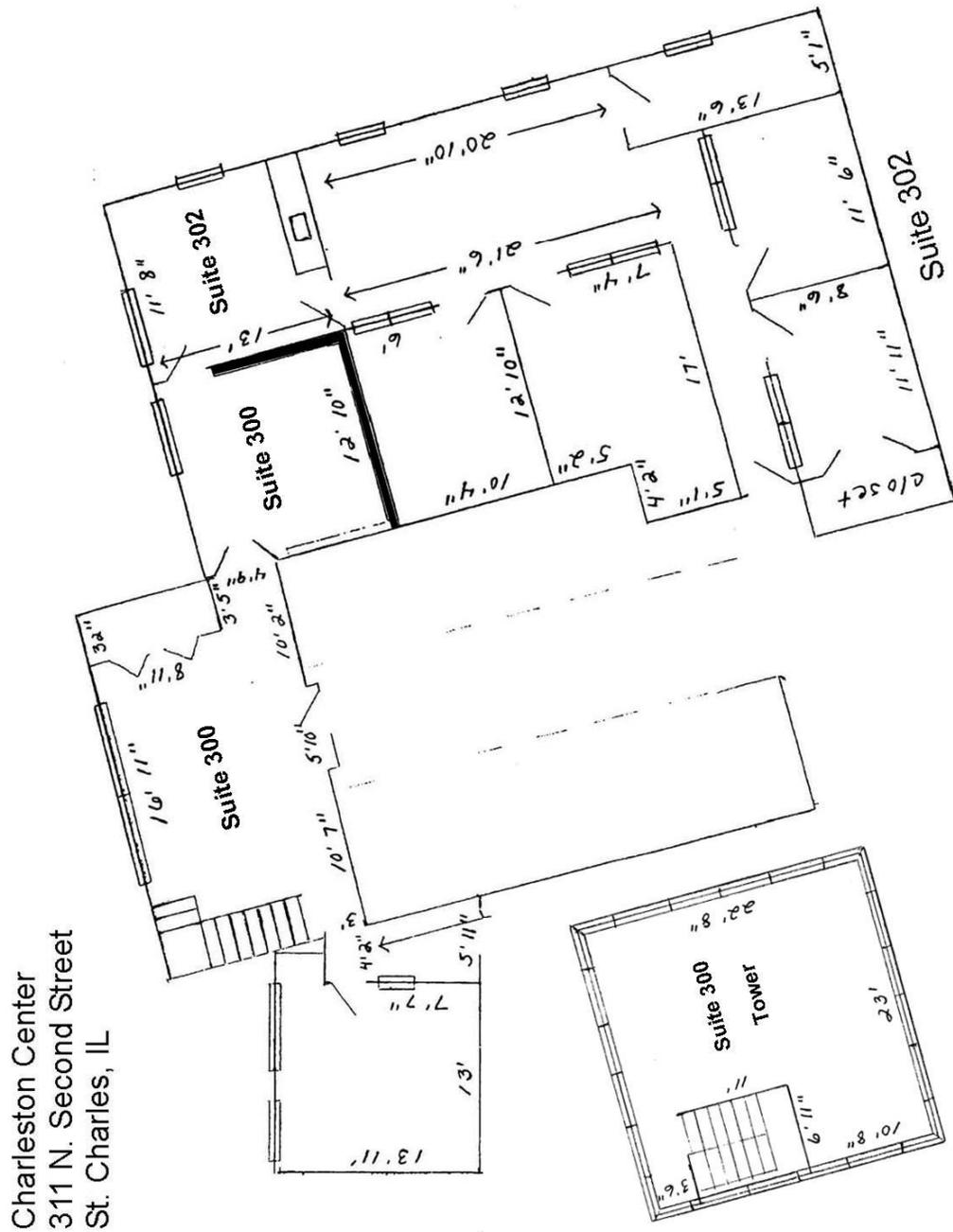


Open Admin Area



Kitchenette

Suites 300 & 302



Charleston Center
311 N. Second Street
St. Charles, IL



Entrance



View



Reception Area



Side Office



Tower Room



Conference Room



Entrance



Private Offices



Cubicle Area



Interior Office 1



Interior Office 2



Break Room

Charleston Center

Location Maps

