



FOR SALE

This newly constructed office condominium development offers architecturally stunning buildings in a highly sought after location. These single story buildings can accommodate any professional business or medical user looking for an outstanding location with excellent access and exposure. Whether looking for a small unit or your own freestanding building, the ideal space can be found at Courtyards of St. Charles.

Located in the heart of St. Charles within the east submarket, near the corner of Rte. 64 and Dunham Road. This prestigious office park is just minutes from Charlestown Mall & Royal Fox Country Club, surrounded by the affluent subdivisions of Hunt Club, Fox Chase, Surry Hill, Majestic Oaks and Charlemagne. With easy access to Rte. 64 (Main Street), Army Trail Road, Rte. 25, Kirk Road and the new Stearns Road extension, Courtyards of St. Charles would be an exceptional location.

- ❑ LOW KANE COUNTY TAXES
- ❑ AMPLE PARKING
- ❑ NEO-CLASSICAL ARCHITECTURE
- ❑ ABUNDANCE OF WINDOWS
- ❑ 10% DOWN FINANCING AVAILABLE

For more information or to schedule a tour, contact:

Leo Liakatas
Direct: (847) 649-2670
lliakatas@LPcommercial.com

LANDMARK PARTNERS
COMMERCIAL REAL ESTATE

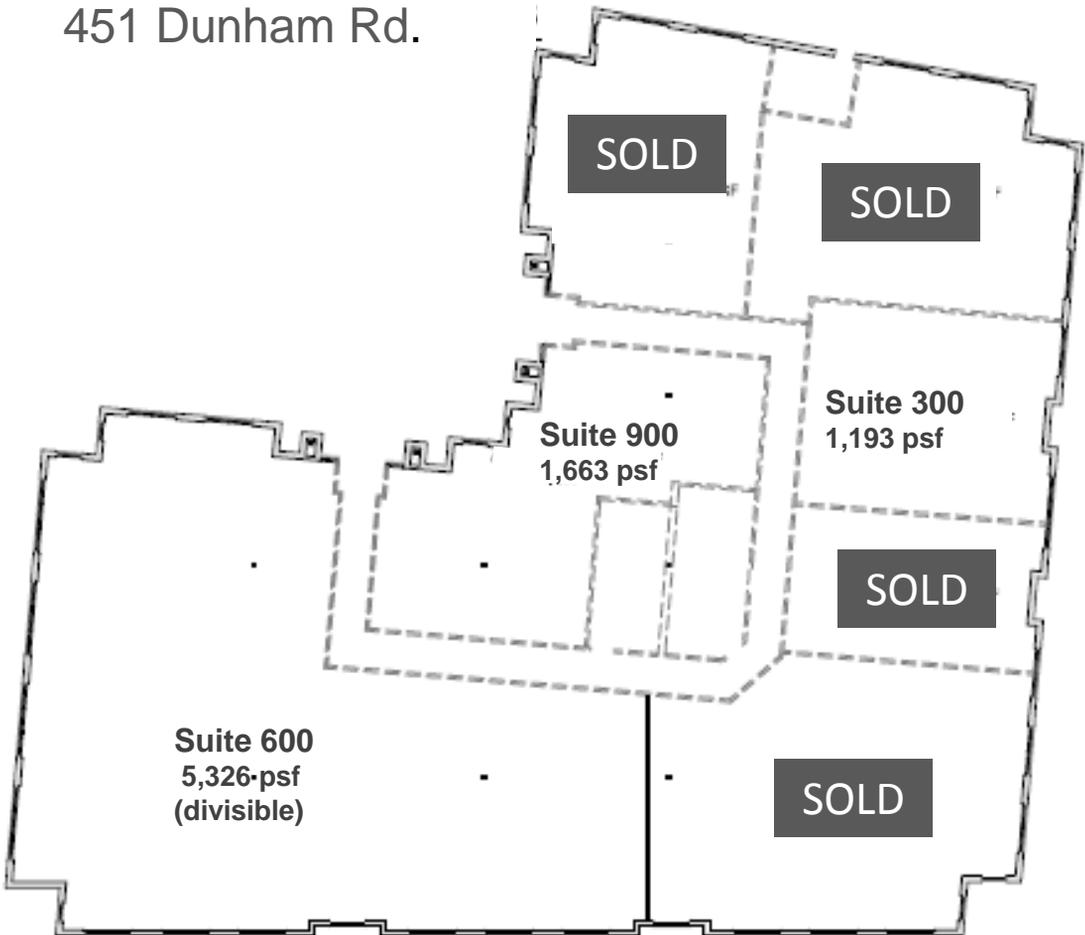
5200 Prairie Stone Parkway | Hoffman Estates, IL 60192
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451 Dunham Rd.



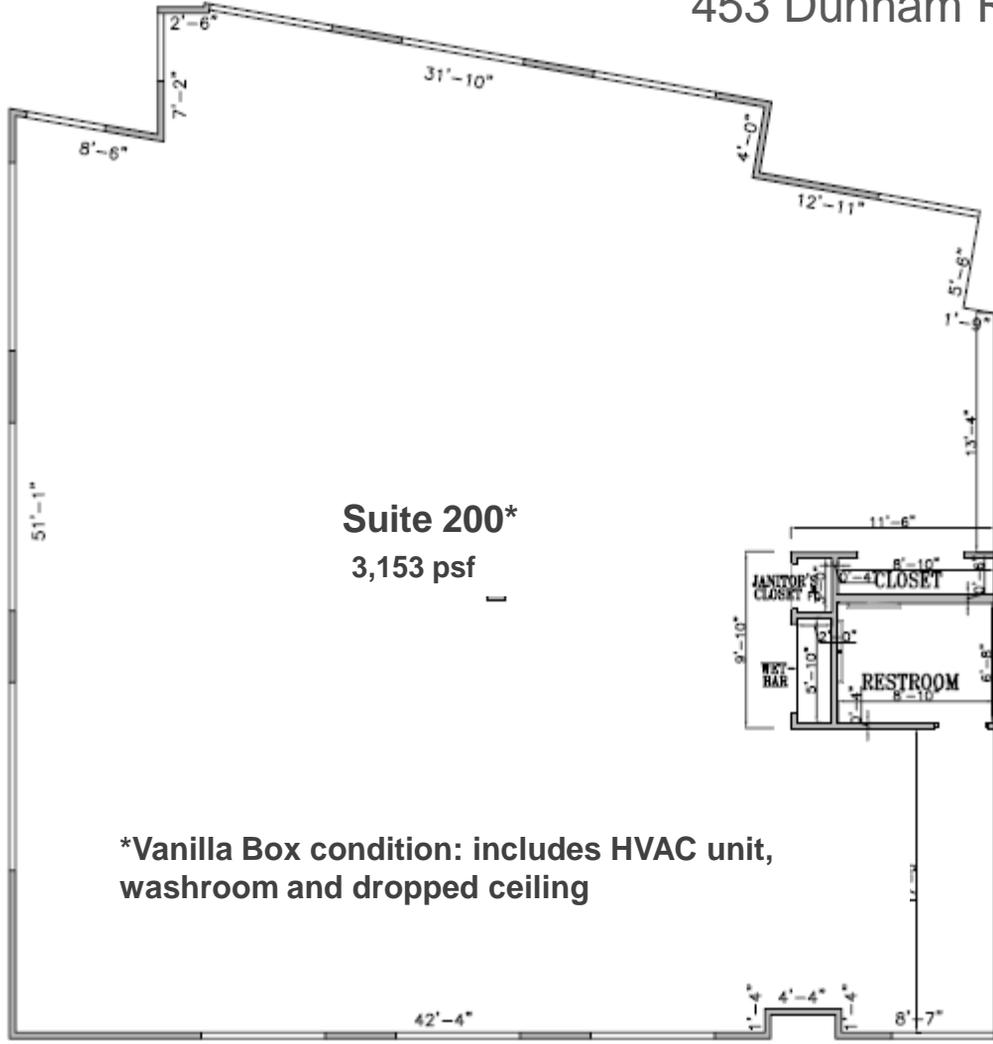
FLOOR PLANS

*The above square footage is "gross square footage" (purchasable square feet) and the net usable square feet will be less than the gross square feet. The gross square feet of the unit is measured from the exterior surface of the perimeter walls and includes a prorata share of the building mechanical (utility) room and other common areas.

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453 Dunham Rd.



FLOOR PLANS

Suite 200*
3,153 psf

***Vanilla Box condition: includes HVAC unit, washroom and dropped ceiling**

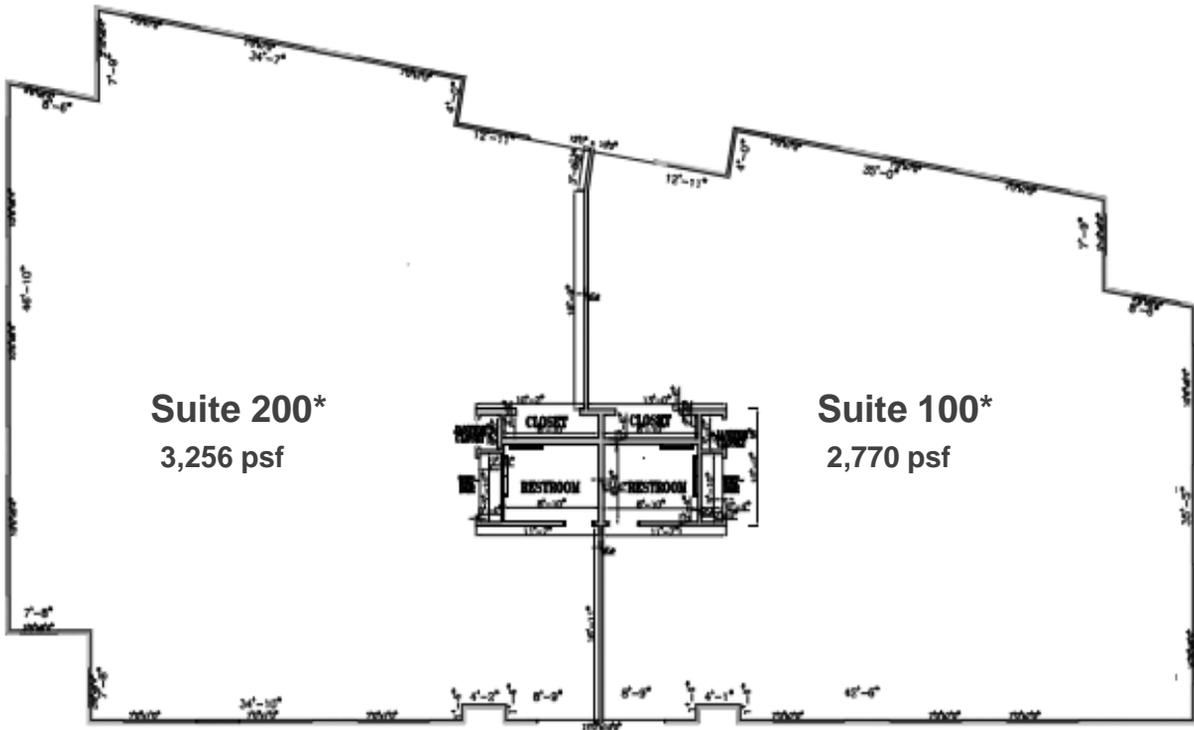
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455 Dunham Rd.

FLOOR PLANS



*Vanilla Box condition: includes HVAC unit, washroom and dropped ceiling

Suites can be combined for 6,026 psf

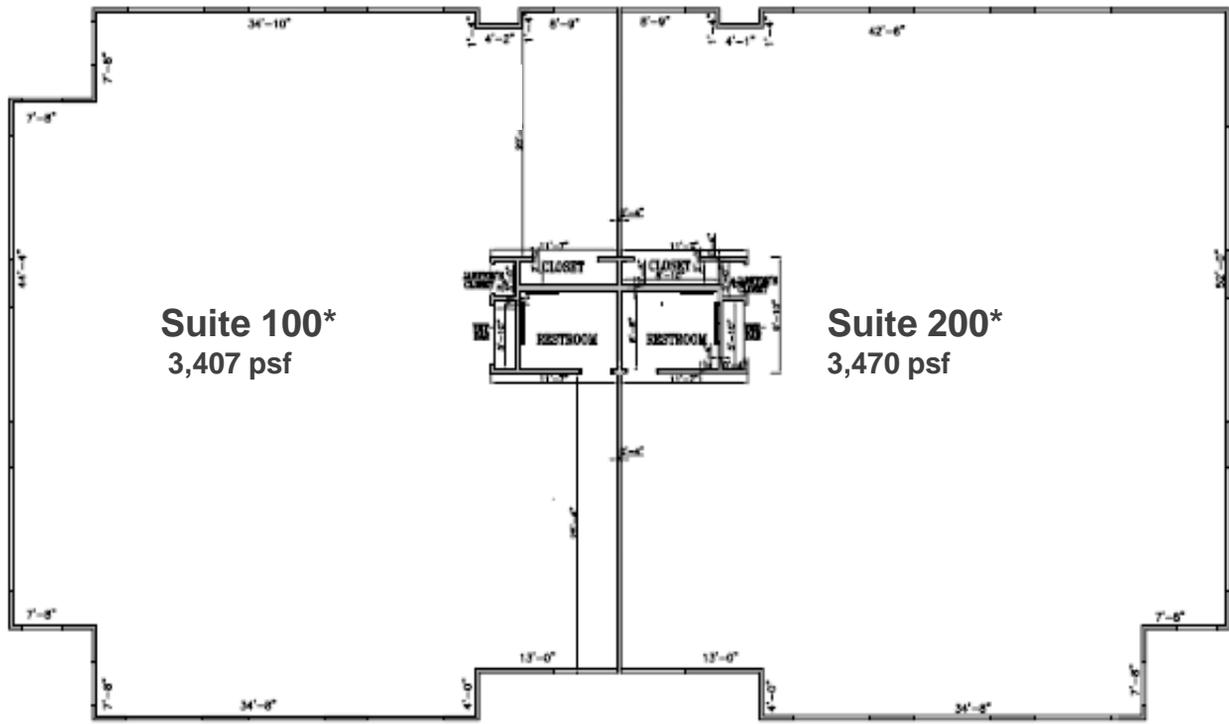
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457 Dunham Rd.

FLOOR PLANS



***Vanilla Box condition: includes HVAC unit, washroom and dropped ceiling**

Suites can be combined for 6,877 psf

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PURCHASE PRICING

451 Dunham Road	Square Footage	Purchase Price	REDUCED PRICE
Suite 300	1,193 psf	\$107,370.00 (\$90/sf)	\$70,387.00 (\$59/sf)
Suite 600	5,326 psf	\$479,340.00 (\$90/sf)	\$314,234.00 (\$59/sf)
Suite 900	1,663 psf	\$149,670.00 (\$90/sf)	\$98,117.00 (\$59/sf)
453 Dunham Road			
Suite 200	3,153 psf	\$378,360.00 (\$120/sf)	\$249,087.00 (\$79/sf)
455 Dunham Road			
Suite 100	2,770 psf	\$332,400.00 (\$120/sf)	\$218,830.00 (\$79/sf)
Suite 200	3,256 psf	\$390,720.00 (\$120/sf)	\$257,224.00 (\$79/sf)
Suites 100 & 200 (Combined)	6,026 psf	\$723,120.00 (\$120/sf)	\$476,054.00 (\$79/sf)
457 Dunham Road			
Suite 100	3,407 psf	\$408,840.00 (\$120/sf)	\$269,153.00 (\$79/sf)
Suite 200	3,470 psf	\$416,400.00 (\$120/sf)	\$274,130.00 (\$79/sf)
Suites 100 & 200 (Combined)	6,877 psf	\$825,240.00 (\$120/sf)	\$543,283.00 (\$79/sf)

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