

FIRST STREET RE-DEVELOPMENT
100 Illinois St. – St. Charles, IL 60174



OFFERING HIGHLIGHTS

PROPERTY TYPE:	Office Building / Second Flr.
LEASE RATE & SIZE:	\$ 18.00 PSF Net 1,244 SF \$ 18.00 PSF Net 1,260 SF \$ 16.00 PSF Net 1,452 SF
COMMON AREA FACTOR:	10.4% Add On
ESTIMATED 2012 CAM, TAX, INSURANCE :	\$ 6.43 PSF
UTILITIES:	Separately Metered

PROPERTY HIGHLIGHTS

- New Construction
- Build out Allowance Available
- Public Parking Garage attached to building
- Retail Space on First floor / Office on Second Floor
- Prime Location in Downtown St. Charles



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of this information. References to financial information, square footage, and age are approximate only! **BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.**

DN 24R
+13'-8"

2 HOUR 10" P/SOUTH CORRIDOR
WALL
205

EXISTING
SPRINKLER
PIPES TO
REMAIN (TYP.)

HAUSER
UNIT 260

HAUSER
EXPANSION
1,613 SQ. FT.

OFFICE SPACE
UNIT 254
1,244 SQ. FT.

S.L.A.S.
UNIT 242

OFFICE SPACE
UNIT 236
1,260 SQ. FT.

REGUS

± 28'-10"

± 22'-0"

46'-4"

23'-3"

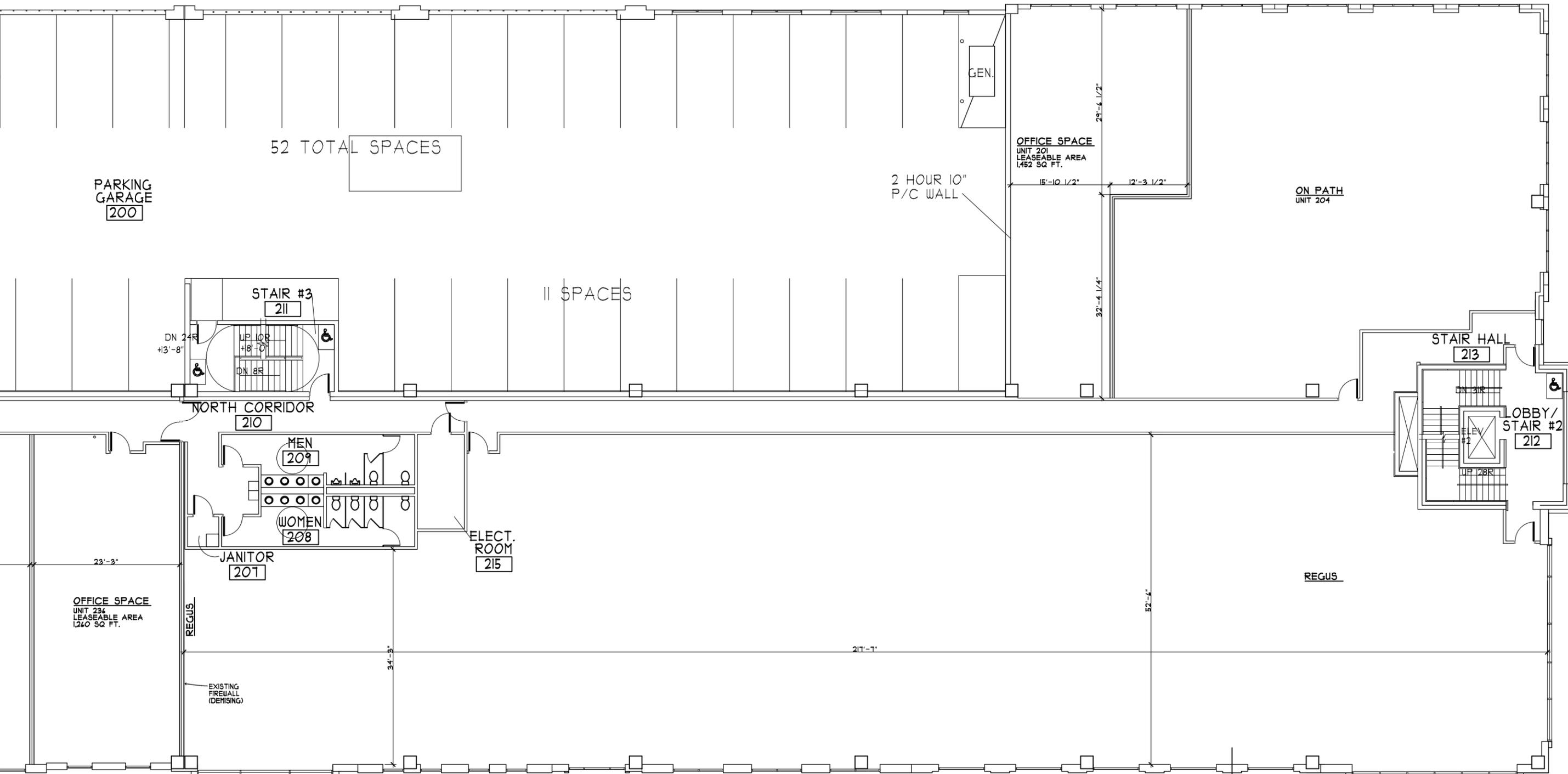
52'-6"

6"

SOUTH BUILDING

NOV. 30, 2010

UNIT AREA IS MEASURED FROM CENTER
OF DEMISING WALL BETWEEN UNITS TO
OUTSIDE FACE OF ALL EXTERIOR
WALLS AND COMMON WALLS



NORTH BUILDING

JULY 2, 2010

JULY 2, 2010

LEASABLE AREA IS MEASURED FROM CENTER OF DEMISING WALL BETWEEN UNITS TO OUTSIDE FACE OF ALL EXTERIOR WALLS AND COMMON WALLS