

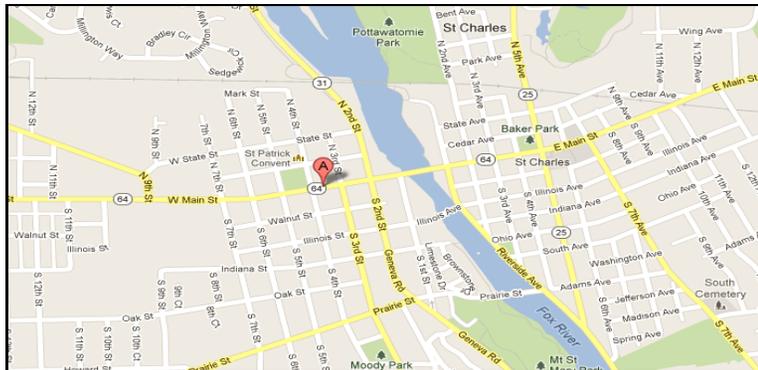
FOR LEASE - OFFICE

314 W. Main Street, Saint Charles IL



Real Estate Brokerage &
Asset Management

- ◆ Main Street (Route 64) Turn Key Office
- ◆ Excellent Downtown St. Charles Location
- ◆ New Ownership
- ◆ Ample Private and City Parking
- ◆ Ideal for Attorney, Insurance, Financial Office
- ◆ Walk to Nearby Amenities, including Restaurants, Coffee & Retail shops, Banks and Historic Hotel Baker



AVERAGE DAILY TRAFFIC:

Main Street (Route 64)	28,700 ADT
Route 31	15,600 ADT

1st Floor Office Space Available:

Suite 1: 2,350 sf



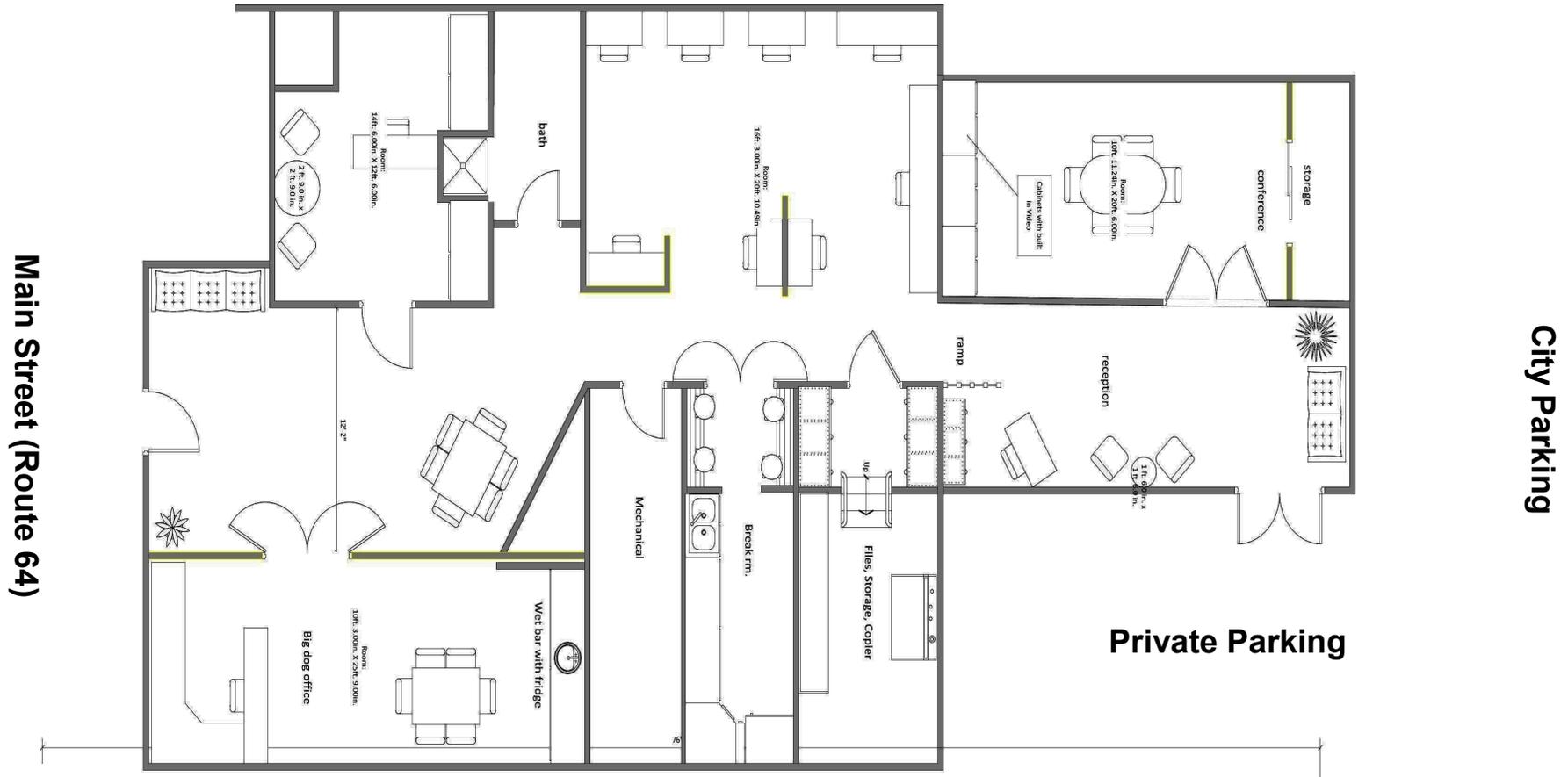
For more information please contact: Ann Dvorak 630.513.0173 or visit www.murraycommercial.com

FOR LEASE - OFFICE

314 W. Main Street, Saint Charles IL



Real Estate Brokerage &
Asset Management



AGENCY RELATIONSHIP. Thank you for allowing Murray Properties the opportunity to share this information and/or show you the above referenced property. Under State Law this activity does not result in the Sales Associate acting as your agent. Jace Murray & Ann Dvorak, Brokers with Murray Properties, Inc., shall be acting as the designated agent for Owner. As a result, Jace Murray & Ann Dvorak will not act as a Dual Agent or be acting as an agent for a prospective tenant or purchaser. The information contained herein was obtained from sources believed to be reliable; however, Murray Properties, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

For more information please contact: Ann Dvorak 630.513.0173 or visit www.murraycommercial.com