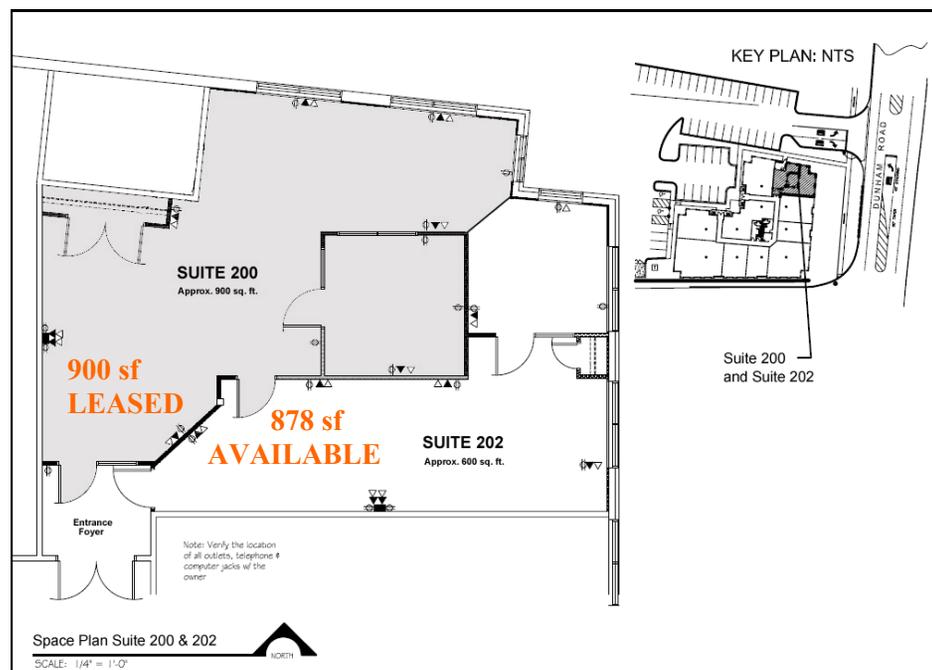


OFFICE CONDOMINIUM—FOR SALE

451 Dunham Road, Suite 200, St. Charles, IL 60174



Real Estate Brokerage &
Asset Management



COURTYARDS OF ST. CHARLES

OFFICE CONDOMINIUM



GREAT OPPORTUNITY TO INVEST, OCCUPY AND GENERATE RENTAL INCOME!

- **878 SF available for owner user**
- **Remaining 900 SF suite is fully leased**

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above referenced property. This activity does not result in the Sales Associate acting as your agent. The Sales Associate is acting as the designated Agent for the Owner. As a result, the Sales Associate will NOT act as a Dual Agent or will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease or withdrawal without notice.

For more information please contact:

Ann Dvorak 630.513.0173 or visit www.murraycommercial.com

OFFICE CONDOMINIUM—FOR SALE

451 Dunham Road, Suite 200, St. Charles, IL 60174

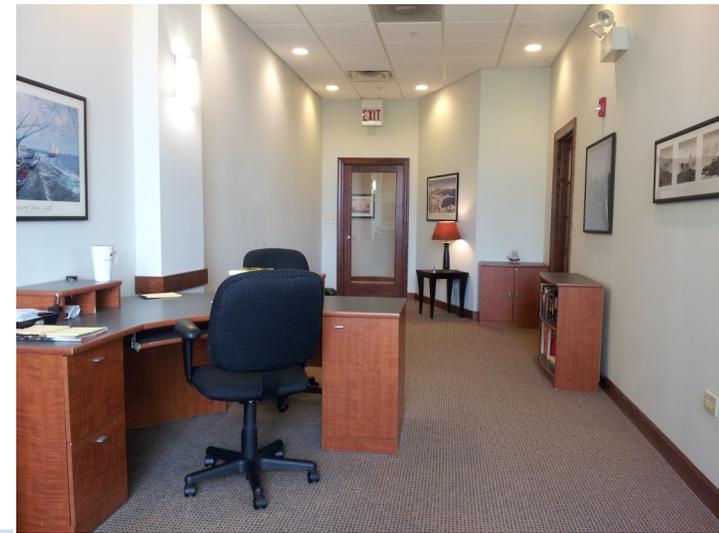


Real Estate Brokerage &
Asset Management

- **MOTIVATED SELLER!**
- **Class A Professional Office Condo**
- **Recently reduced by \$35,000**
- **Available suite includes one large private office/conference room and open area**

Amenities

- **Newer Office Park located just north of E. Main St. on Dunham Road**
- **Common Area Restrooms and Kitchenette**
- **Professionally Landscaped**
- **Ample Parking**



Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above designated Agent for the Owner. As a result, the Sales Associate will NOT act as a Dual Agent or will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable, however, Murray Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease or withdrawal without notice.

referenced property. This activity does not result in the Sales Associate acting as your agent. The Sales Associate is acting as the

For more information please contact:

Ann Dvorak 630.513.0173 or visit www.murraycommercial.com