

# FOR SALE or LEASE - Many Possible Uses

2210 and 2340 Dean Street, St. Charles, Illinois

## TWO CONTIGUOUS BUILDINGS TOTALING 31,079 SQ. FT. ON 2.27 ACRES

- Connected by an underground tunnel.
- Located in Randallwood and Timber Ridge Professional Centers.
- Will consider selling and/or leasing each building individually.

### 2210 DEAN STREET

- 19,676 sq.ft. building on .96 acres
- Currently used as a Surgical Center
- 7 Operating Rooms

### 2340 DEAN STREET

- 11,403 sq.ft. building (plus basement) on 1.3 acres
- Currently Used as a Medical Inn
- 9 Patient Rooms



## FOR ADDITIONAL INFORMATION PLEASE CONTACT:

Brian Coleman, Managing Broker  
847.272.7277 • [bcoleman@bcaRealEstate.com](mailto:bcoleman@bcaRealEstate.com)



**Brian Coleman & Associates, Inc.**

A REAL ESTATE COMPANY

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## Aerial Photograph



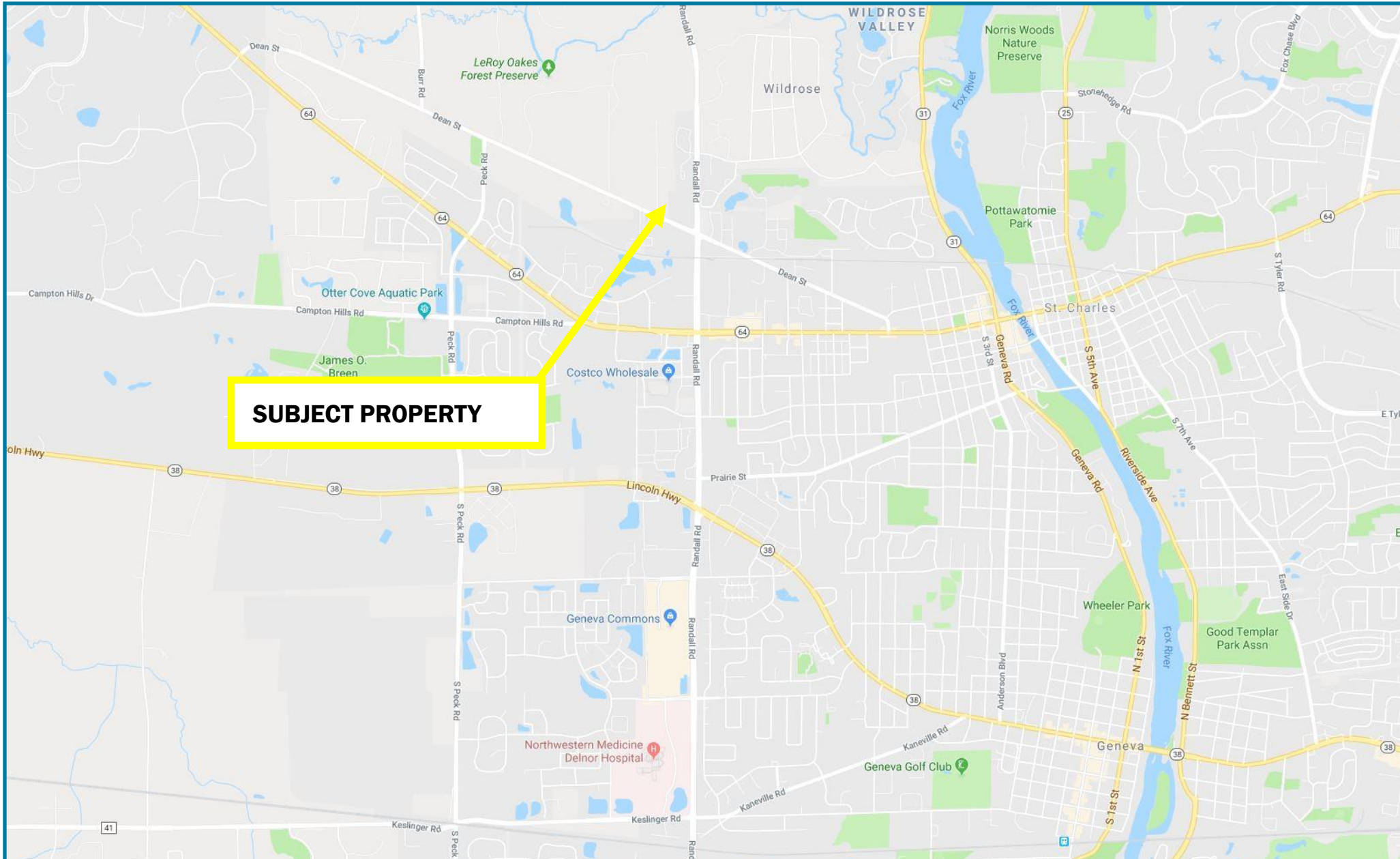


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### Location Map



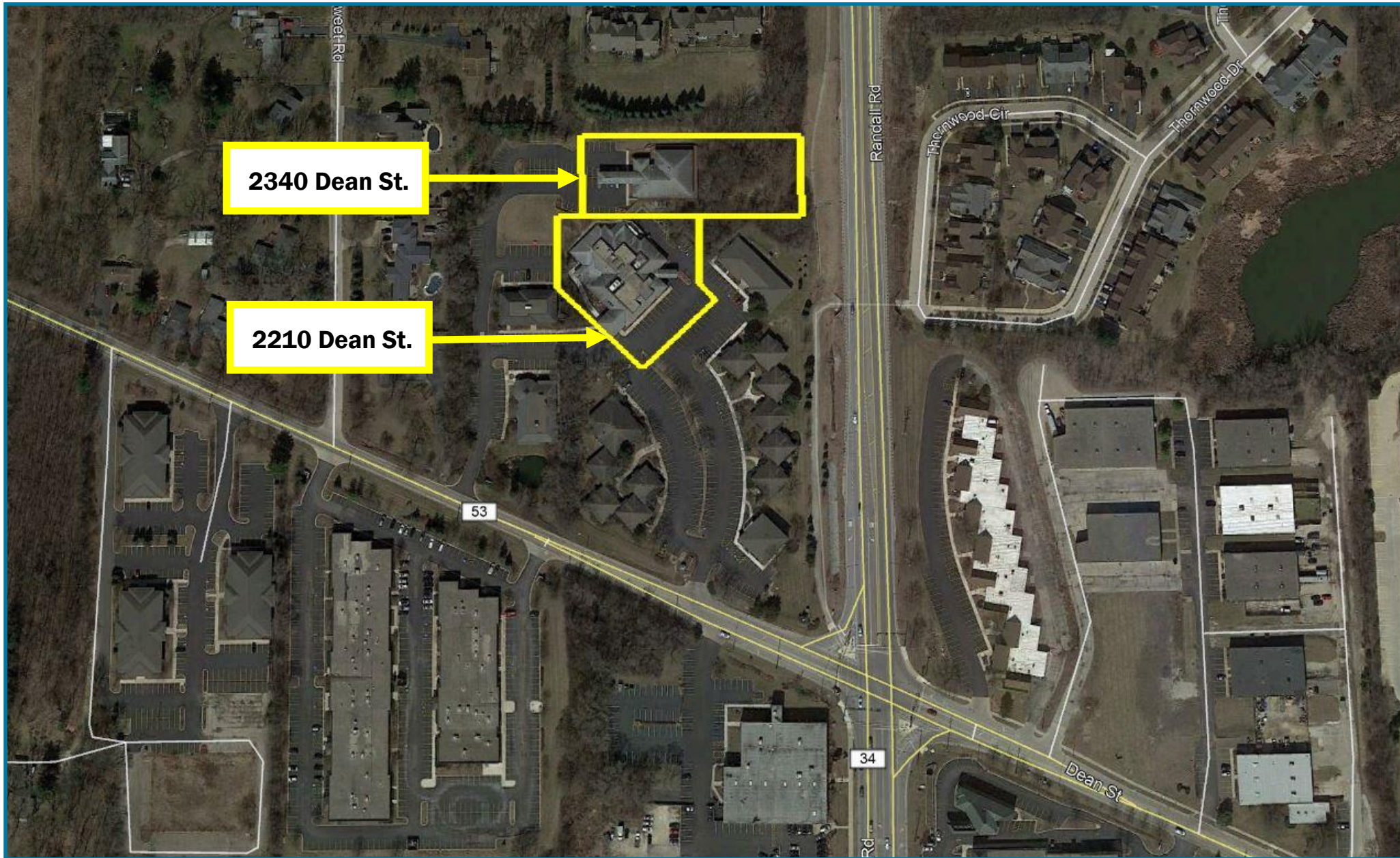


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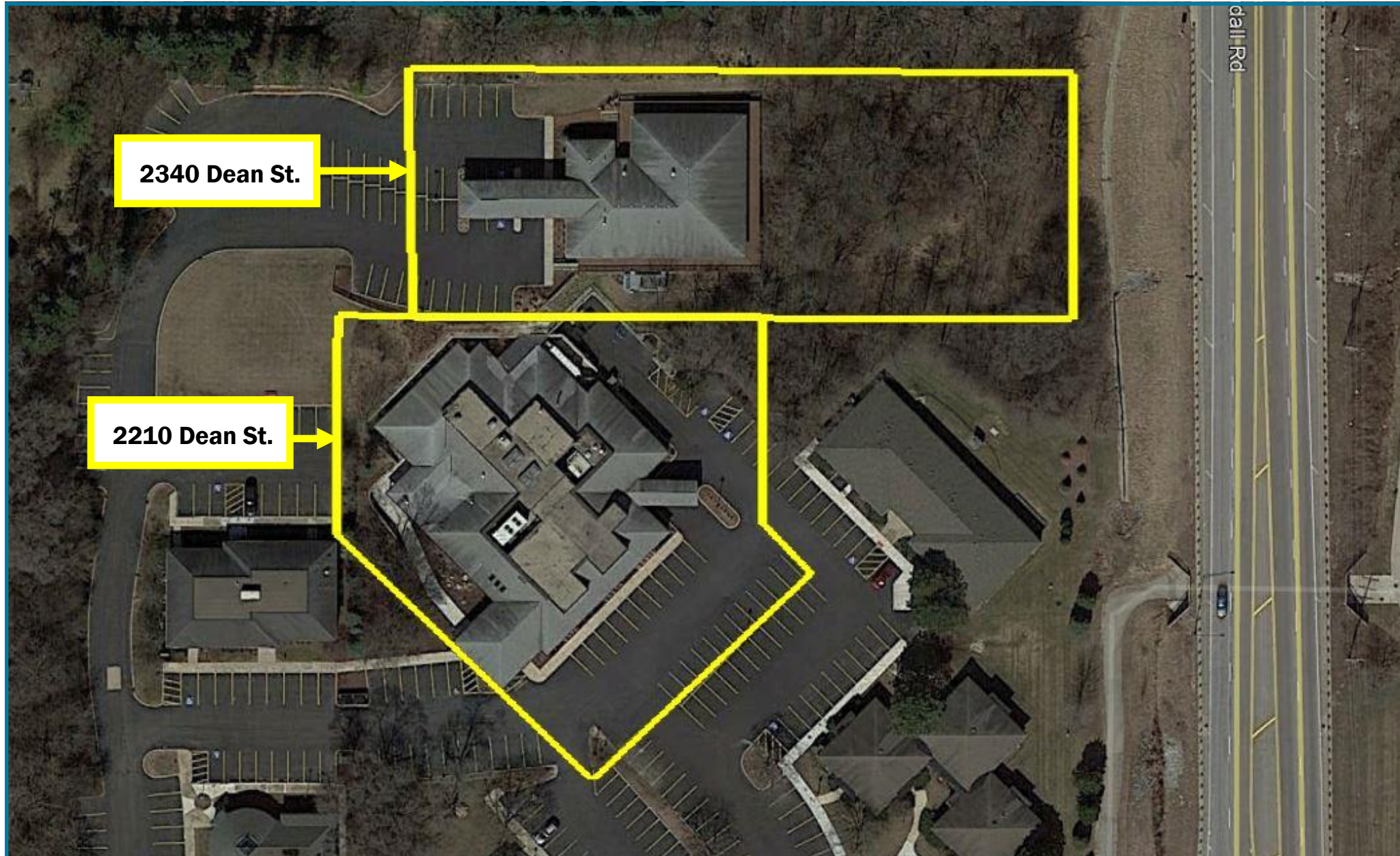


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**2210 Dean Street**





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