

Properties for Lease

1 2325 Dean Street, Saint Charles, IL 60175



Property Details

Total Space Available	31,610 SF
Rental Rate	Negotiable
Min. Divisible	1,287 SF
Max. Contiguous	21,424 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	43,901 SF
Building Class	B
Year Built	2000
Lot Size	4.14 AC
Zoning Description	OR-1
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
100	8,059 SF		4,000 SF	9,295 SF		Now	Front end cap with good exposure, private bathrooms, open plan, conference/training room.	
200	2,739 SF		2,739 SF	9,295 SF		Now	added to suite 100 now, but could be split.	
550	1,287 SF		1,287 SF	5,280 SF		Now	3 POs, general office, work area, common restrooms.	
600	2,345 SF		2,345 SF	5,280 SF		Now	Open plan with perimeter POs. Common restrooms	
650	1,648 SF		1,648 SF	5,280 SF		Now	Large general office area with 4 POs and common restrooms	
800	10,864 SF		10,864 SF	21,424 SF		Now	Existing space plan was for a financial mortgage underwriter. Perimeter POs, executive offices, large cube area, conf./training room, private restrooms.	
500	2,048 SF		2,048 SF	2,048 SF		Now	Existing plan with POs, Cnf room and common restrooms	
400	2,620 SF		2,620 SF	2,620 SF		Now	Space Plan accommodates a chiropractic or medical practice or a general office. Common restrooms	

Property Description

Windhill Office Center is a single story commercial office building built in 2000. The property is under new ownership and management and very aggressive deals are being offered. Call now for your private tour and quote. Brokers welcome. Windhill is an office business park with a total of over 71,000 sf in two adjacent buildings. The surrounding land use is also commercial offices, either for lease or condo.

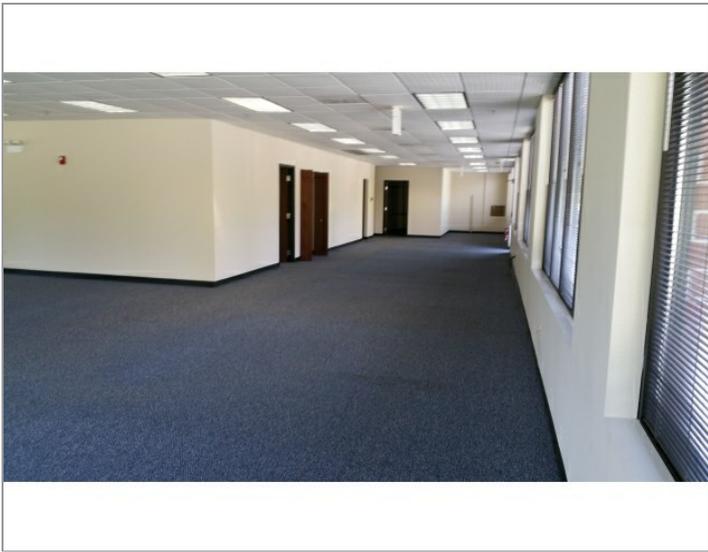
Location Description

Windhill is located on West Dean Street just west of Randall Road in St. Charles IL. Randall Road offers excellent transportation opportunities, both north and south, and within 15 minutes either direction the interstate system can be accessed.

Photos

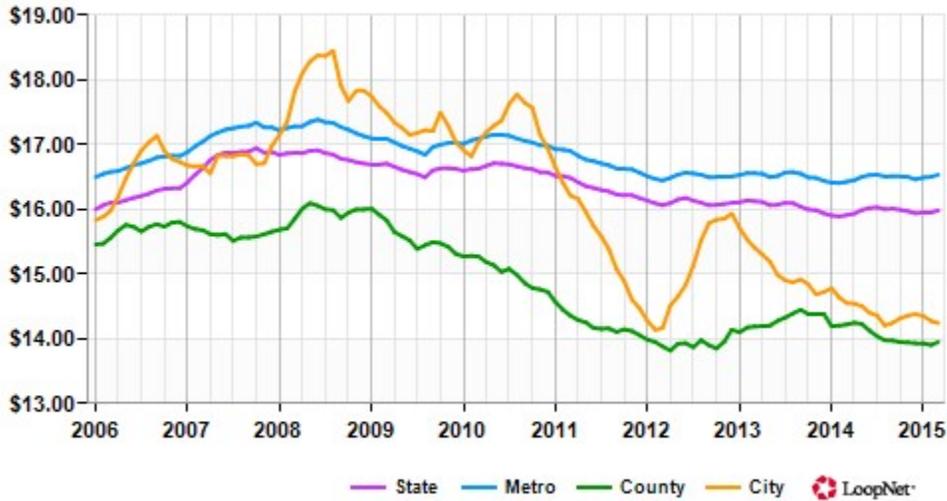






Market Trends

Asking Rent Office for Lease St. Charles, IL (\$/SF/Year)



Mar 15 vs. 3 mo. Y-O-Y prior

State	\$15.98	+0.3%	+0.5%
Metro	\$16.54	+0.4%	+0.7%
County	\$13.95	+0.1%	-1.9%
City	\$14.25	-1.0%	-2.1%

State Metro County City LoopNet