

OFFICE SPACE IN HISTORIC BUILDING

303 W MAIN STREET
ST. CHARLES, IL 60174

Neil Johnson
Managing Director/Broker
630.938.4950
neil.johnson@svn.com



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Property Summary



OFFERING SUMMARY

Available SF: 1,018 - 2,458 SF

Lease Rate: \$17.00 SF/yr (NNN)

Year Built: 1906

Building Size: 11,939 SF

Renovated: 2014

Zoning: CBD1

Market: Chicago - Far West

Submarket: Saint Charles CBD

PROPERTY OVERVIEW

Recently renovated second floor office spaces in landmark building. Historic features include tall ceilings, exposed brick, lots of windows. Elevator access. Private parking lot. Other building tenants include Puebla Modern Mexican restaurant and Rocket Fizz (first floor) and Wunderlich Securities.

LOCATION OVERVIEW

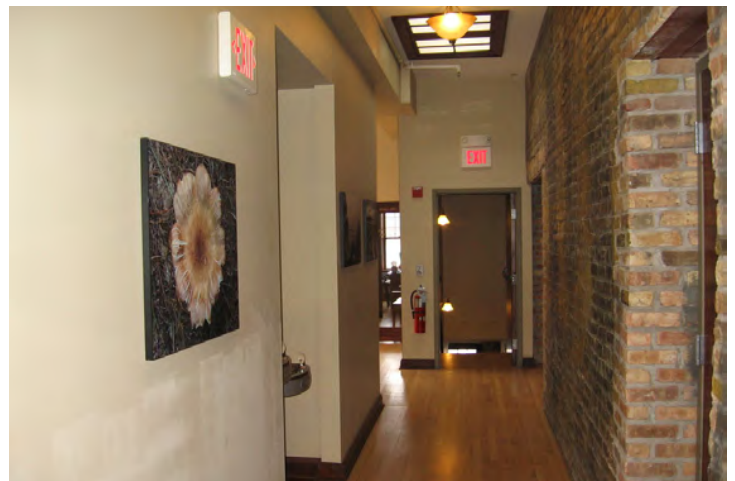
In the heart of downtown St. Charles, an upscale far-western suburb of Chicago. Prominent corner location at a signaled intersection on Main St. [Rt. 64], the east/west thoroughfare through town. Just two blocks west of the Fox River, Hotel Baker and the First Street re-development area. Close to restaurants and shopping.

A private parking lot with non-exclusive parking for 12 cars is just 1/2 block away at the corner of Third St & Walnut St. In addition, there are multiple public lots and many on-street parking spaces close to the property.

Property Highlights

LEASE HIGHLIGHTS

- Downtown St Charles IL
- Convenient Main Street Location
- Near Restaurants and Shopping
- Renovated Office Spaces
- Tall Ceilings. Historic Finishes
- Lots of Windows
- Elevator Access
- Private Parking Lot



Aerial

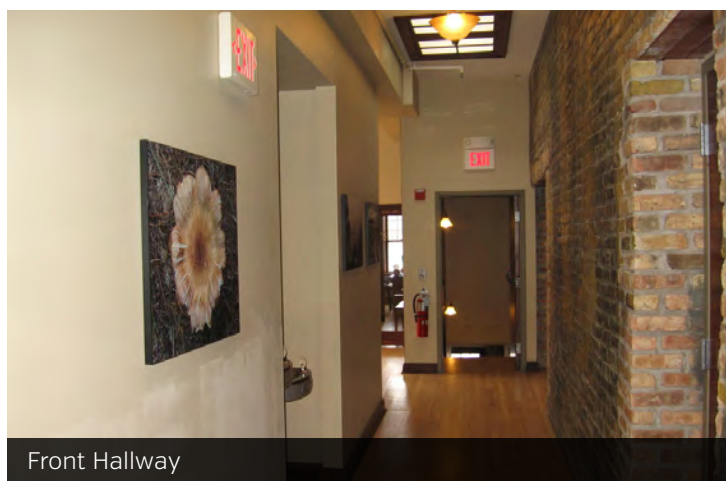
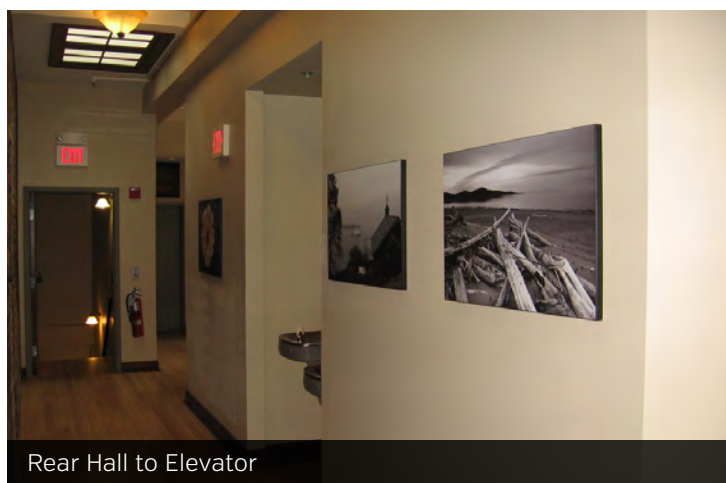
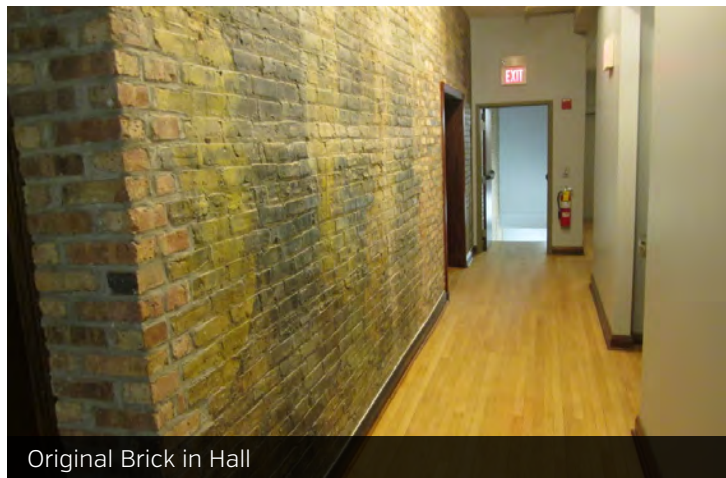


Available Spaces

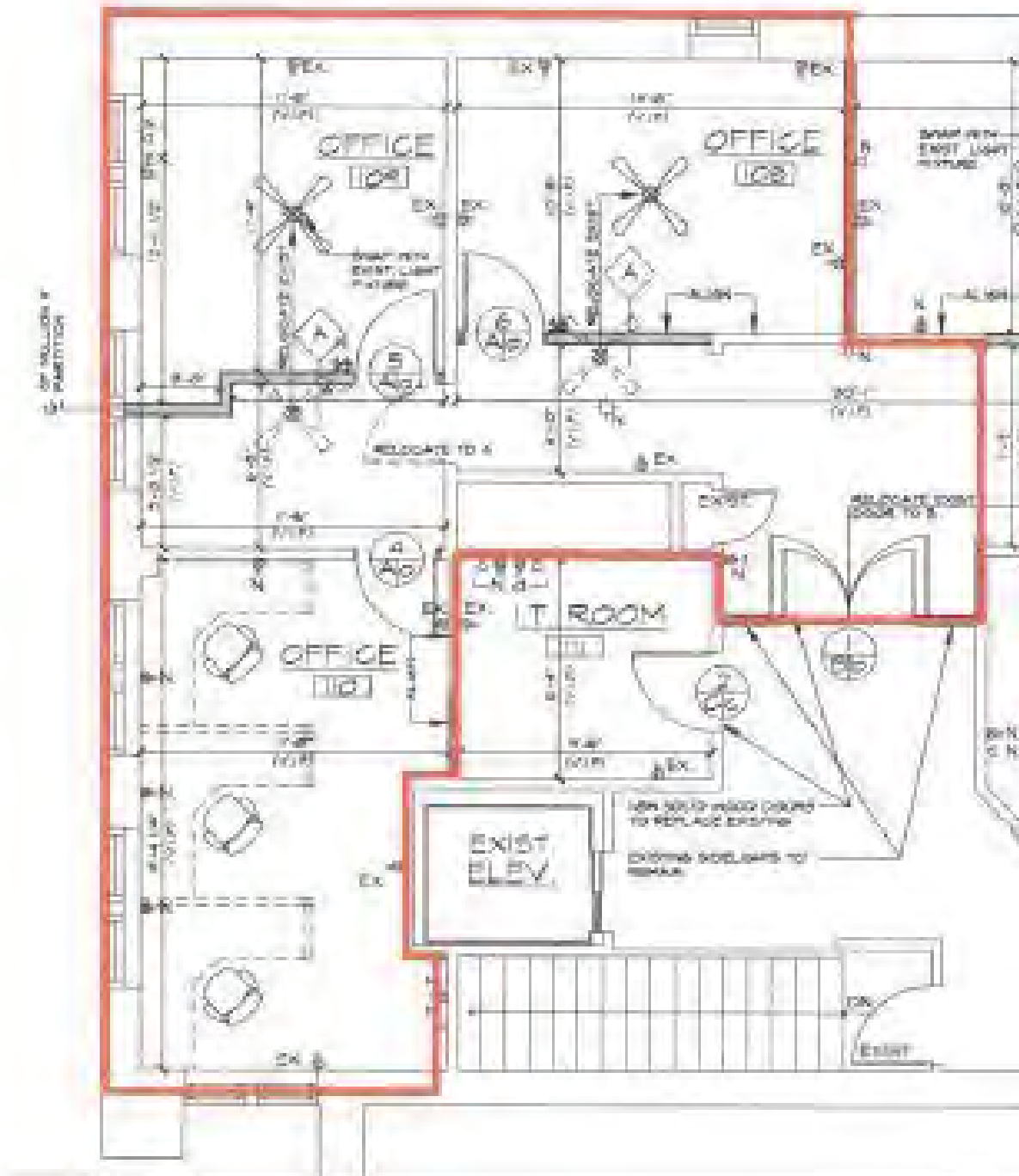
LEASE RATE:	\$17.00 SF/YR	TOTAL SPACE:	1,018 - 2,458 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite 204	Office Building	\$17.00 SF/yr	NNN	1,018 SF	Negotiable	1,018 sf corner suite. Reception area plus 3 private offices with windows. One office is large enough for multiple workstations. Storage room. [895 sf usable sf]. Prominent entrance with double glass doors. \$1,929/mo rent includes an est. \$5.75/sf in pass thru costs.
Suite 209	Office Building	\$17.00 SF/yr	NNN	1,440 SF	Negotiable	Open plan office space. High ceilings. Large windows. Wood grain laminate flooring. Currently use is a physical fitness tenant. Prominent entrance with double glass doors. \$2,730/mo rent includes an est. \$5.75/sf in pass thru costs. May combine with Suite 204 for 2,458 sf.

Common Area Photos



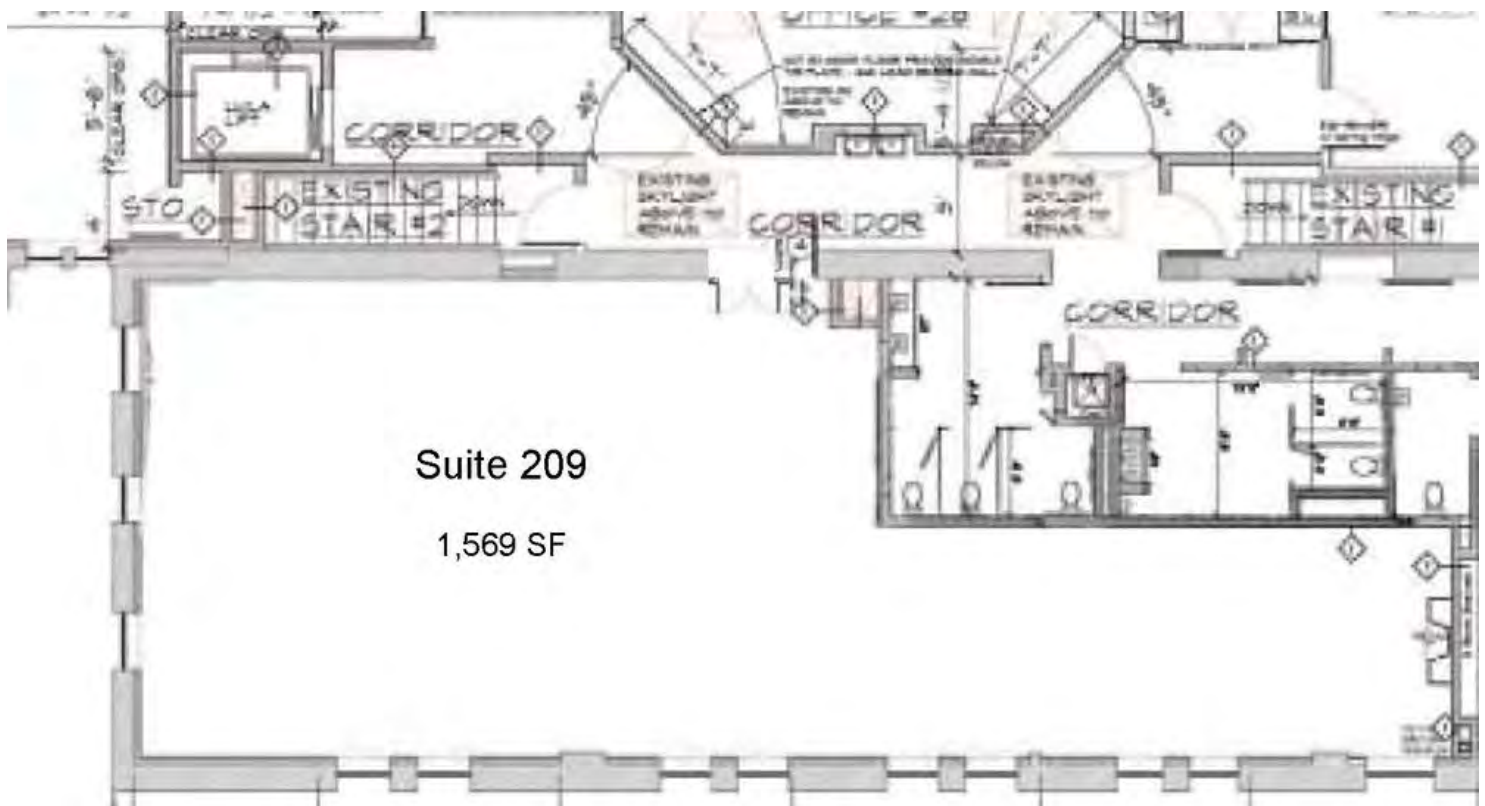
Suite 204



Suite 204



Suite 209



Suite 209



Entrance



Interior

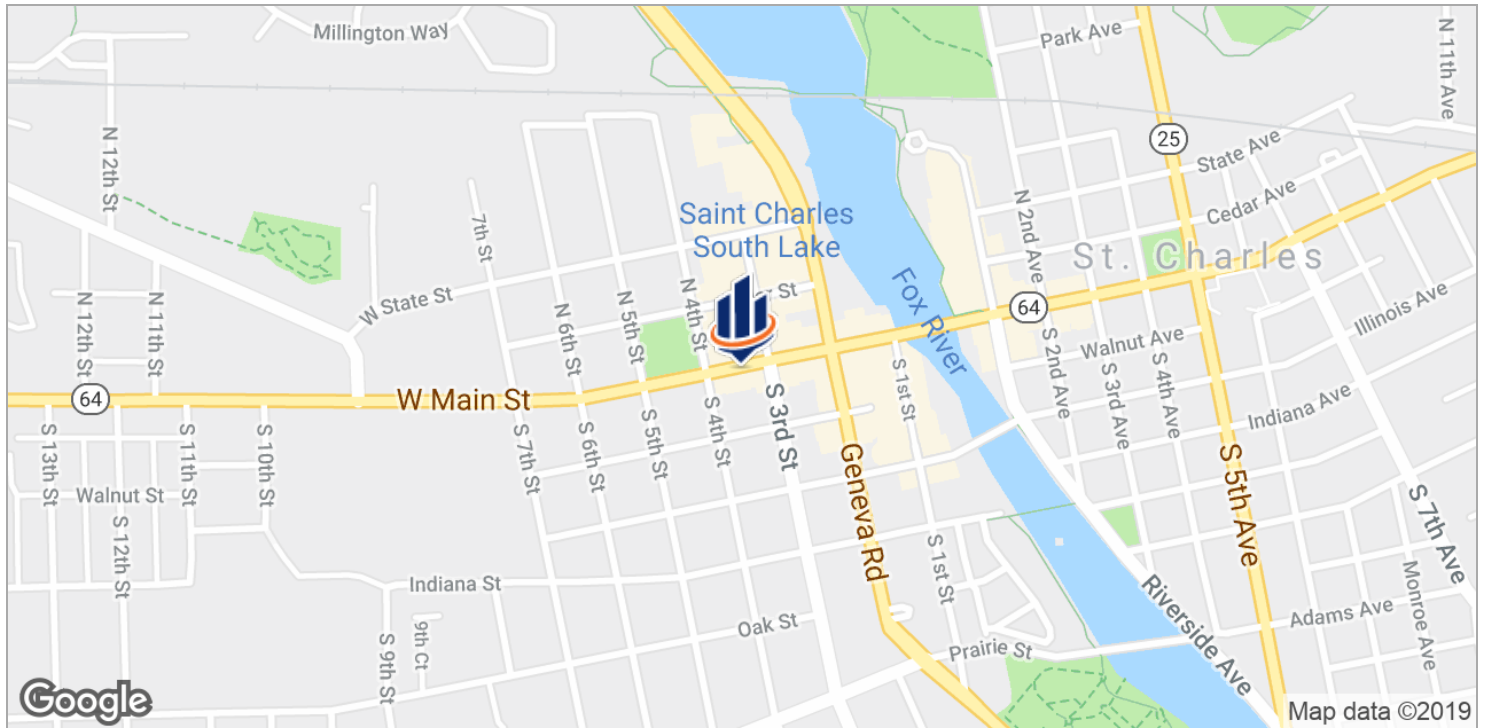
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City of St. Charles, Illinois

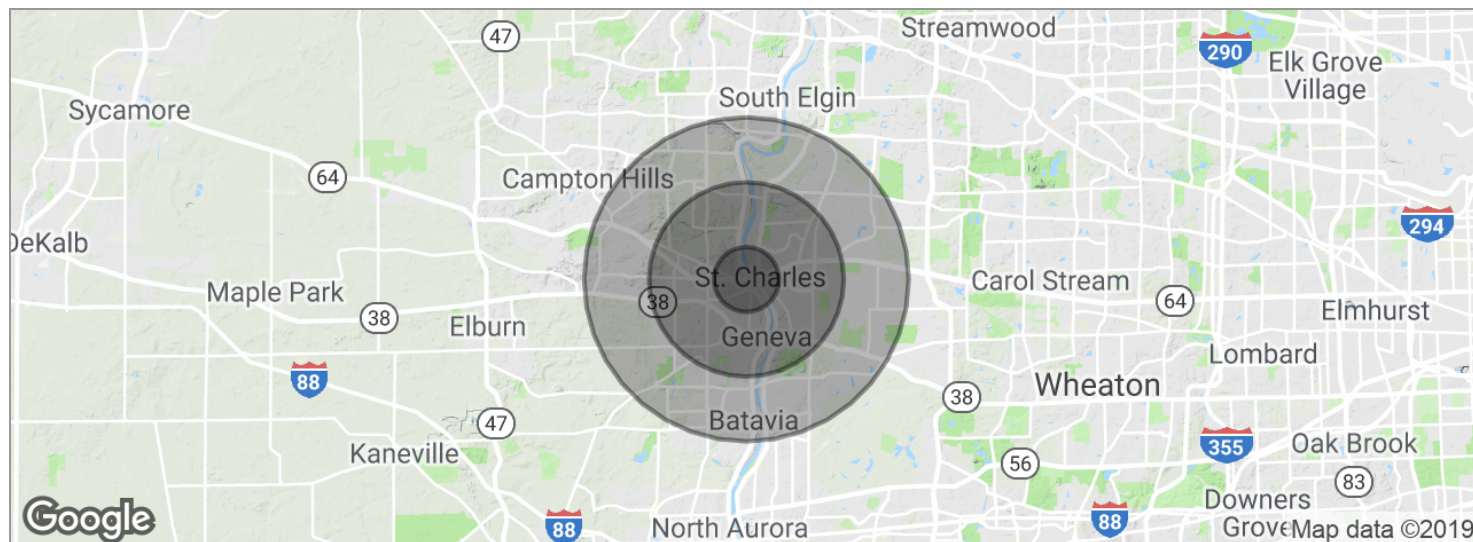
Downtown Public Parking Map



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,487	53,224	119,876
Median age	40.4	40.1	39.2
Median age [Male]	38.0	38.6	38.2
Median age [Female]	43.4	41.9	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,547	19,810	43,046
# of persons per HH	2.4	2.7	2.8
Average HH income	\$90,879	\$110,869	\$112,704
Average house value	\$347,205	\$383,963	\$385,633

* Demographic data derived from 2010 US Census

St Charles Info



HIGHLIGHTS

Festivals
Dining
Arts and Culture Resources
Recreation - Bike and Walking Paths

Airports: O'Hare, Midway, DuPage

Interstates Serving Community: I-90, I-88, I-39, I-355

State Highways: IL 25, IL 31, IL 64, IL 38

County Thoroughfares: Randall Rd, Kirk Rd

Rail: Geneva Metra Station - Union Pacific West Line

Pace Bus Routes

ST CHARLES, IL

Friendly neighborhoods, diverse retailers, international employers, innovative schools, beautiful parks, unique architecture, varied cultural amenities.

Located in Kane & DuPage counties, 35 miles west of downtown Chicago. Over 2,100 businesses employ over 34,200 people. They consist of a balanced mix of retailers, restaurants, offices and manufacturing facilities. They are assisted by the Chamber of Commerce, a full service Convention and Visitors Bureau, and the Downtown St Charles Partnership.

Intersected by the Fox River which enhances the town's beauty and provides recreational activities. The St Charles Park District is a noticeable presence. It is their mission to enrich the quality of life of Park District residents through excellence in programs, parks, facilities and services - swimming pools, golf courses, natural areas, and a wide variety of instructional and recreational opportunities for all ages.

Kane County Info



HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

Accessible Airports: O'Hare, Midway, DuPage, Aurora Municipal

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubesa Community College

KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.