



Medical Office Space For Lease

1,524 - 2,184 SF available



Fox Valley Centre for Health

3310 W. Main Street, Saint Charles, IL 60175

Kevin J. O'Donnell
Managing Broker
630.444.0444
kevin@odcre.com

Meredith L. Klug
Broker
630.444.0444
meredith@odcre.com

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OFFERING SUMMARY

Available SF: 1,524 - 2,184 SF

Lease Rate: \$23.50 SF/yr (NNN)
\$4.47 PSF CAM
\$4.81 PSF Est. Taxes

Building Size: 45,381 SF

PROPERTY HIGHLIGHTS

- Join a variety of tenants, including Advocate/Dreyer Pediatrics & OBGYN, DuPage Medical, Johnson Dermatology, and Chicago IVF
- Like new - built in 2009
- Excellent location on Main Street (Route 64) just west of Randall Road
- Two miles from Delnor Hospital
- One mile from Valley Surgery Center
- 100% medical tenants in the building
- Abundant parking at 5.5:1,000 SF
- Rents less than the Delnor campus
- Turn-key medical build-outs

for more information contact:

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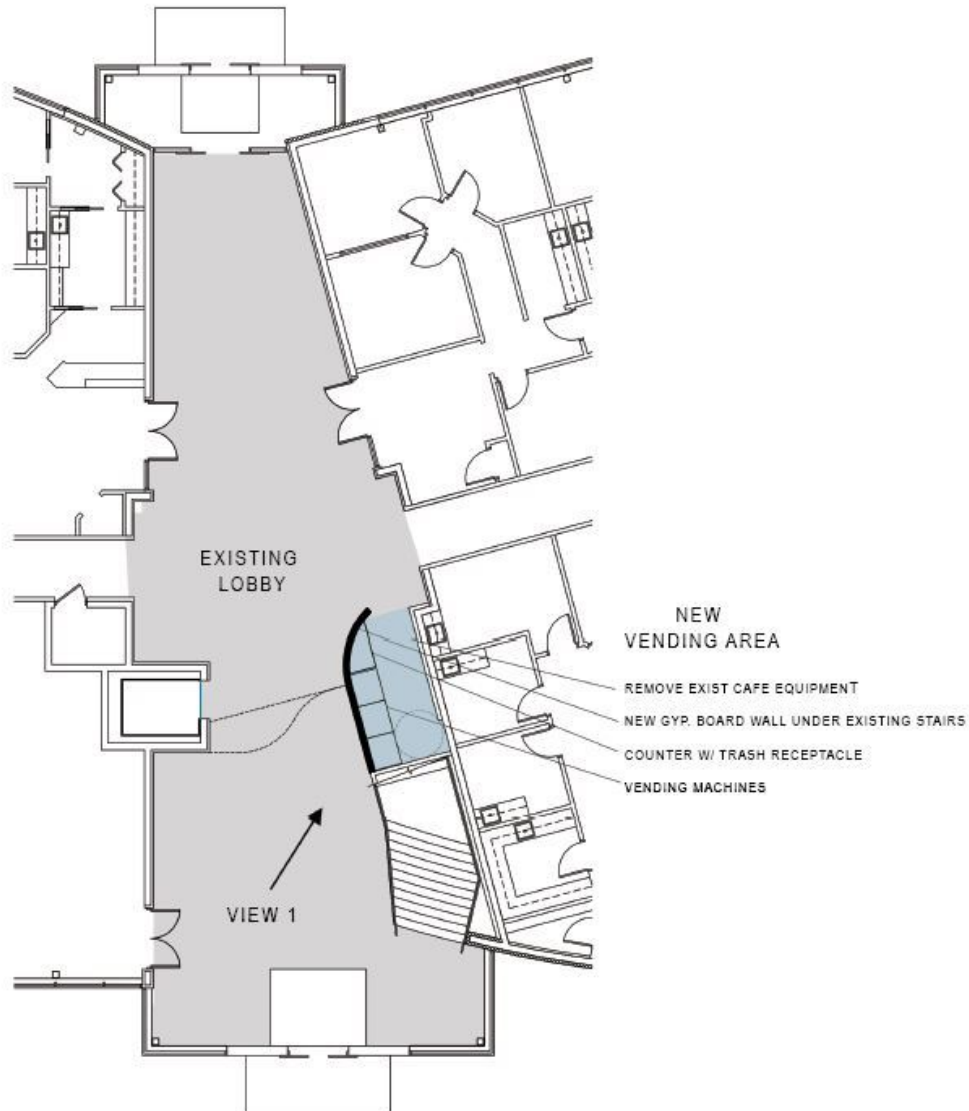
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LOBBY RENOVATIONS

- In 2017, the lobby was completed renovated with new furniture and fixtures.
- In 2018, the vending area of the lobby will be enclosed and built out with a counter and trash receptacle.

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AVAILABLE
SPACES

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3310 W. Main Street, Saint Charles, IL 60175

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Lease Rate: \$23.50 SF/YR (NNN) **Total Space:** 1,524 - 2,184 SF
Est. CAM & Taxes: \$8.77 PSF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 105	Medical	\$23.50 SF/YR	NNN	1,524 SF	Negotiable	built-out medical
Suite 130	Medical	\$23.50 SF/YR	NNN	2,184 SF	Negotiable	built-out with kitchenette
Suite 180	Medical	\$23.50 SF/YR	NNN	1,950 SF	Negotiable	built-out medical/optical

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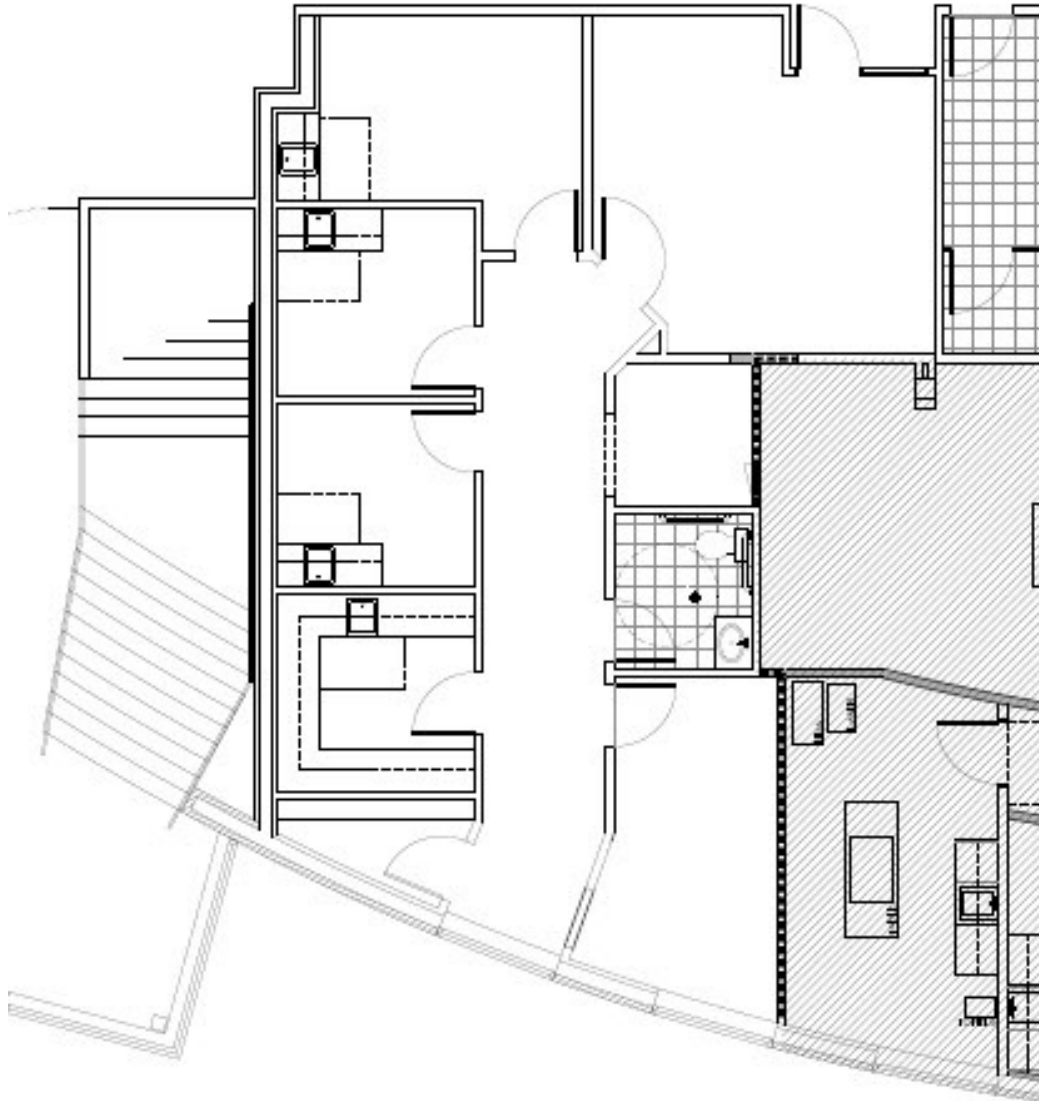
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FLOOR PLANS
SUITE 105
1,524 SF

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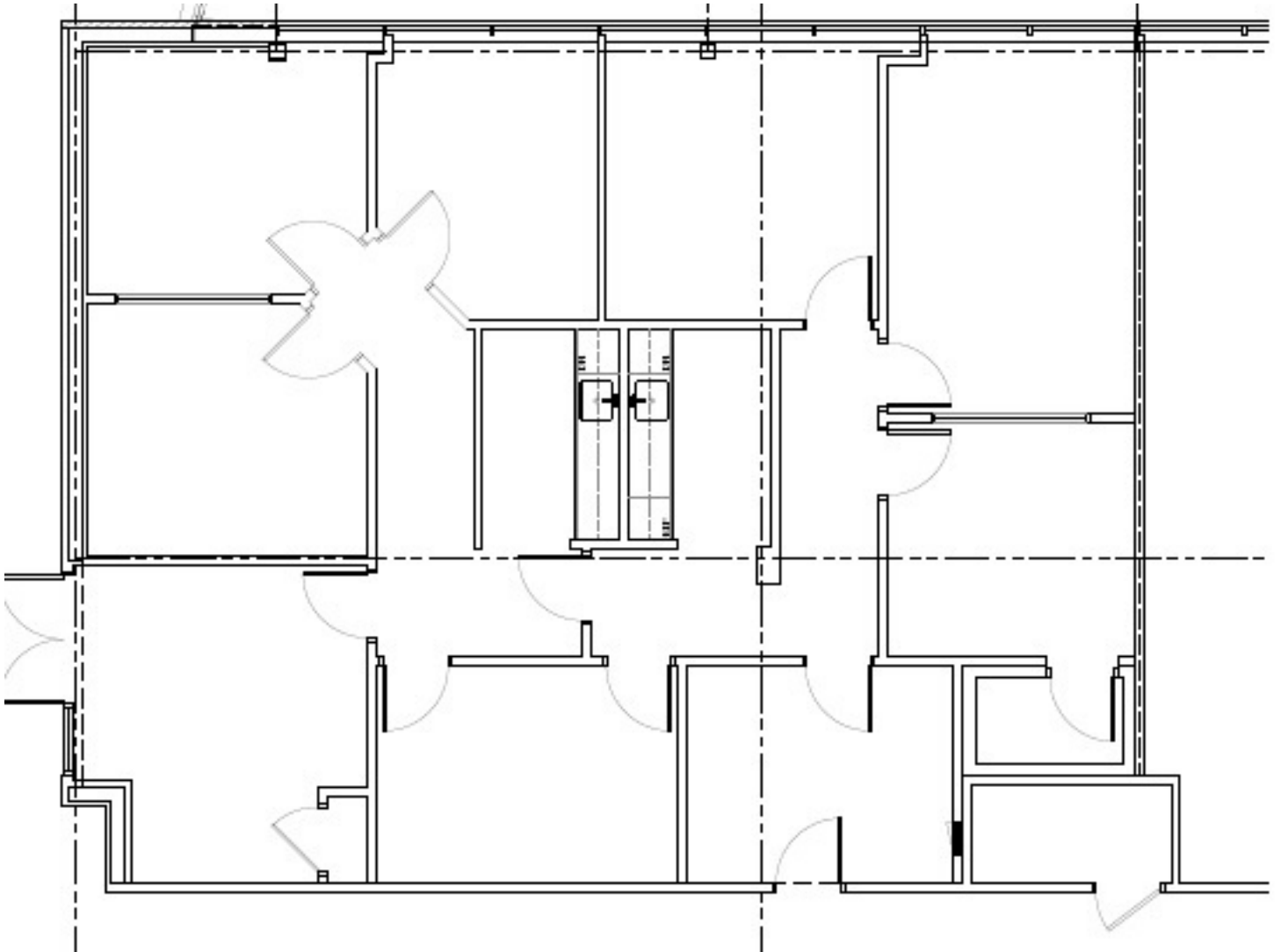
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FLOOR PLANS
SUITE 130
2,184 SF

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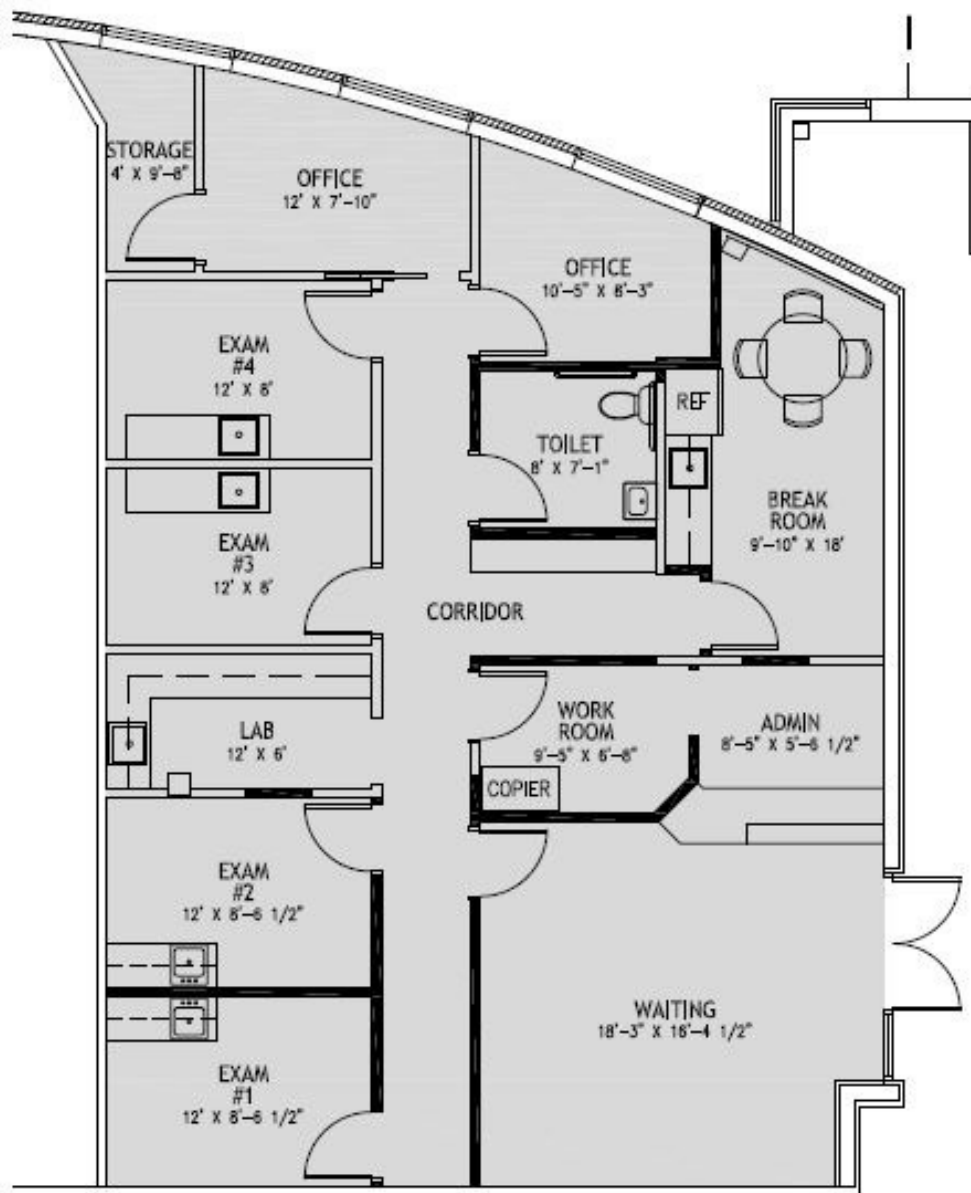
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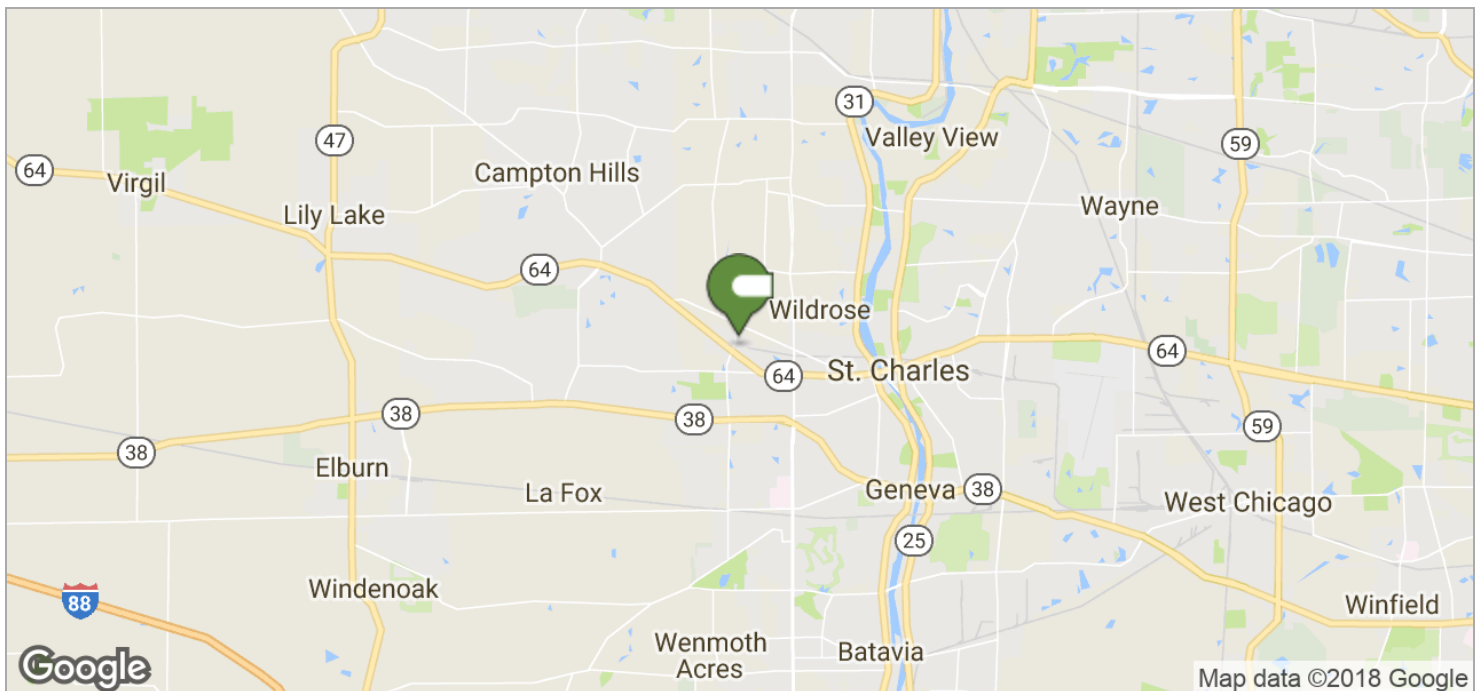
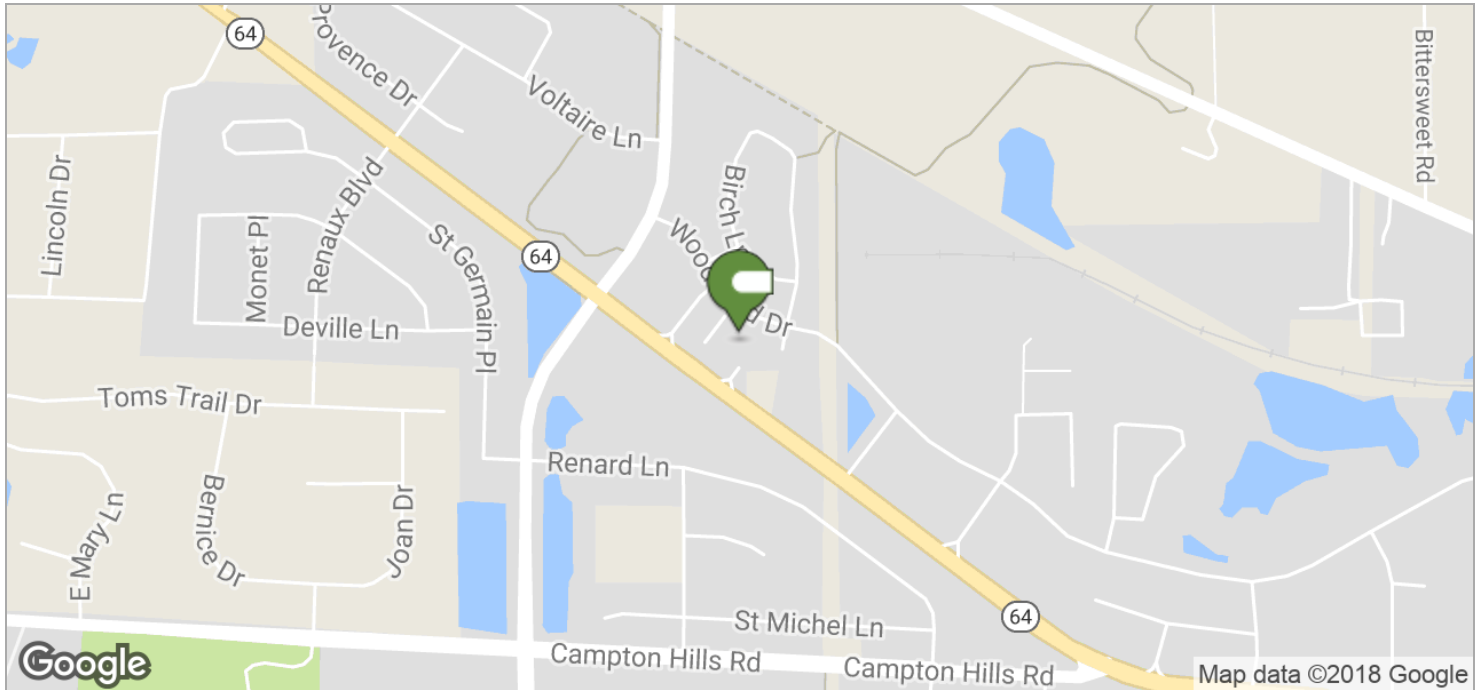
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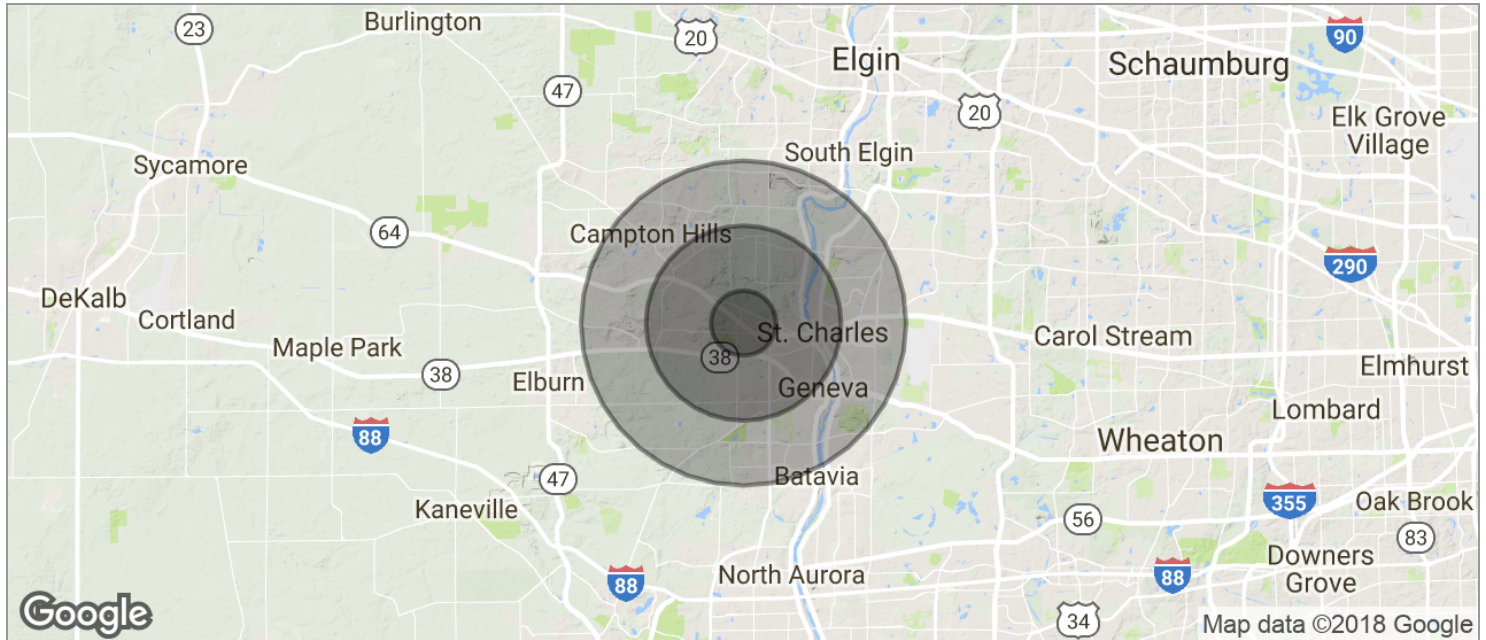
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,977	39,782	97,815
MEDIAN AGE	34.1	37.9	39.4
MEDIAN AGE (MALE)	34.4	37.5	38.7
MEDIAN AGE (FEMALE)	33.8	38.3	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,658	13,727	34,284
# OF PERSONS PER HH	3.0	2.9	2.9
AVERAGE HH INCOME	\$94,769	\$112,831	\$120,497
AVERAGE HOUSE VALUE	\$361,755	\$381,700	\$396,677

* Demographic data derived from 2010 US Census

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