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140 First Street, Batavia

Formerly the Shelby Elementary School **built in 1911**, this historic property has been converted into a **state-of-the-art** office building. There are a variety of spaces available and **ample parking** in this quiet neighborhood located in the heart of downtown St. Charles. The Shelby Office Center is near both Routes 31 and 25, as well as Route 64, a.k.a. "North Avenue." Most offices boast their own private washrooms and high ceilings creating a very **urban feeling** throughout the building. Natural light is plentiful from the large windows that look out to the surrounding community and the grand staircase provides a sense of ambiance in the building not present in new construction.



HIGHLIGHTS

- Blocks from Downtown
- Private parking
- Near Route 64 and 31
- Historic Building
- Abundant light from large windows throughout
- Professionally landscaped
- Quiet neighborhood
- Fire safety compliant
- Utilities are separately metered
- Multiple suites with private offices and kitchenettes
- Near new 1st Street development

