



**475 Dunham Road**

SAINT CHARLES, IL 60174

**LEASE BROCHURE**

*Your Vision. Our Dedication. Your Partner.*

**MURRAY COMMERCIAL**

473 Dunham Road, Suite 200  
St. Charles, IL 60174  
630.513.0173 | murraycommercial.com

**ANN DVORAK**

Senior Broker/Property Manager  
630.677.8106  
ann@murraycommercial.com

## OFFICE SPACE FOR LEASE



### OFFERING SUMMARY

Available SF:	241 SF
Lease Rate:	Negotiable
Building Size:	3,730 SF

### PROPERTY OVERVIEW

One executive suite available on the second floor. There is no elevator in the building. Amenities at the Dunham Campus include:

- \* All utilities, common area maintenance included in rent
- \* 24-hour Building Access and Security
- \* Ample Parking
- \* 5 Acre Office Campus
- \* On-Site Property Management
- \* Includes Free Use of On-Site Conference Rooms with seating capacity up to 50
- \* Free Use of On-Site Fitness Center and Shower

# 475 Dunham Road

475 DUNHAM ROAD, SAINT CHARLES, IL 60174

## OFFICE BUILDING FOR LEASE

**LEASE TYPE** | NNN

**TOTAL SPACE** | 241 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1G	Available	241 SF	NNN	Negotiable	Executive office suite on second floor with window.

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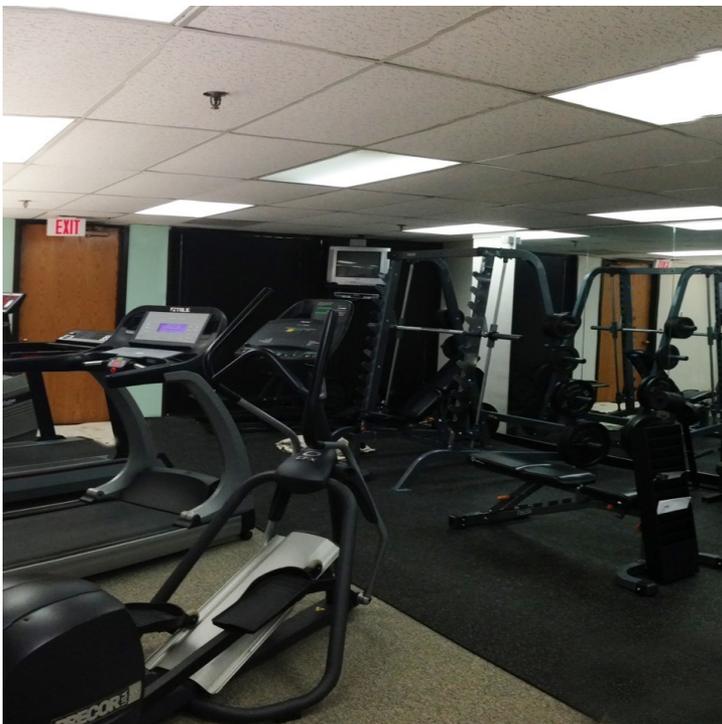
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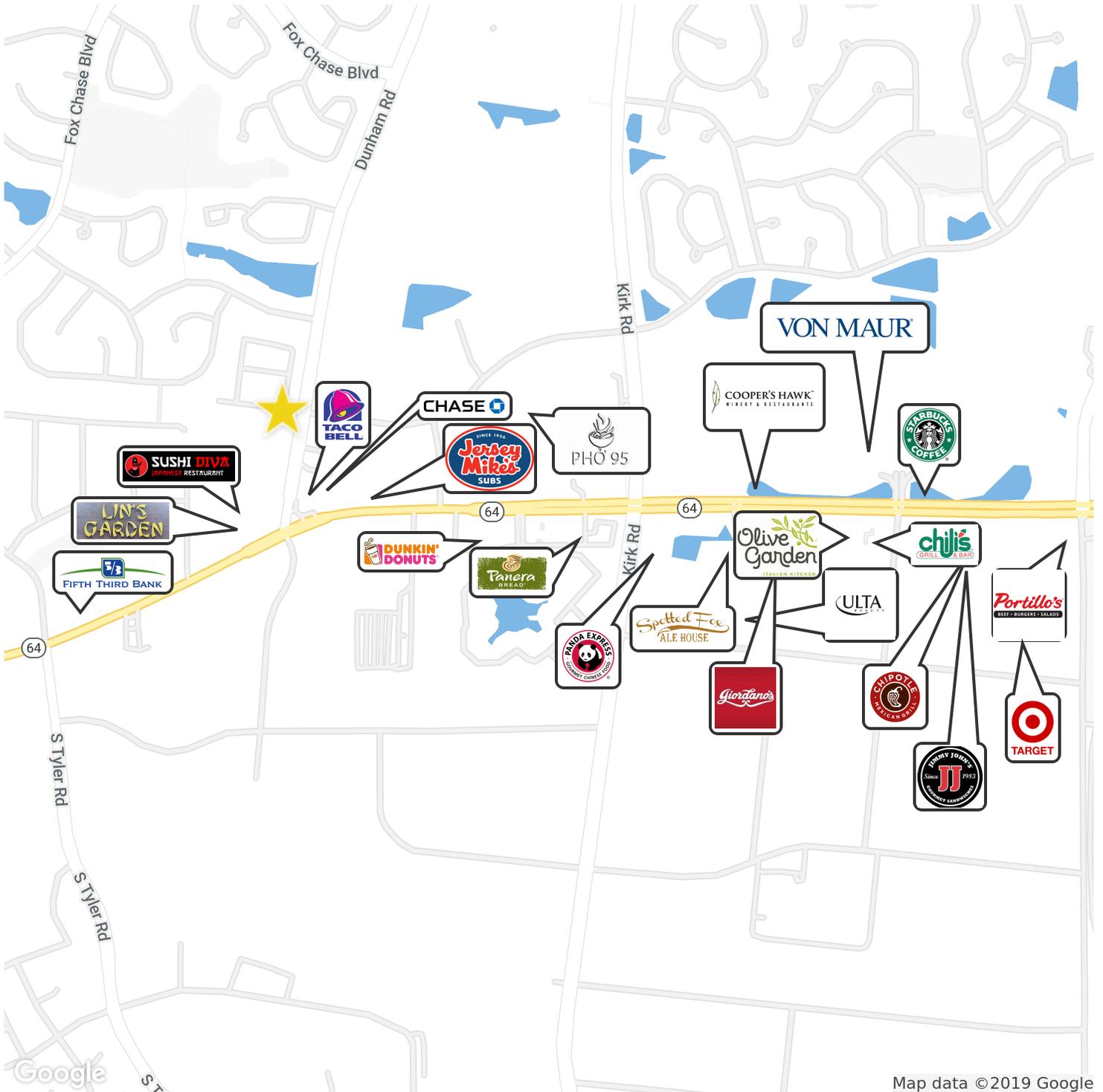
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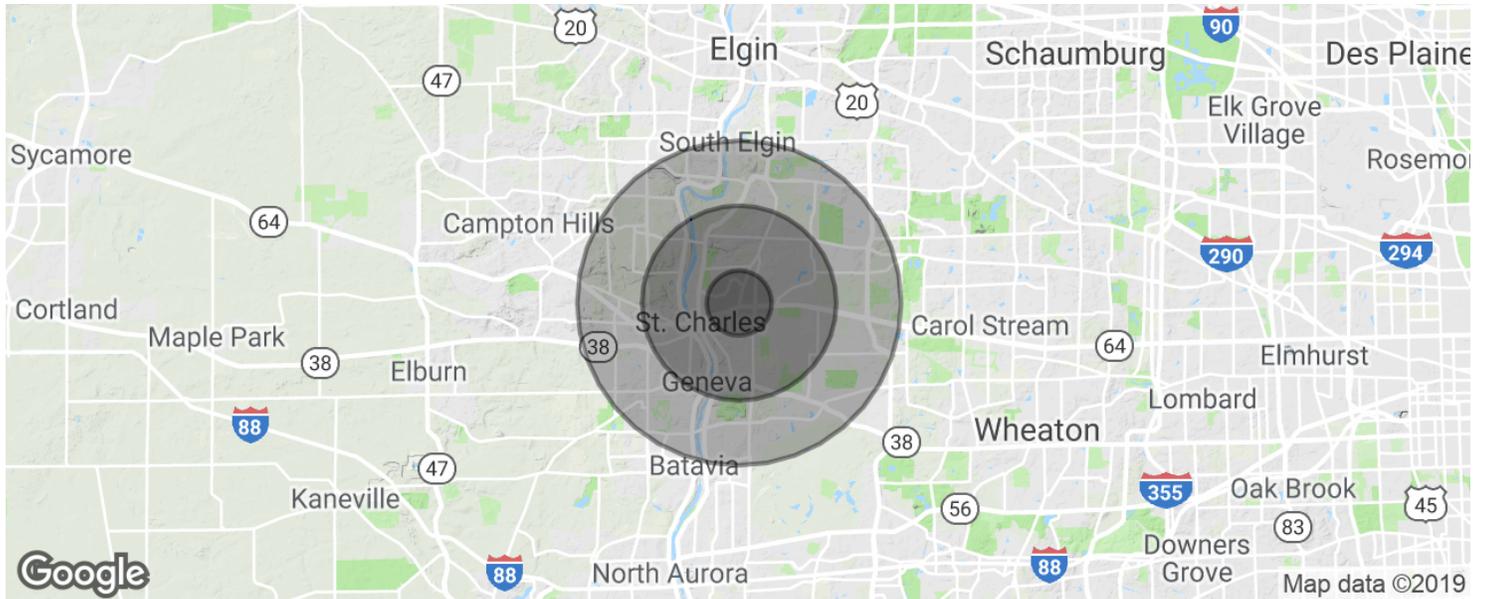
## OFFICE SPACE FOR LEASE



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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,808	44,061	108,947
Median age	42.1	39.8	38.9
Median age (Male)	38.9	37.7	37.8
Median age (Female)	45.4	42.4	40.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,541	16,390	38,581
# of persons per HH	2.7	2.7	2.8
Average HH income	\$130,444	\$111,945	\$111,086
Average house value	\$434,686	\$404,476	\$394,527

\* Demographic data derived from 2010 US Census

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### CONFIDENTIALITY & DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.

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The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

Broker Owned...James C. Murray III is a licensed real estate broker within the State of Illinois and has ownership interest in the subject property.

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### ANN DVORAK

Senior Broker/Property Manager

[ann@murraycommercial.com](mailto:ann@murraycommercial.com)

**Direct:** 630.513.0173 | **Cell:** 630.677.8106

### PROFESSIONAL BACKGROUND

Ann provides over 25 years of commercial and corporate real estate experience. As Senior Broker and Property Manager, her extensive experience brings proven expertise in all aspects of real estate including acquisitions, leasing, management, operation, financing and dispositions. Ann's involvement in transactions representing buyer and seller, tenant and landlord, property owner and property manager give her the unique perspective to understand the key issues of each participant in a negotiation. Whether an individual investor, owner of a small business or an executive for a large corporation, Ann's personal, dedicated, professional approach ensures that each and every client goal and objective are met. These aspects have contributed to the successful closing of hundreds of transactions with tenants and principals of both local and national significance.

### EDUCATION

Ann holds a BS in Legal Administration from the University of Minnesota with numerous years working as a Legal Assistant specializing in real estate for large firms in Minneapolis and Chicago. This coupled with 20 years of residency in the Fox Valley, Ann's expertise, negotiating skills, attention to detail, strong market knowledge, executive level contacts and community involvement contributes to the opportunity for success in each and every transaction.