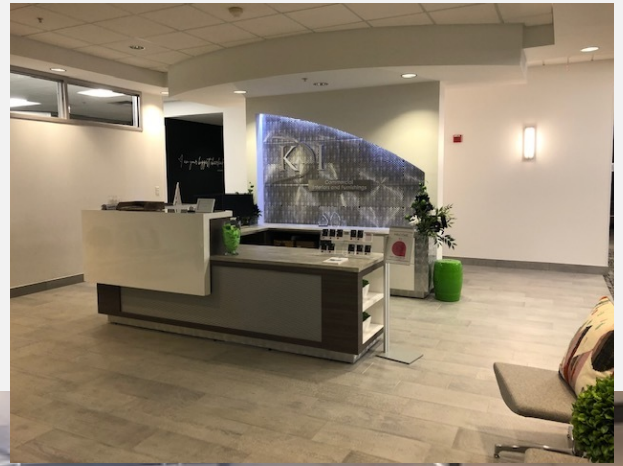




High End Office Condo

8,701 SF available



Turnkey Office Condo Available

427 N. Kirk Road, Suite 101, Geneva, IL 60134

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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High End Office Condo



OFFERING SUMMARY

Total SF: 8,701 SF

PROPERTY HIGHLIGHTS

- High end, executive office condo available immediately. Complimentary space planning & interior design services available to new tenant.
- Abundant amenities including private offices, collaborative workstations, break room, conference rooms, AV rooms, reception, and more!
- Premium visibility on well-traveled Kirk Road, with on-building signage. +27,000 vehicles per day. Multiple signage opportunities.
- Easily accessible from I-88, plus many nearby amenities.
- Sleek partition glass and modern finishes throughout. Custom furniture negotiable.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,599	16,678	42,935
Total Population:	4,519	45,716	119,927
Average HH Income:	\$90,493	\$98,772	\$104,287

for more information contact:

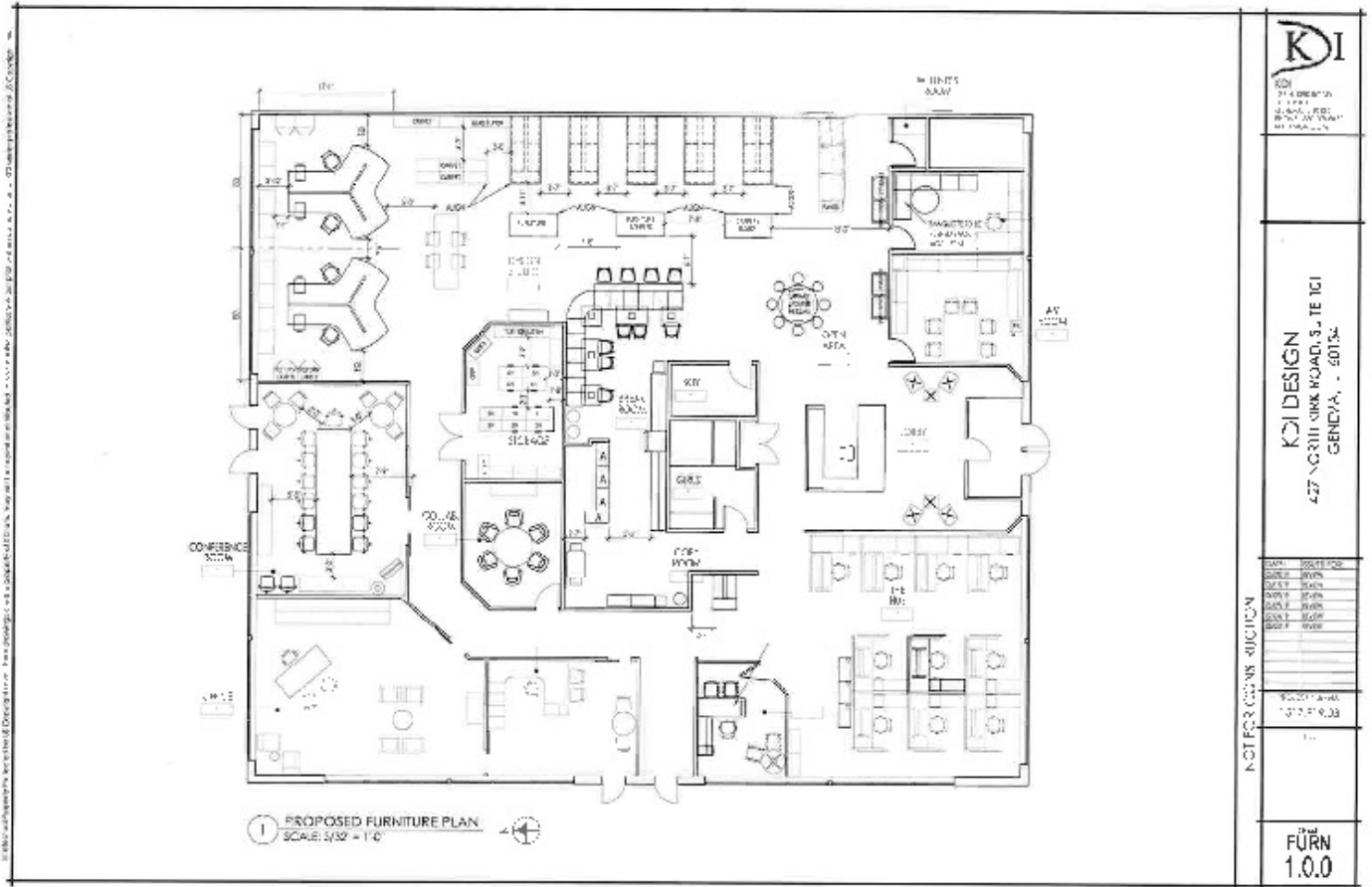
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ADDITIONAL
PHOTOS

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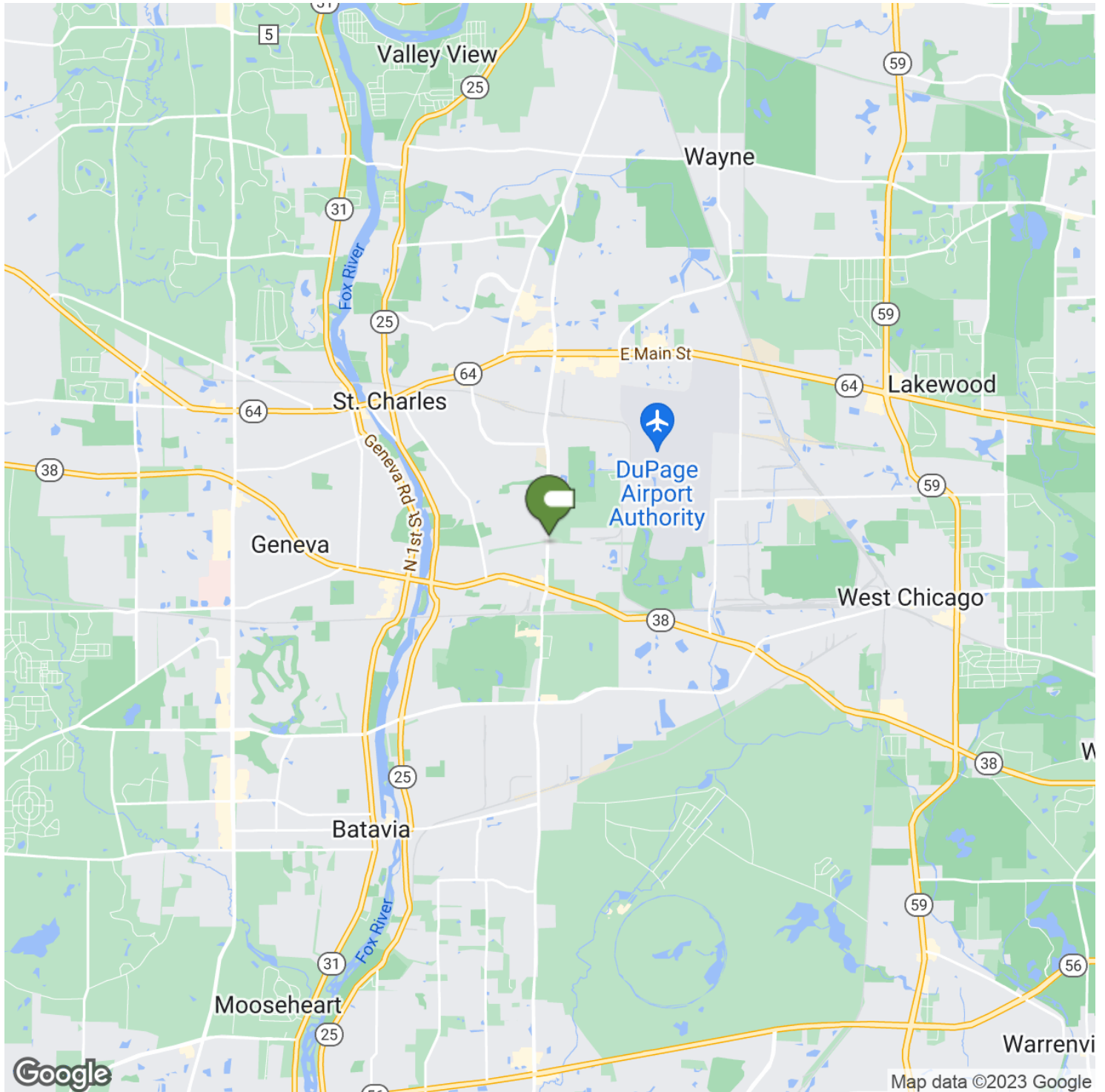
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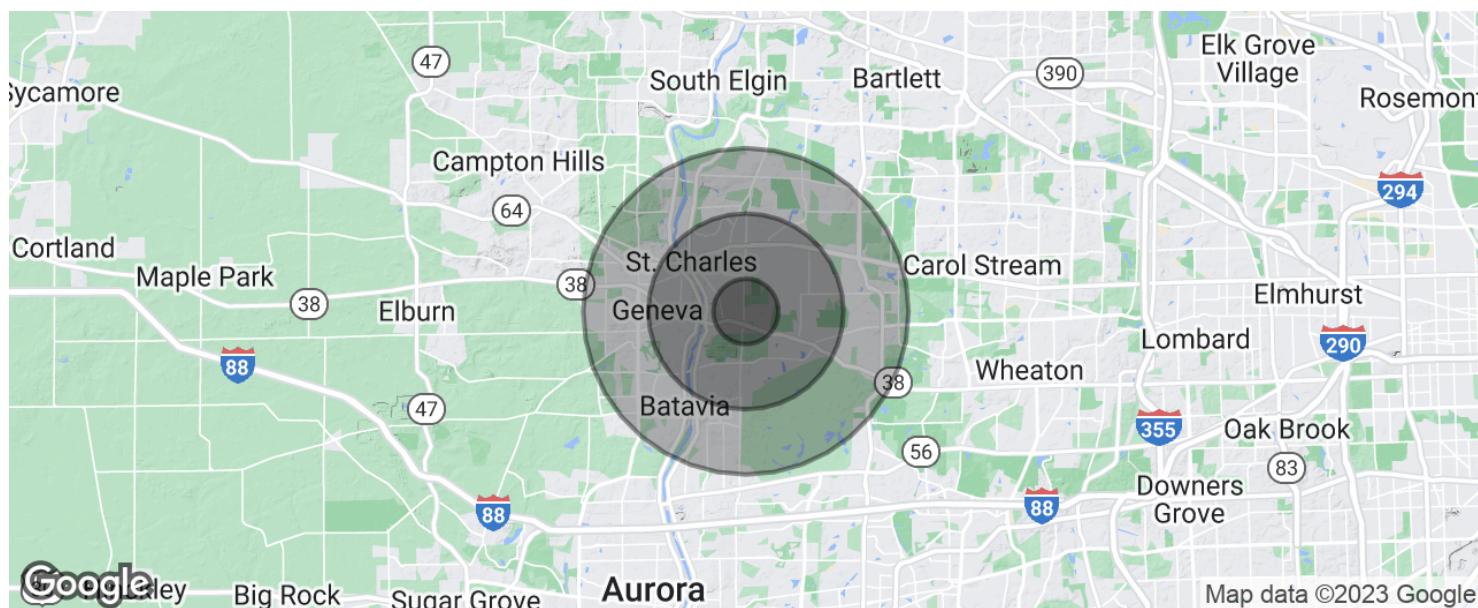
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,519	45,716	119,927
Median age	34.6	37.4	38.6
Median age (Male)	31.5	35.6	37.7
Median age (Female)	39.6	40.2	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,599	16,678	42,935
# of persons per HH	2.8	2.7	2.8
Average HH income	\$90,493	\$98,772	\$104,287
Average house value	\$256,381	\$357,201	\$362,353

* Demographic data derived from 2020 ACS - US Census

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