



EXECUTIVE OFFICE SUITE

1750 E MAIN STREET, UNIT 260
SAINT CHARLES, IL 60174

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

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

Property Summary



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	37,000 SF
Available SF:	Fully Leased
Lot Size:	
Zoning:	BC-PUD

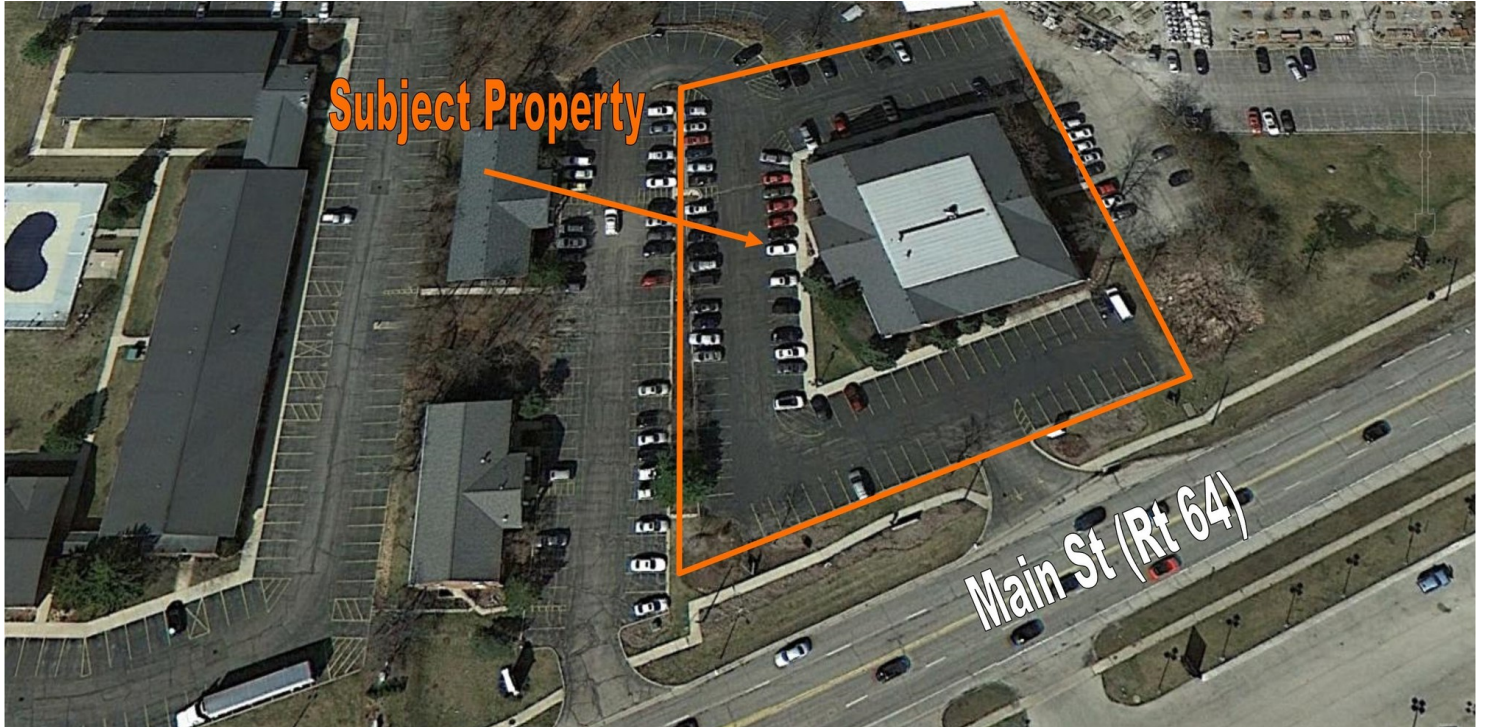
PROPERTY OVERVIEW

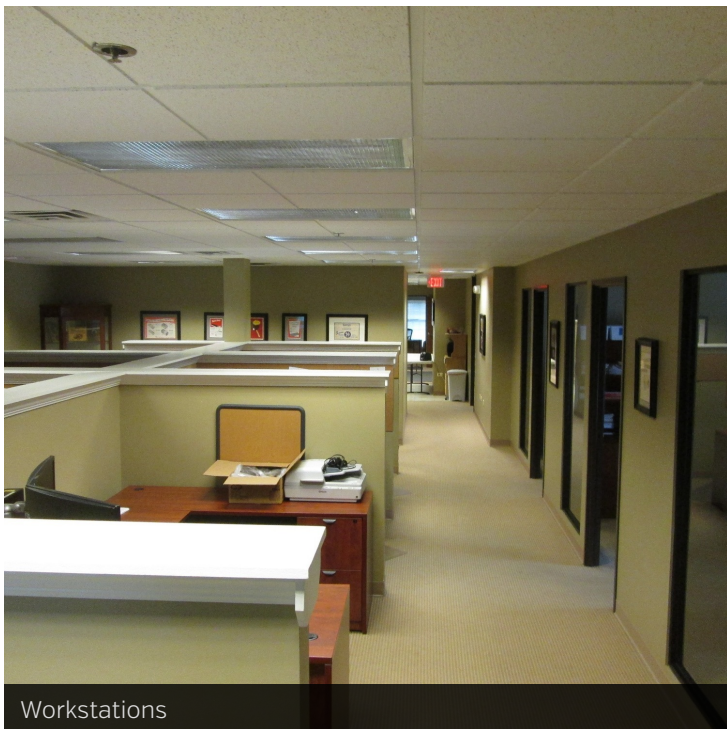
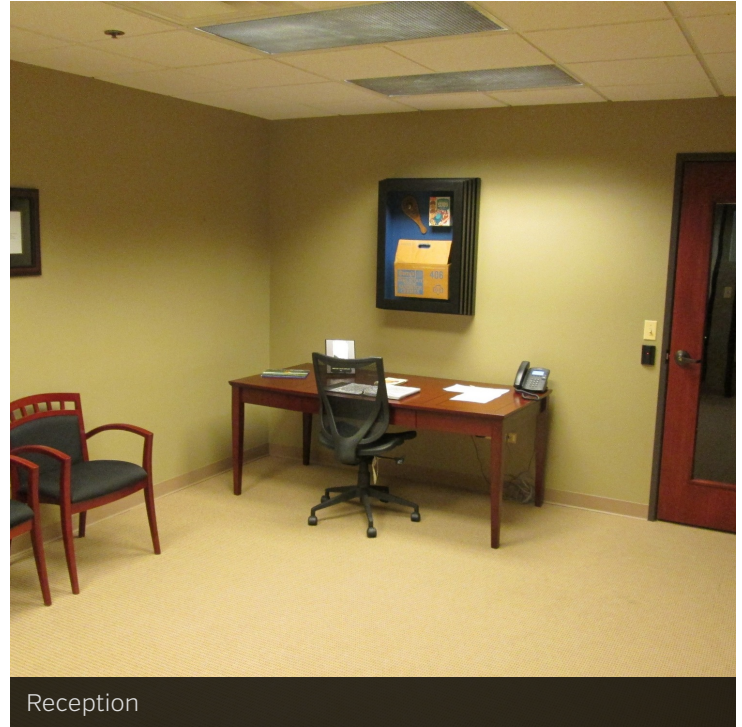
Office suite in professional office campus setting. Extensive build out and upscale finishes. Features secure reception / waiting room, eight private offices / conference rooms, eight built-in hard-wall workstations, kitchenette break area. Elevator building. Private parking lot. Condo building. Building restrooms scheduled to be remodeled in 2020. \$5,608/mo rent includes operating expenses (CAM & taxes) = \$6.53/sf.

LOCATION OVERVIEW

On east Main St (IL Rt 64), just west of Dunham Road and east of downtown St Charles. In busy office campus setting with good signage and visibility. Ample parking. Close to shopping and restaurants.

Aerials







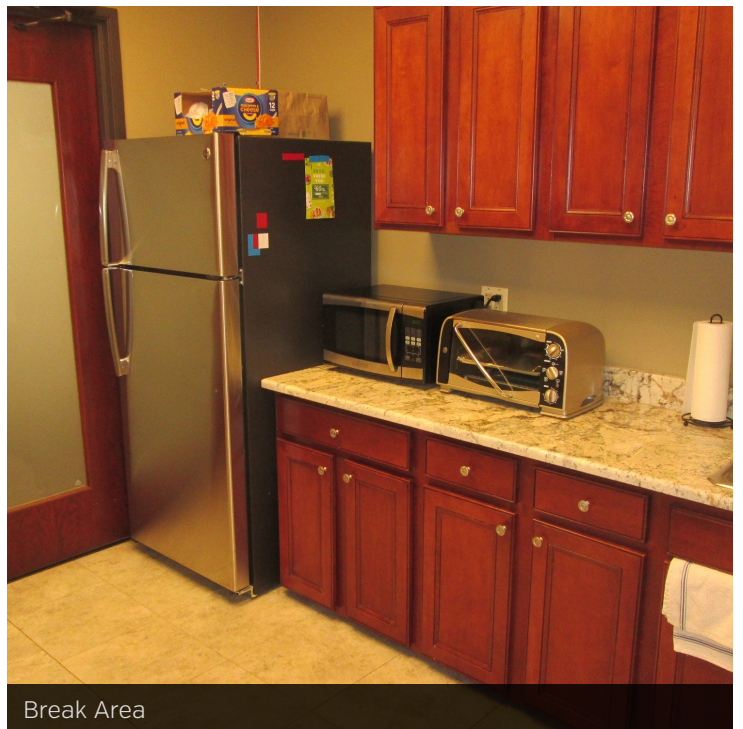
Private Office



Large Office / Conference Room

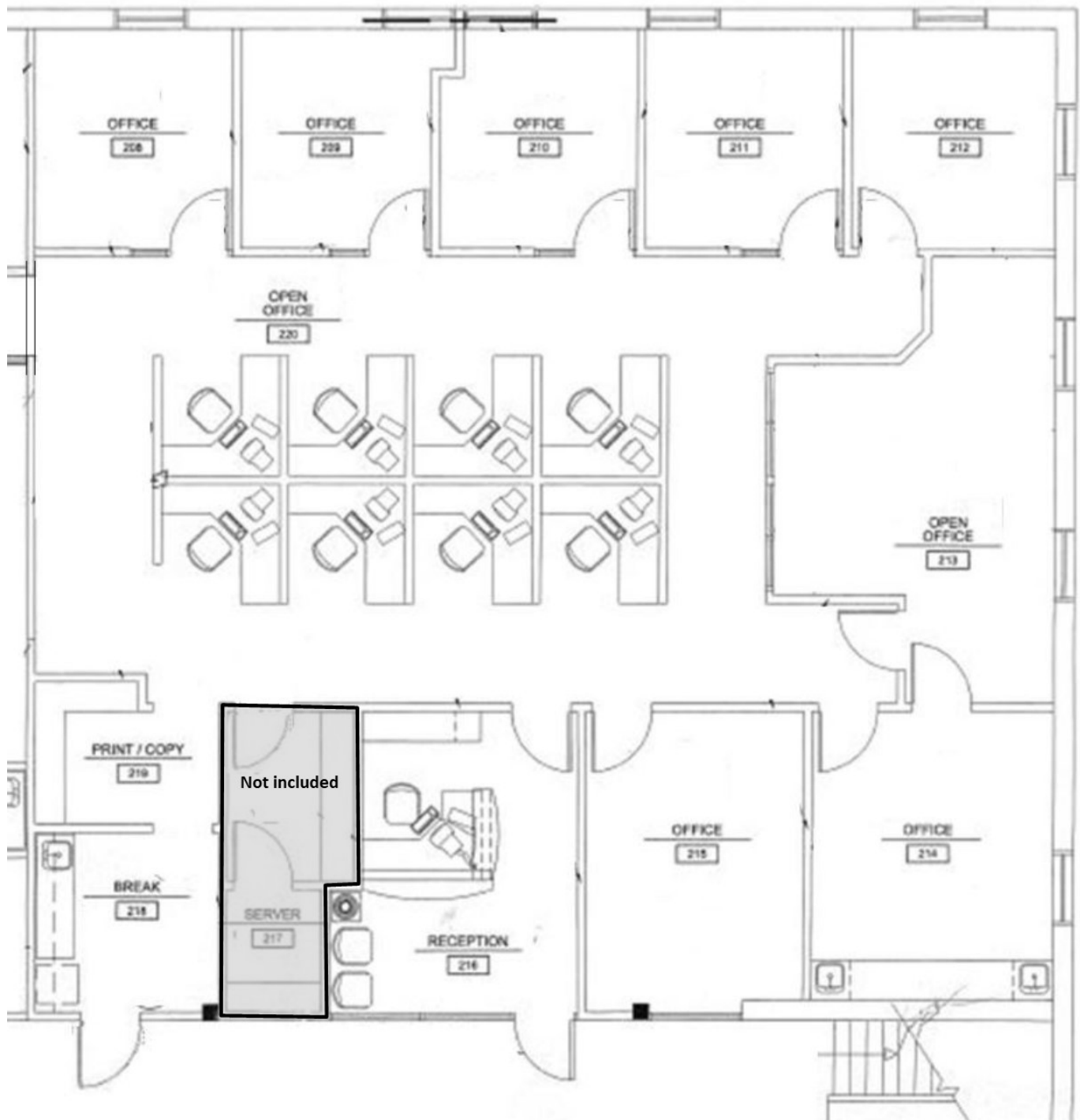


Small Conference Room

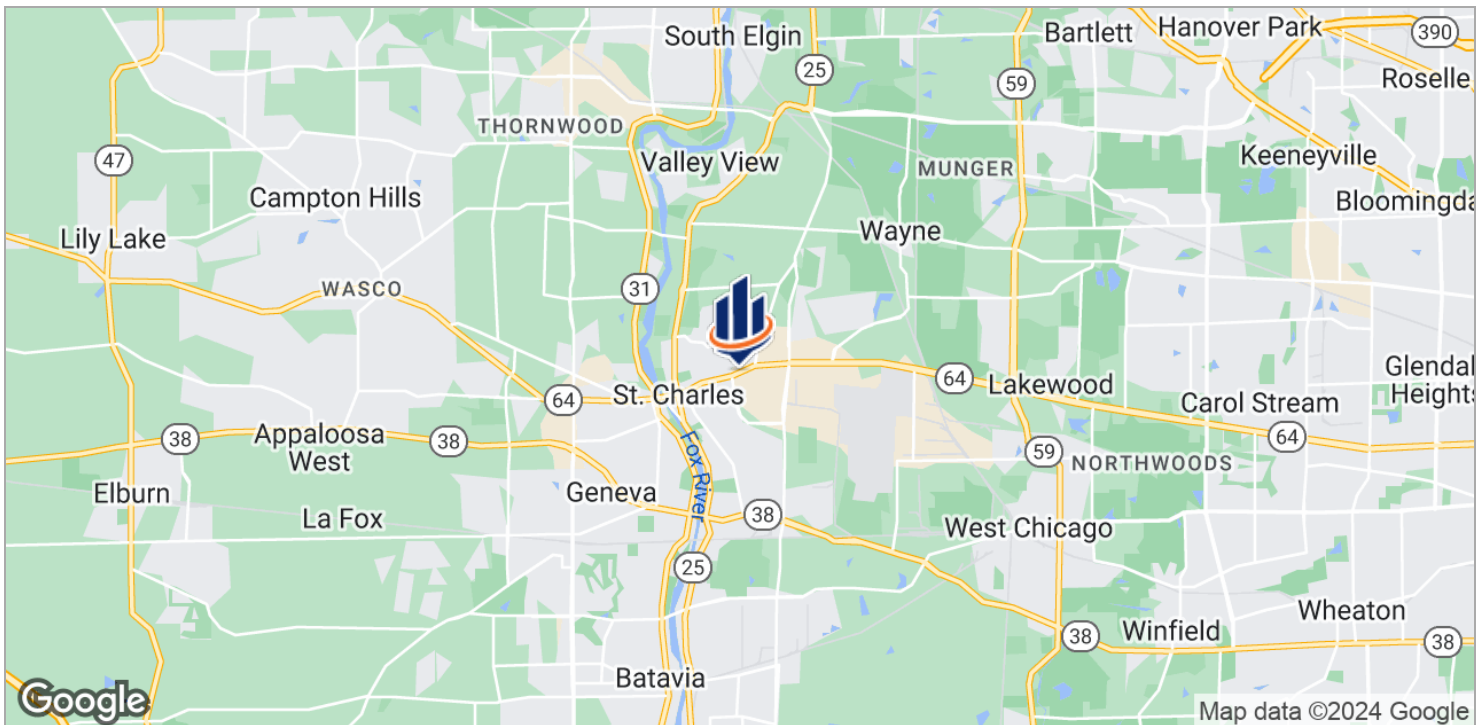
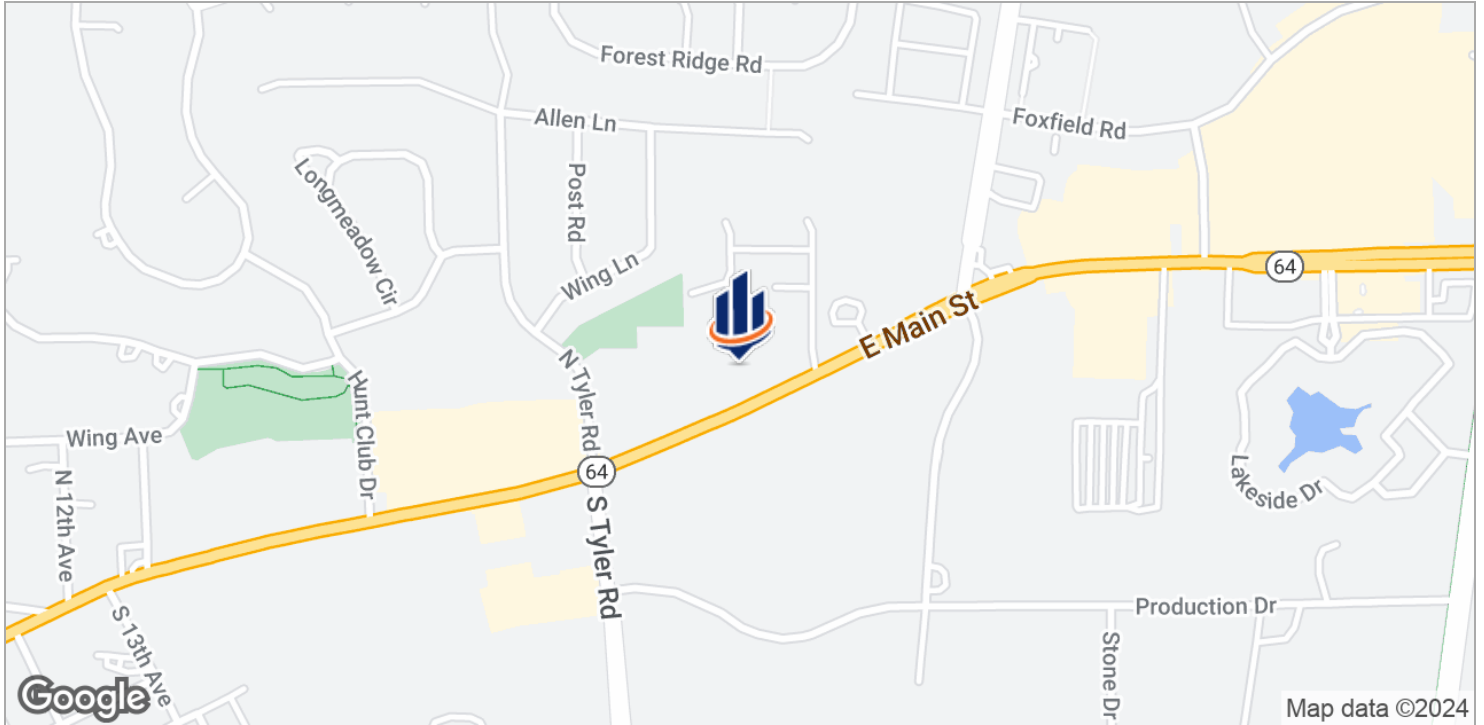


Break Area

Suite 260

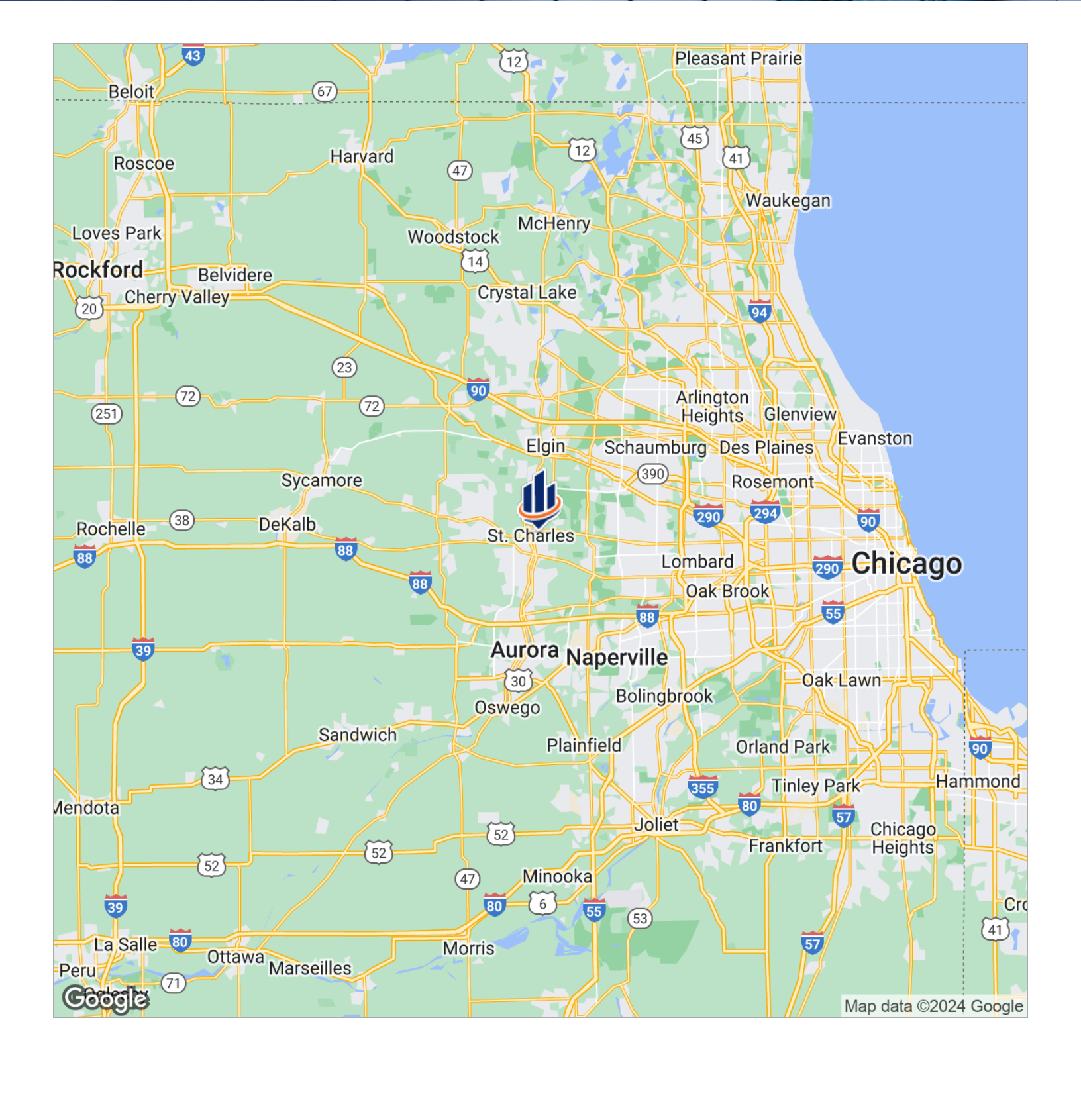


Location Maps





Regional Map



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.