

# 2ND FL SALON / SPA / MEDICAL / OFFICE

5 N THIRD STREET  
GENEVA, IL 60134

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# Property Summary



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,348 SF
Available SF:	Fully Leased
Year Built:	1890
Renovated:	2016
Zoning:	D-CM Downtown- Commercial Mixed Use
Market:	Chicago - Far West
Submarket:	Kane County

## PROPERTY OVERVIEW

Office space on 2nd floor of classic downtown building. Above Starbucks. High ceilings and large windows. Dramatic 2016 renovations and extensive upgrades. Other tenants include Briteline Insurance and Epic Salon & Spa. Spacious common waiting area with dramatic railing and skylight. Rentable space sizes include allocation of common areas. Some furniture & fixtures may be available.

## LOCATION OVERVIEW

Downtown Geneva, on west side of Fox River. The property is on northeast corner of State St (Rt 38) and Third St, in the heart of the downtown commercial area. 5 N Third is in the same building as Starbucks, Epic Salon & Spa, and Briteline Insurance. It is immediately south of Gia Mia restaurant and Northwestern Medicine Dermatology. Close to lots of shopping, restaurants, business services, etc. Just 1/2 mile walk to Metra commuter train station.

# Highlights

## PROPERTY HIGHLIGHTS

- 2nd Floor Office Space For Lease
- Dramatic Renovations & Upgrades
- High Ceilings, Large Windows
- Some Furniture & Fixtures May Be Available
- In Heart of Downtown Geneva







# Lease Spaces

### LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	Fully Leased	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
203	-	302 SF	NNN	\$22.00 SF/yr	2-room office suite. Small sink in outer room. Inner room has a large window \$748/mo rent includes \$22.00/sf base rent and \$7.75/sf in pass thru costs. Net usable area is 232 sf.
209	-	274 SF	NNN	\$22.00 SF/yr	Single office with window, plus closet. Potential for kitchenette or private restroom. \$680/mo rent includes \$22.00/sf base rent and \$7.75/sf in pass thru costs. Net usable area is 211 sf.



# Suite 203



# Suite 203



Outer Office



Inner Office

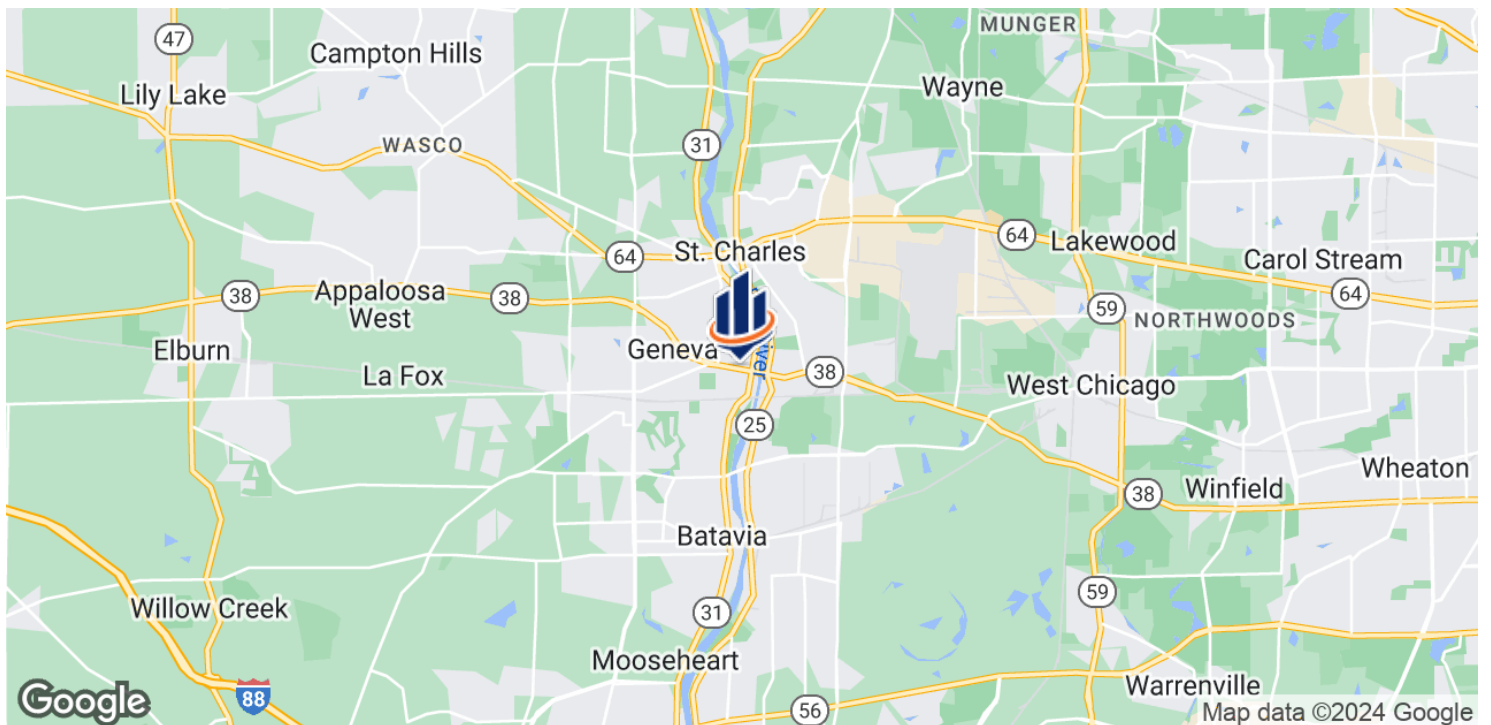


# Common Area

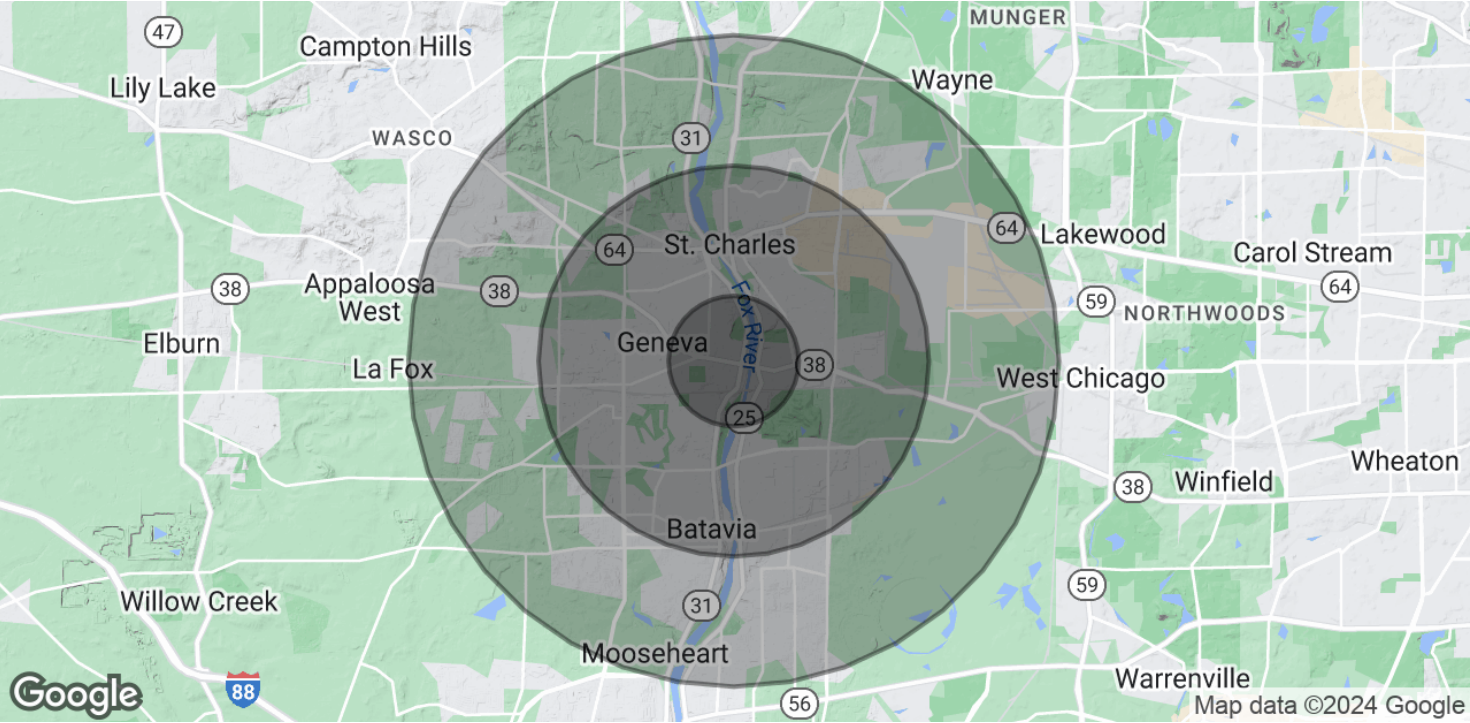




# Location Maps



# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,690	60,997	130,001
Average age	41.7	40.0	38.8
Average age (Male)	40.7	38.5	38.0
Average age (Female)	43.2	42.0	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,990	23,336	46,524
# of persons per HH	2.6	2.6	2.8
Average HH income	\$103,279	\$100,966	\$108,297
Average house value	\$362,399	\$346,701	\$365,802

\* Demographic data derived from 2020 ACS - US Census