

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 1,250 SF

LEASE RATE: \$17.00 SF/Yr (NNN)

BUILDING SIZE: 9,986 SF

BUILDING CLASS: A

YEAR BUILT: 2003

ZONING: B2

MARKET: Chicago - Far West

SUB MARKET: Kane County

CROSS STREETS: Fourth Street

PROPERTY DESCRIPTION

Deluxe office space on 2nd floor of handsome, downtown 2003 elevator building. Common areas include shared kitchenette, restrooms. Private parking lot.

SUITE 3: \$2,582/mo rent includes \$7.79/sf in pass through costs. Utilities extra. Features reception/admin office with cut-out window, 2 private offices, large conference room with storage closet. Small waiting area, plus kitchenette and tech closet. 2 assigned parking spaces in private lot. Rentable size includes 20% common area factor.

LOCATION OVERVIEW

Downtown Geneva, an upscale, far western suburb of Chicago. Near Third Street historic shopping district and Kane County courthouse. Walk to courthouse, Metra train, restaurants and shopping. Aurelio's restaurant is on 1st floor.

Aerial



Property Highlights

PROPERTY HIGHLIGHTS

- 2nd Floor Office Space
- Elevator Building
- Downtown Location
- Above Aurelio's Restaurant
- Private Assigned Parking



Available Spaces

Lease Rate:	\$17.00 SF/YR (NNN)	Total Space	1,250 SF
Lease Type:	NNN	Lease Term:	

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 3	Office Building	\$17.00 SF/YR	NNN	1,250 SF	Negotiable	\$2,582/mo rent includes \$7.79/sf in pass through costs. Utilities extra. Features reception/admin office with cut-out window, 2 private offices, large conference room with storage closet. Small waiting area, plus kitchenette and tech closet. 2 assigned parking spaces in private lot. Rentable size includes 20% common area factor.
Suite 2	Office Building	\$14.00 SF/YR	NNN	1,294 - 3,014 SF	Negotiable	\$2,229/mo rent includes \$6.67/sf in pass thru costs. Space includes reception area, conf room, 4 private offices, storeroom. 2 assigned spaces in private parking lot. May combine with Suite 3.
Suite 1	Office Building	\$17.00 SF/YR	NNN	1,720 SF	Negotiable	\$3,393/mo rent incl. \$6.67/sf pass thru costs. 4-5 private offices and large conference room. Reception / waiting area, plus kitchenette and closet. Lots of windows, interior glass and natural woodwork. 3 assigned parking spaces. Utilities extra.

Available Spaces

Lease Rate:	\$17.00 SF/YR (NNN)	Total Space	1,250 SF
Lease Type:	NNN	Lease Term:	

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
2A	Executive Suites	\$500 PER MONTH	Full Service	80 - 600 SF	Negotiable	Interior private office with interior glass [80 sf useable, 253 sf rentable]. \$500/mo total rent.
2B	Executive Suites	\$800 PER MONTH	Full Service	188 - 600 SF	Negotiable	Corner executive office [188 sf useable, 361 sf rentable]). Lots of windows. Vaulted ceiling. \$800/mo total rent.
2C	Executive Suites	\$650 PER MONTH	Full Service	139 - 600 SF	Negotiable	Window private office plus interior glass [139 sf useable, 312 sf rentable]. \$650/mo total rent.
2D	Executive Suites	\$700 PER MONTH	Full Service	195 - 600 SF	Negotiable	Window private office [195 sf useable, 253 sf rentable]. \$700/mo total rent.
Suite 1-A	Executive Suites	\$500 PER MONTH	Full Service	233 SF	Negotiable	\$500/mo full service - [233 sf] Shared suite. Receptionist space at shared waiting area. Wood floors. Lots glass to hallway & conference room. [85 sf usable].
Suite 1-B	Executive Suites	\$500 PER MONTH	Full Service	252 SF	Negotiable	\$500/mo full service - [252 sf] Shared suite. Private interior office [104 sf usable].

Available Spaces

Lease Rate: \$17.00 SF/YR (NNN) **Total Space** 1,250 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 1-C	Executive Suites	\$450 PER MONTH	Full Service	251 SF	Negotiable	\$450/mo full service – [251 sf] Shared suite. Private interior office [103 sf usable].
Suite 1-D	Executive Suites	\$750 PER MONTH	Full Service	327 SF	Negotiable	\$750/mo full service – [327 sf] Shared suite. Large private corner office with windows [179 sf usable].
Suite 1-E	Executive Suites	\$650 PER MONTH	Full Service	288 SF	Negotiable	\$650/mo full service – [288 sf] Shared suite. Private office with window [140 sf usable].
Suite 1-F	Executive Suites	\$775 PER MONTH	Full Service	367 SF	Negotiable	\$775/mo full service – [367 sf] Shared suite. Large private office with windows. Adjacent to conference room. [219 sf usable].
Suite 3-A	Executive Suites	\$575 PER MONTH	Full Service	282 SF	Negotiable	\$575/mo full service – [282 sf] Shared suite. Private office with window [132 sf usable].
Suite 3-B	Executive Suites	\$575 PER MONTH	Full Service	282 SF	Negotiable	\$575/mo full service – [282 sf] Shared suite. Private office with window [132 sf usable].
Suite 3-C	Executive Suites	\$650 PER MONTH	Full Service	321 SF	Negotiable	\$650/mo full service – [321 sf] Shared suite. Private office with window [171 sf usable].
Suite 3-D	Executive Suites	\$750 PER MONTH	Full Service	365 SF	Negotiable	\$750/mo full service – [365 sf] Shared suite. Large office/conference room with lots of interior glass. Storage closet [215 sf usable].

Common Area Photos

Corridor

Common Kitchenette

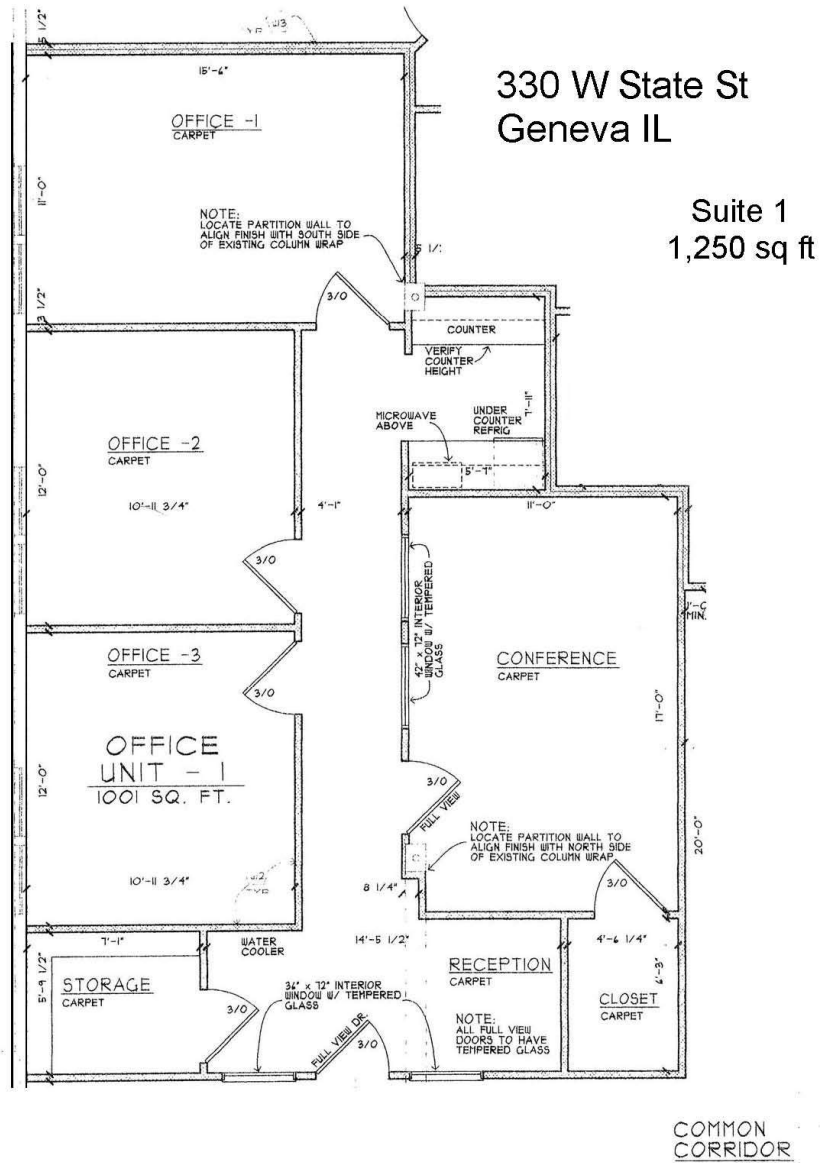
Elevator Lobby

Stairway

Front Entry

Private Parking

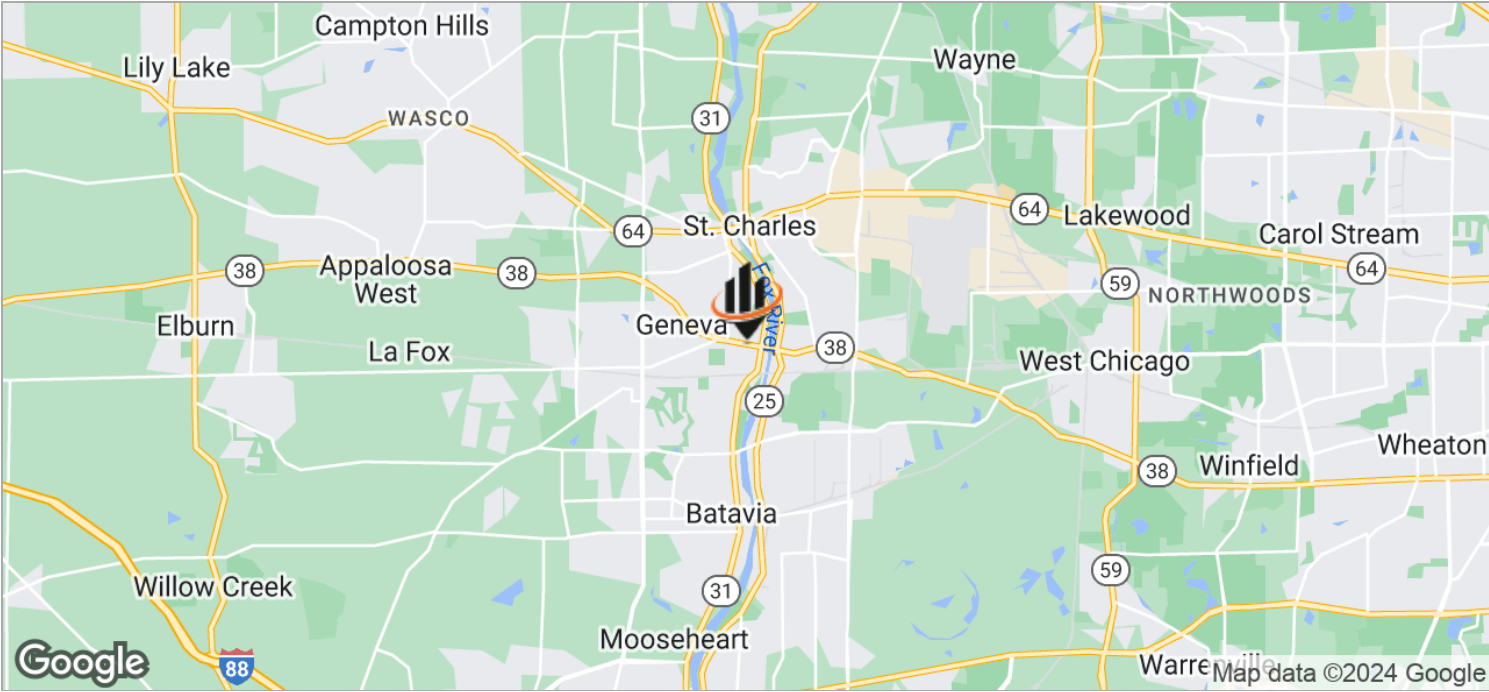
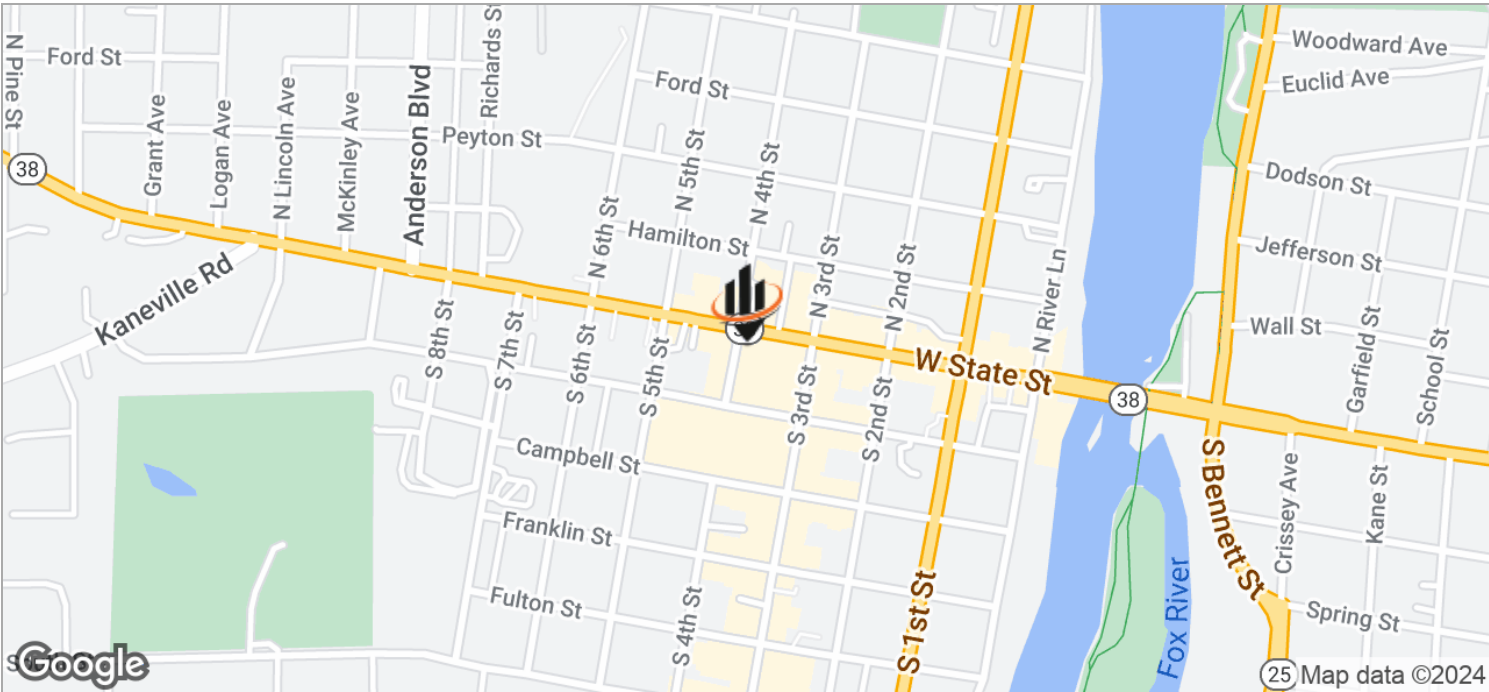
Suite 1 Floor Plan



Suite 1 Photos



Location Maps





City Information



City Highlights

Kane County seat
Festivals
Shopping
Recreation
Arts
Dining

Airports: O'Hare, Midway, DuPage

Rail: Geneva Metra Station, Union Pacific West Line

Pace Bus Routes: 529, 801, 802

Interstates: I-90, I-88, I-355

State Highways: IL 25, IL 31, IL 38

County Thoroughfares: Randall Rd, Kirk Rd

Geneva, IL

35 miles west of downtown Chicago. Known for its historic downtown business district and Geneva Commons Lifestyle Shopping Center on Randall Road. Home to the Geneva Business Park (adjacent to DuPage Airport), Kane County Cougars baseball, festivals, bike trails and fun. Intersected by the Fox River.

Over 1,000 businesses located in Geneva enjoy the lower cost municipal electric utility.

Character found in historic architecture, adaptive use of historic buildings, graceful trees and attention to landscaping.

Open space and recreation opportunities for residents of all age groups and abilities. 700 acres of park land, 580 acre Prairie Green Preserve, and two golf courses. Bike/walking trails, playgrounds, outdoor aquatic center, recreation centers, fitness centers, skate park.

Downtown Geneva is a great place to connect with others - whether for a cup of coffee, fine dining, unique shopping, festivals or special events. Excellent schools, parks, and library.

Northwestern Medicine - Delnor Hospital is located in Geneva.



County Information



Kane County

Population 2013: 523,643 - 94% urban, 6% rural

Land Area: 524 square miles

Most notable natural feature is the Fox River. The largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia

The 2030 Land Resource Management Plan divides the county into three areas:

Urban Corridor - eastern portion of county

Critical Growth Corridor - middle portion of county

Agricultural/Rural Corridor - western portion of county

The county seat is Geneva.

Comprised of 16 townships

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. However, official efforts are being made to preserve and protect farmland.

The Forest Preserve District serves to preserve and protect the natural heritage of Kane County. 2012 - approximately 19,932 acres.

Extensive biking and hiking trail system

Accessible Airports:

O'Hare - Chicago

Midway - Chicago

DuPage - West Chicago

Aurora Municipal - Sugar Grove

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Interstates: I-88, I-90

US Highways: 20, 30, 34

Higher Education:

Aurora University

Judson University

Elgin Community College

Waubonsee Community College



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