



LEASE

Office Space - Enterprise Center

255 38TH AVE

St Charles, IL 60174

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 - 16.00 SF/yr (NNN)
BUILDING SIZE:	59,770 SF
AVAILABLE SF:	3,968 - 34,099 SF
LOT SIZE:	4.27 Acres
YEAR BUILT:	2001
ZONING:	M2
MARKET:	Chicago-Far West
SUBMARKET:	Kane County

PROPERTY OVERVIEW

Available office space ranging from 3,968 to 34,099 sq ft. Turn-key, build-to-suit opportunities available for qualified tenants. Enterprise Center is an attractive 60,000 sf, single story, multi-tenant office complex on 4.27 acres. This well maintained masonry building was built in 2000.

The sprawling footprint allows for multiple tenant entrances, generous window lines, and quick access to private parking with 256 surface spaces. Existing tenants include Farm Progress, Healthcare Linen Services, By Your Side and Edward Jones.

LOCATION OVERVIEW

At the eastern gateway to St. Charles IL, an upscale far-western suburb of Chicago. Located just south of the Charlestowne Mall redevelopment, and is immediately east of Super Target retail center. Nestled among other office and light industrial uses, the property is close to many restaurants and shopping options, several hotels.

The location offers excellent regional highway access via Main St (Rt 64 / North Ave) and Kirk Rd (Farnsworth), and is approx. 5 minutes from the regional DuPage Airport.

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AERIAL MAP



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HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Single story, masonry office building
- 3,968 to 34,099 sf office space available
- Turn-key build-to-suit opportunities
- Private, onsite parking lot
- Good access to regional transportation
- Upscale suburb west of Chicago



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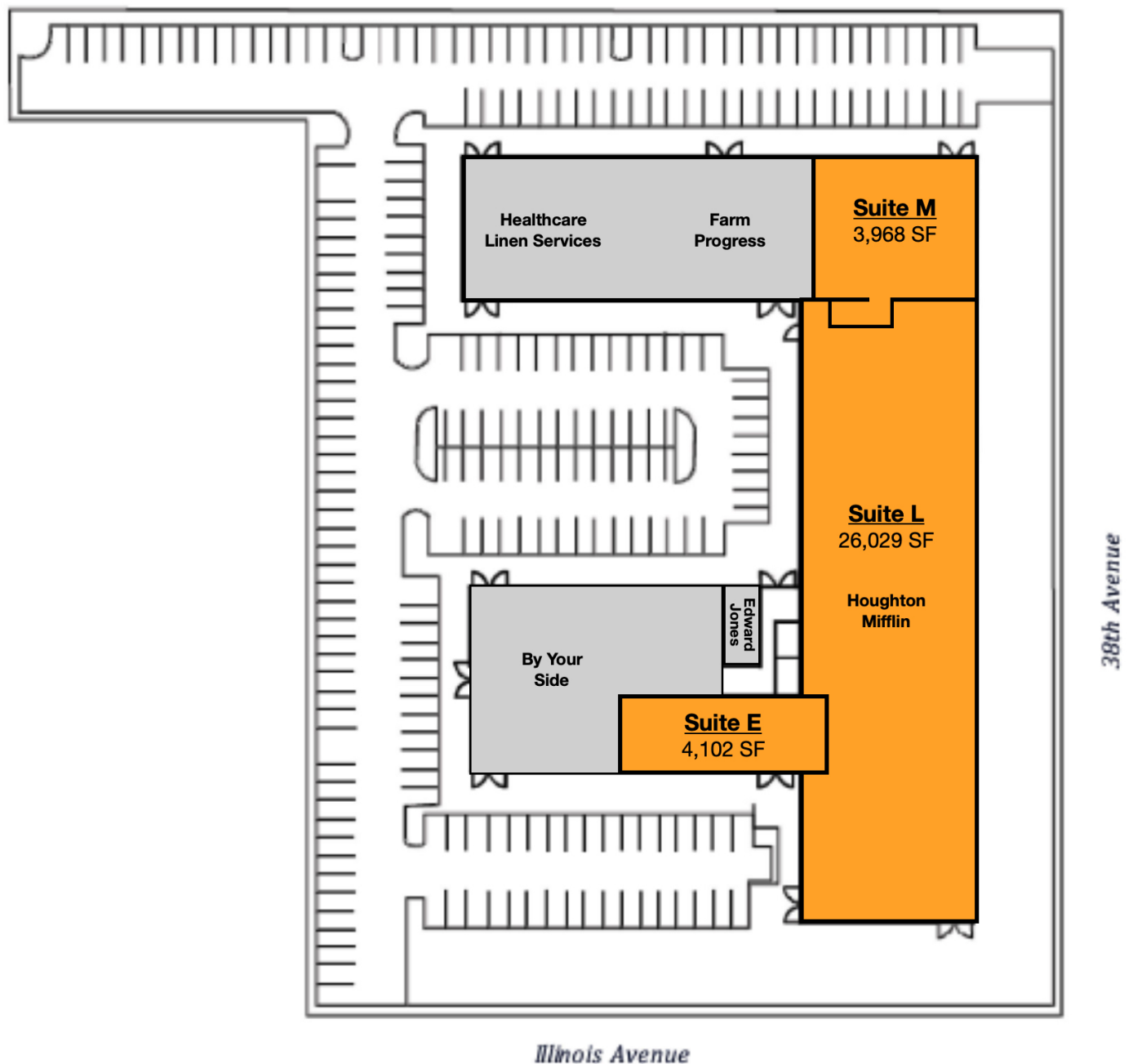
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BUILDING PLAN



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,968 - 34,099 SF	LEASE RATE:	\$15.00 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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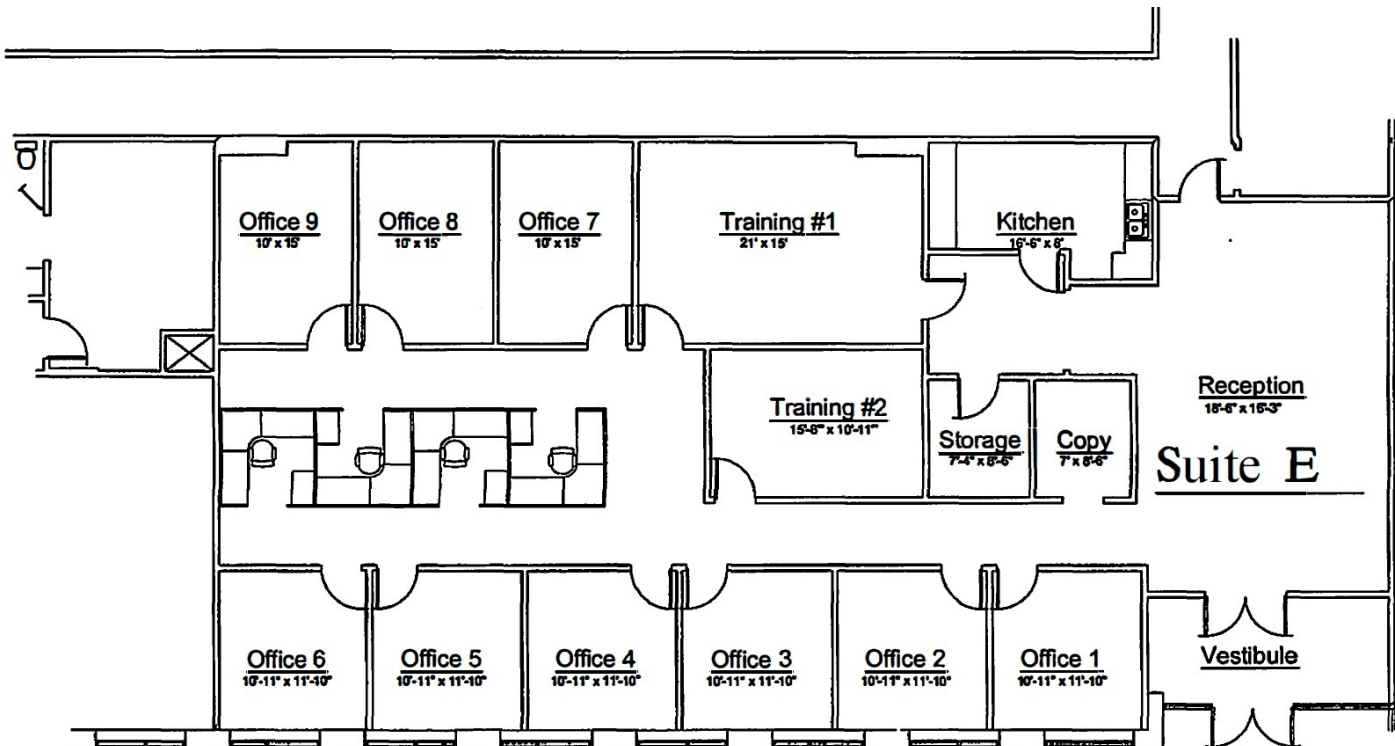
Suite E	Available	4,102 SF	NNN	\$16.00 SF/yr	4,102 sf executive office with double vestibule entrance and large reception area. Mix of 9 private offices, 2 large conference/training rooms and an open work space. Separate copy room, storage room & kitchen/break room. (Useable space size is 3,744 sf). \$7,069 monthly rent includes \$4.68/sf in pass thru costs.
Suite L	Available	5,000 - 34,099 SF	NNN	\$15.00 SF/yr	26,029 sf office with vestibule visitor entrance and large reception/waiting area. Mix of private offices and several cubicle areas, large conference/training rooms, 2 break rooms, and fitness area. Also includes multiple employee entrances, storage/technology rooms & flexible work rooms. \$42,688 monthly rent includes \$4.68/sf in pass thru costs. Can divisible down to 5,000 sf or combined with Suites E & M for a total of 34,099 sf.
Suite M	Available	3,968 SF	NNN	\$16.00 SF/yr	3,968 sf - Mix of 4 private offices and a large open work space. Lots of windows on two sides. (Suite size includes a proration of common area). \$6,838 monthly rent includes \$4.68/sf in pass thru costs.

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SUITE E



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SUITE E



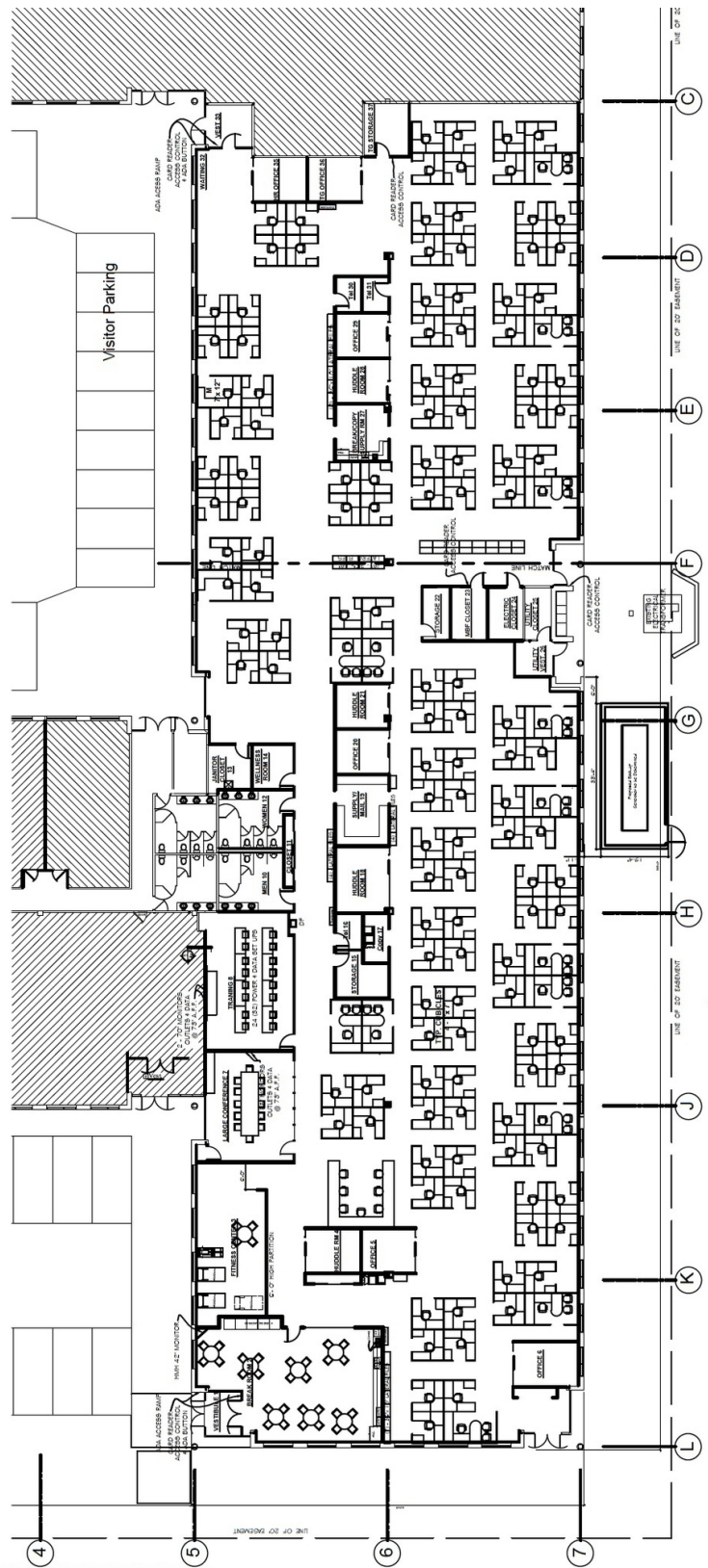
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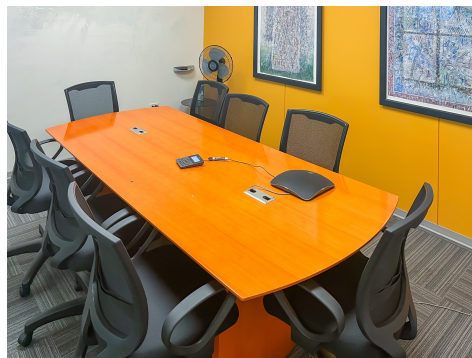
SUITE L



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SUITE L



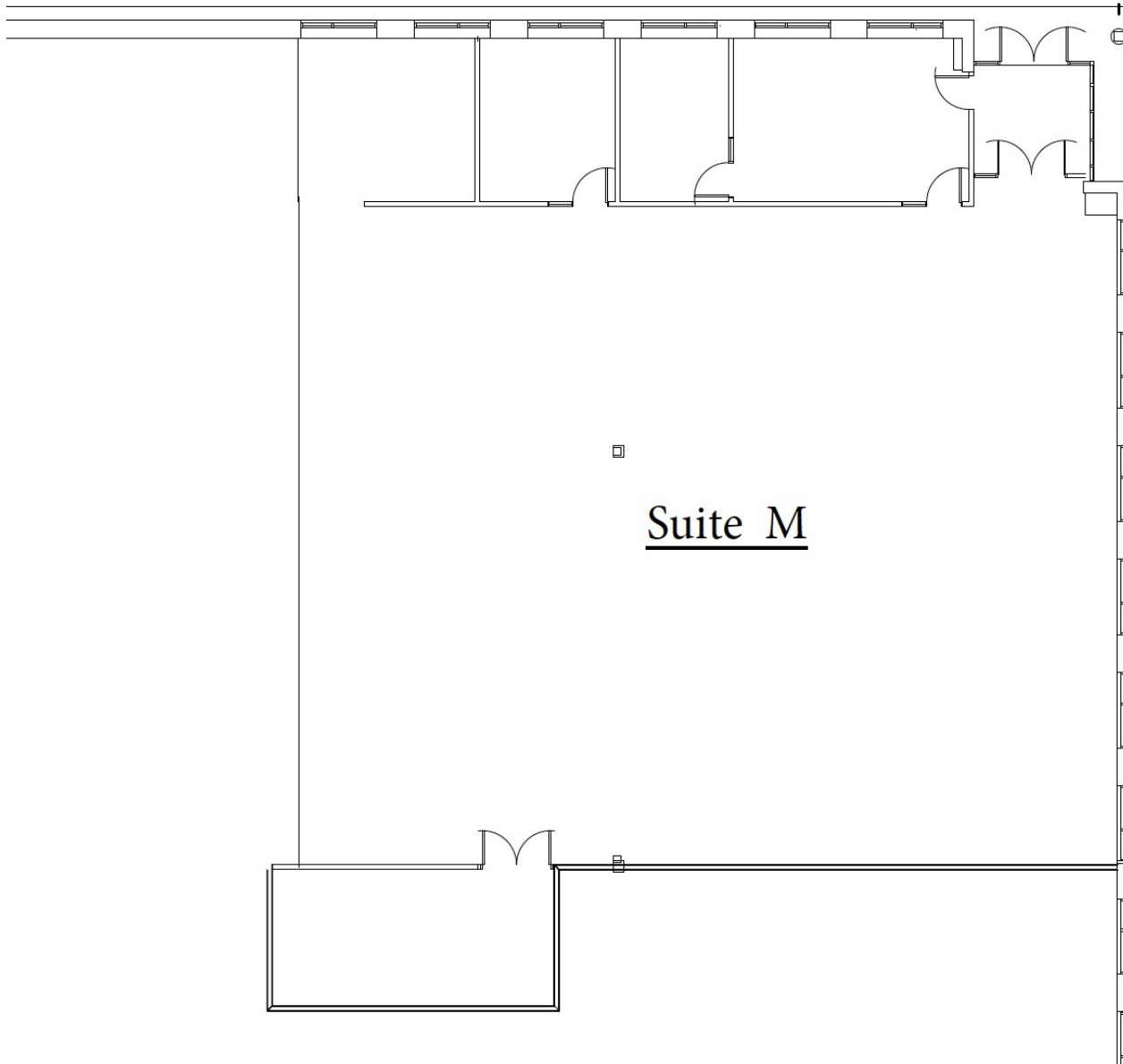
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SUITE M



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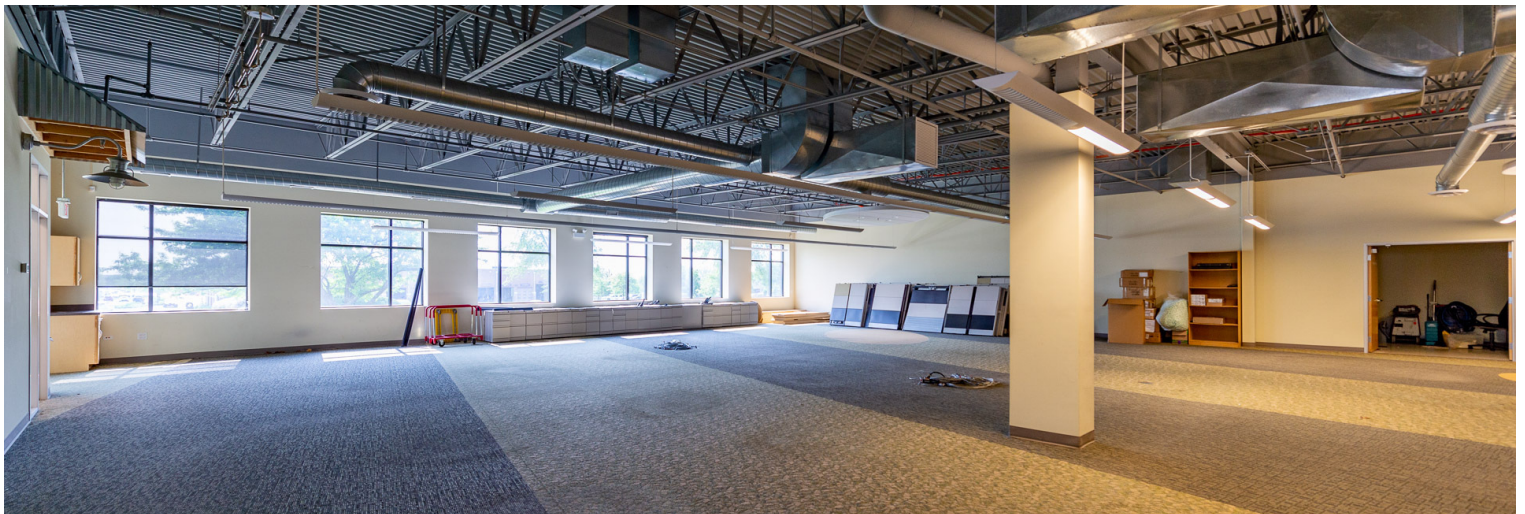
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SUITE M



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COMMON AREA



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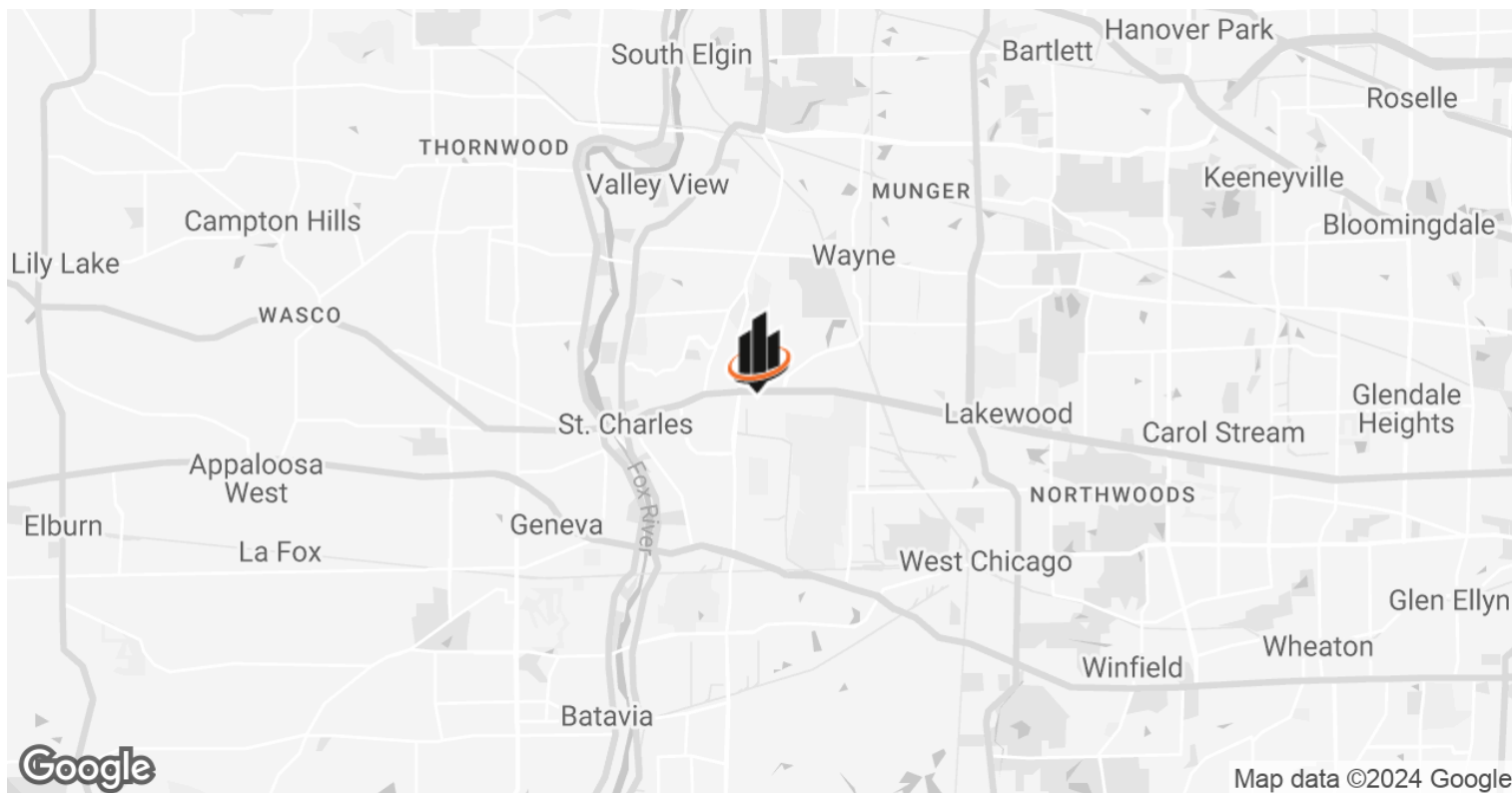
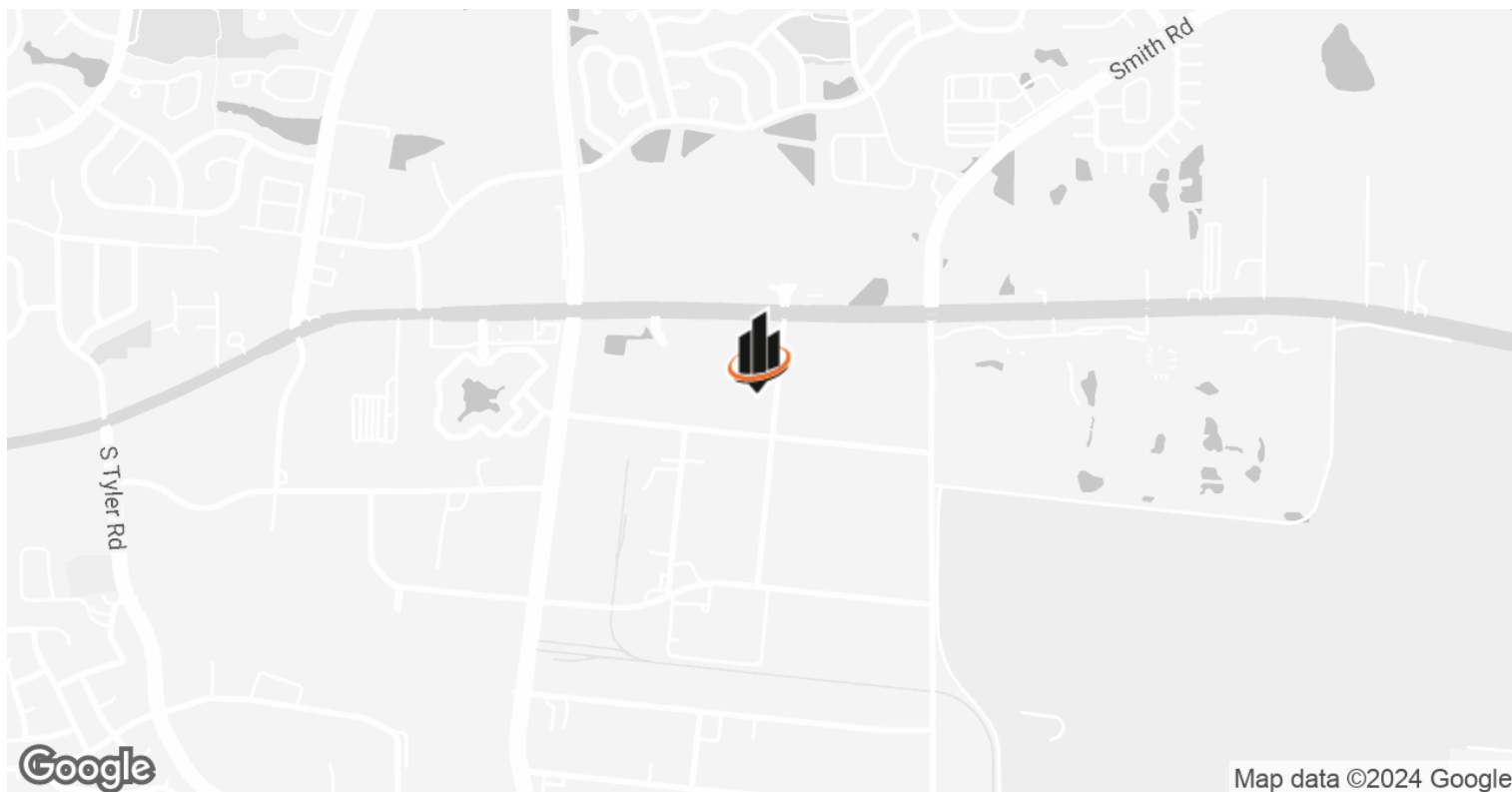
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LOCATION MAP



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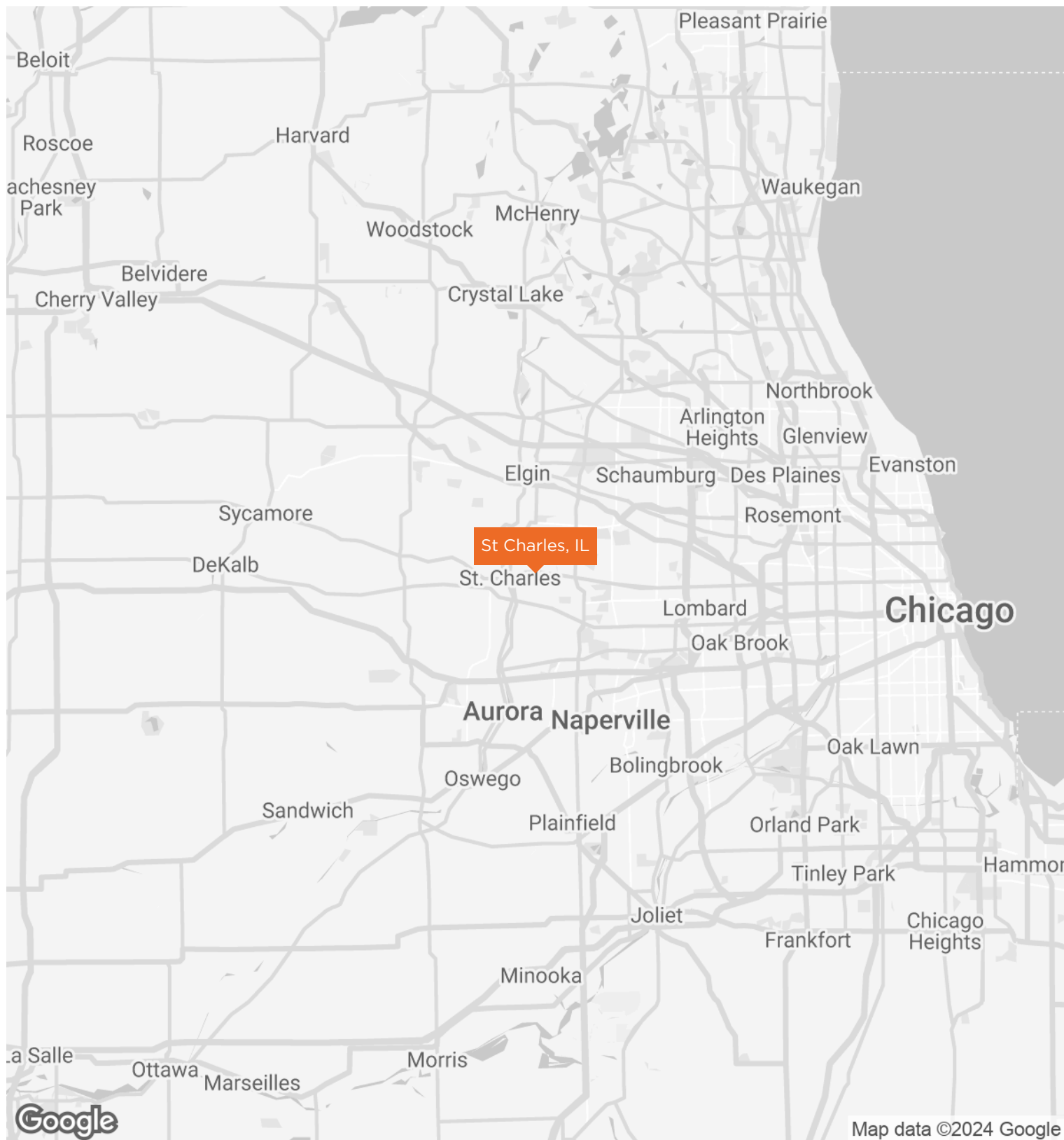
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REGIONAL MAP



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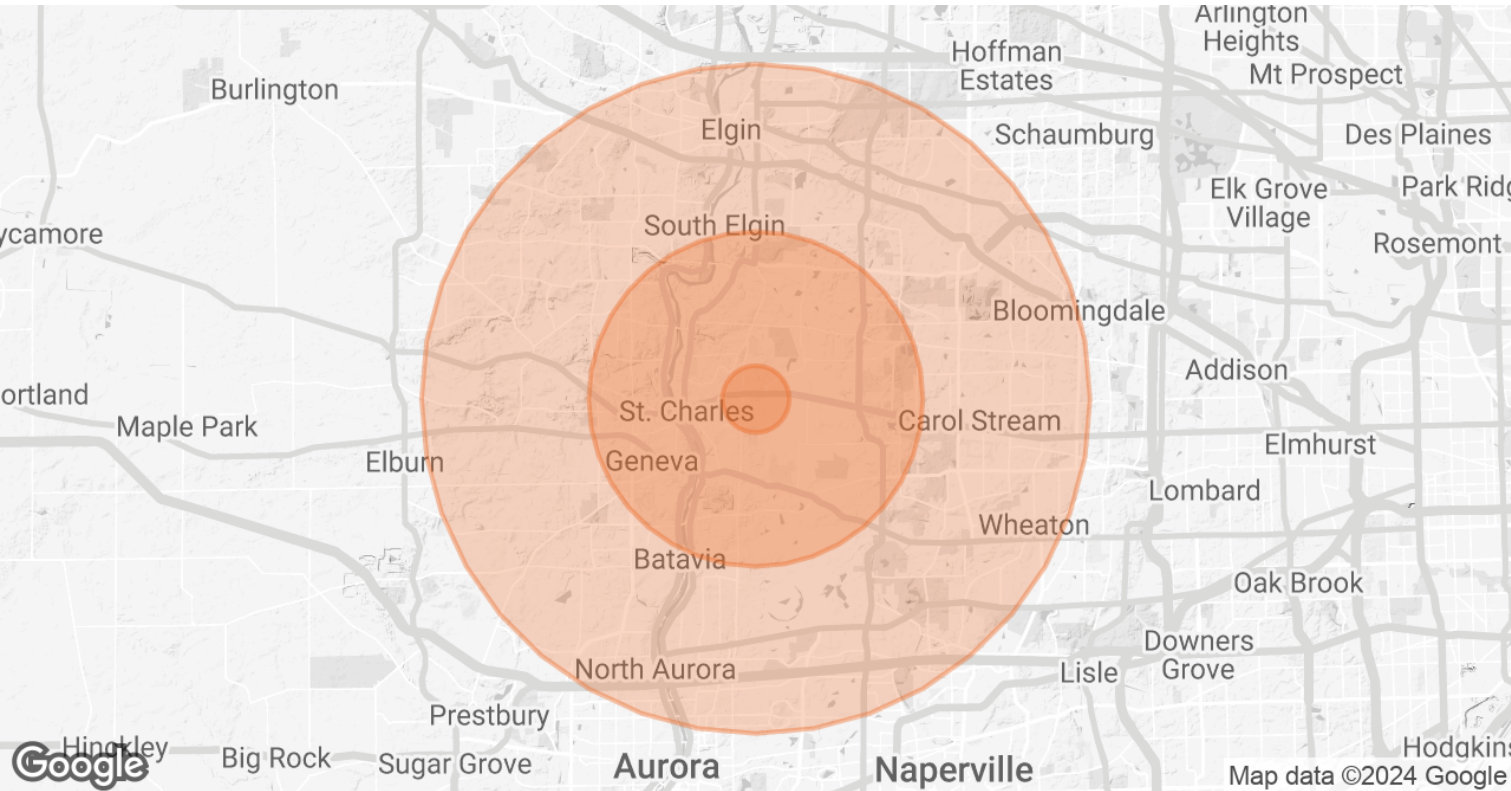
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,998	107,707	635,294
AVERAGE AGE	37.8	40.4	39.3
AVERAGE AGE (MALE)	38.8	39.5	38.2
AVERAGE AGE (FEMALE)	36.8	41.1	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,501	39,438	228,883
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$128,181	\$122,719	\$110,945
AVERAGE HOUSE VALUE	\$326,789	\$319,620	\$276,361

2020 American Community Survey (ACS)

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