



## Medical Office Space For

1,950 - 2,184 SF available



## Fox Valley Centre for Health

3310 W. Main Street, Saint Charles, IL 60175

**Kevin J. O'Donnell**  
Managing Broker  
630.444.0444  
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**Meredith L. Klug**  
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630.444.0444  
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3310 W. Main Street, Saint Charles, IL 60175

Medical Space For Lease



## OFFERING SUMMARY

**Available SF:** 1,950 - 2,184 SF

**Lease Rate:** \$23.50 SF/yr (NNN)  
\$4.06 PSF CAM  
\$5.02 PSF Est. Taxes

## PROPERTY HIGHLIGHTS

- Join a variety of tenants, including Advocate/Dreyer Pediatrics & OBGYN, DuPage Medical, Johnson Dermatology, and Chicago IVF
- Like new - built in 2009
- Excellent location on Main Street (Route 64) just west of Randall Road
- Two miles from Delnor Hospital
- One mile from Valley Surgery Center
- 100% medical tenants in the building
- Abundant parking at 5.5:1,000 SF
- Rents less than the Delnor campus
- Turn-key medical build-outs

for more information contact:

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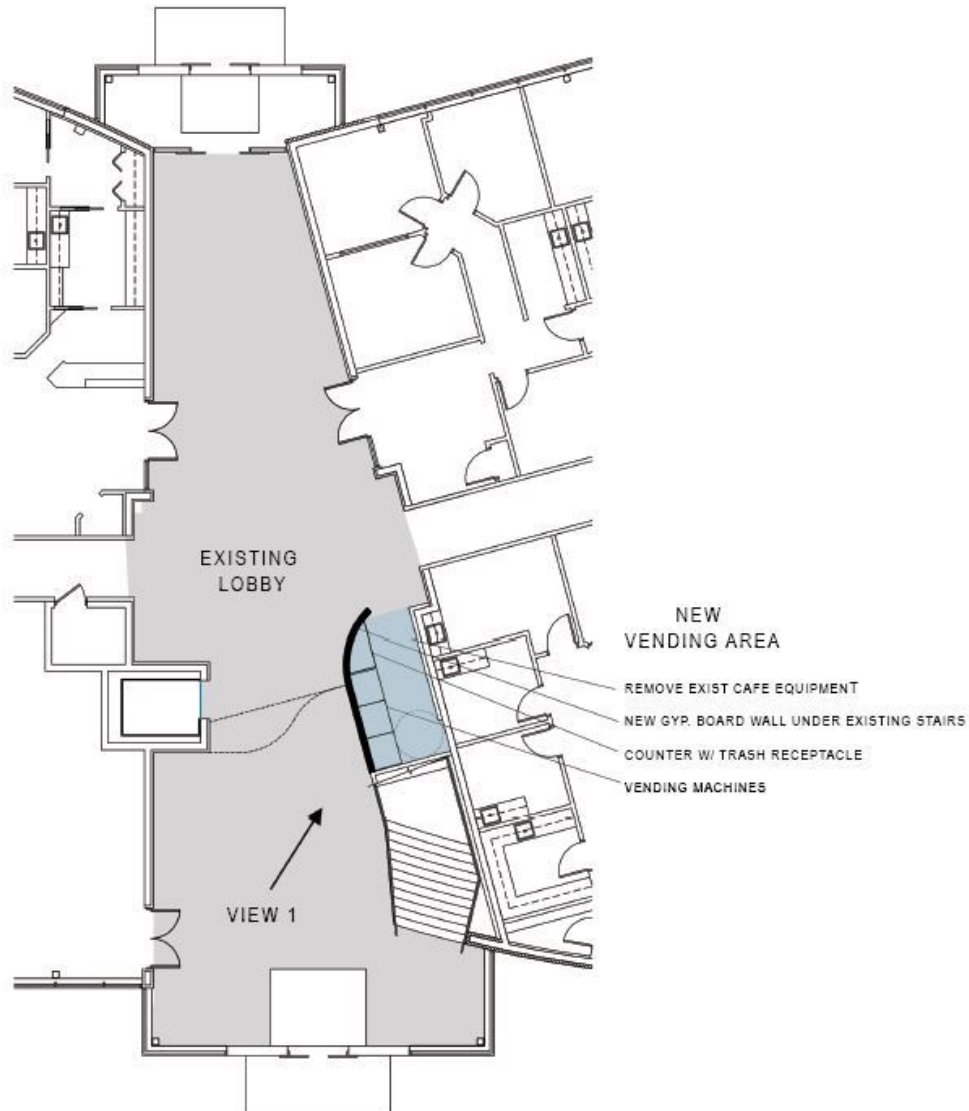
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## LOBBY RENOVATIONS

-In 2017, the lobby was completed renovated with new furniture and fixtures.

-In 2018, the vending area of the lobby will be enclosed and built out with a counter and trash receptacle.

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AVAILABLE  
SPACES

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**Lease Rate:** \$23.50 SF/YR (NNN) **Total Space:** 1,950 - 2,184 SF  
**Est. CAM & Taxes:** \$8.77 PSF

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 180	Medical	\$23.50 SF/YR	NNN	1,950 SF	Negotiable	built-out medical
Suite 130	Medical	\$23.50 SF/YR	NNN	2,184 SF	Negotiable	built-out with kitchenette

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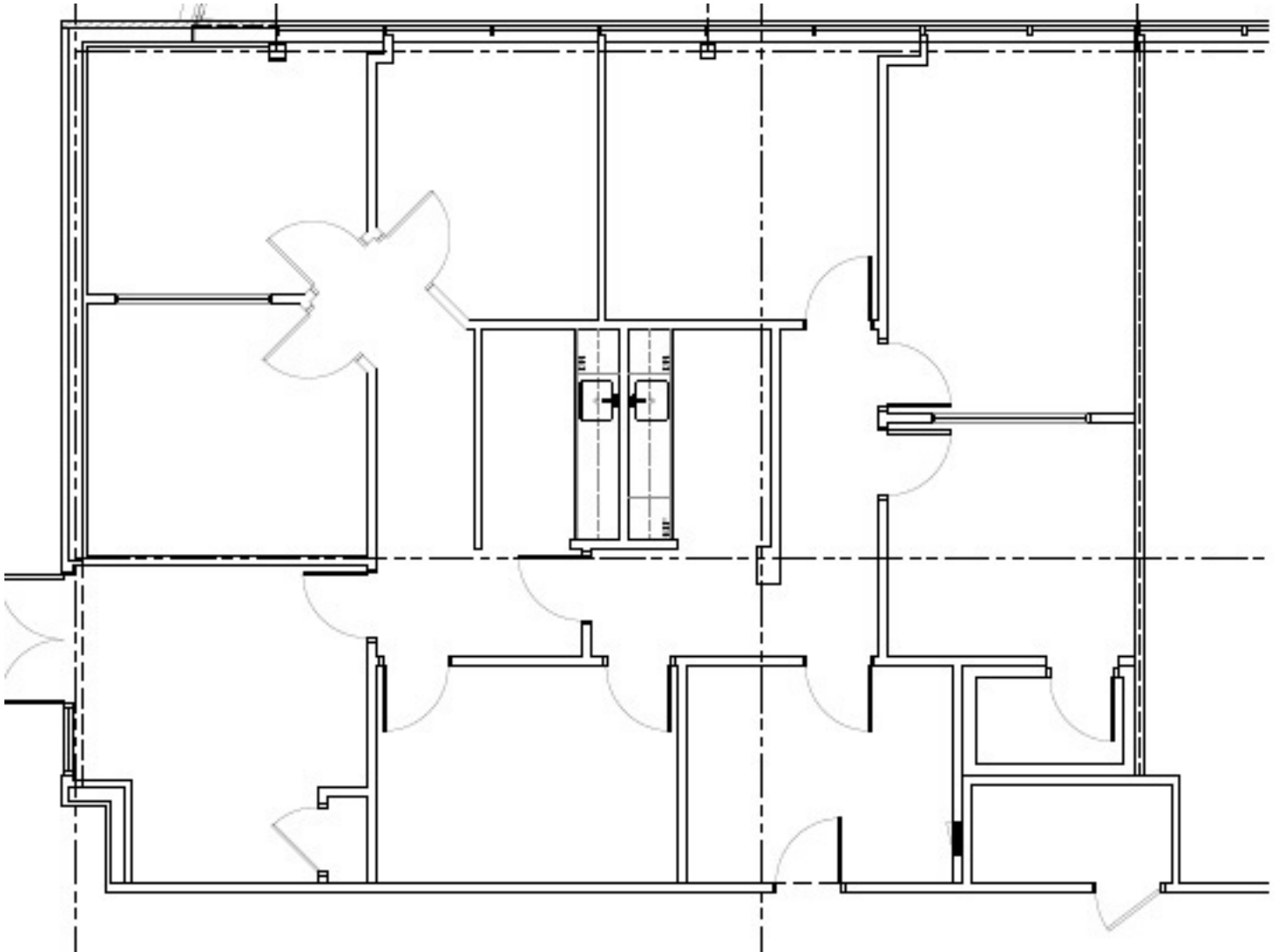
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FLOOR PLANS  
SUITE 130  
2,184 SF

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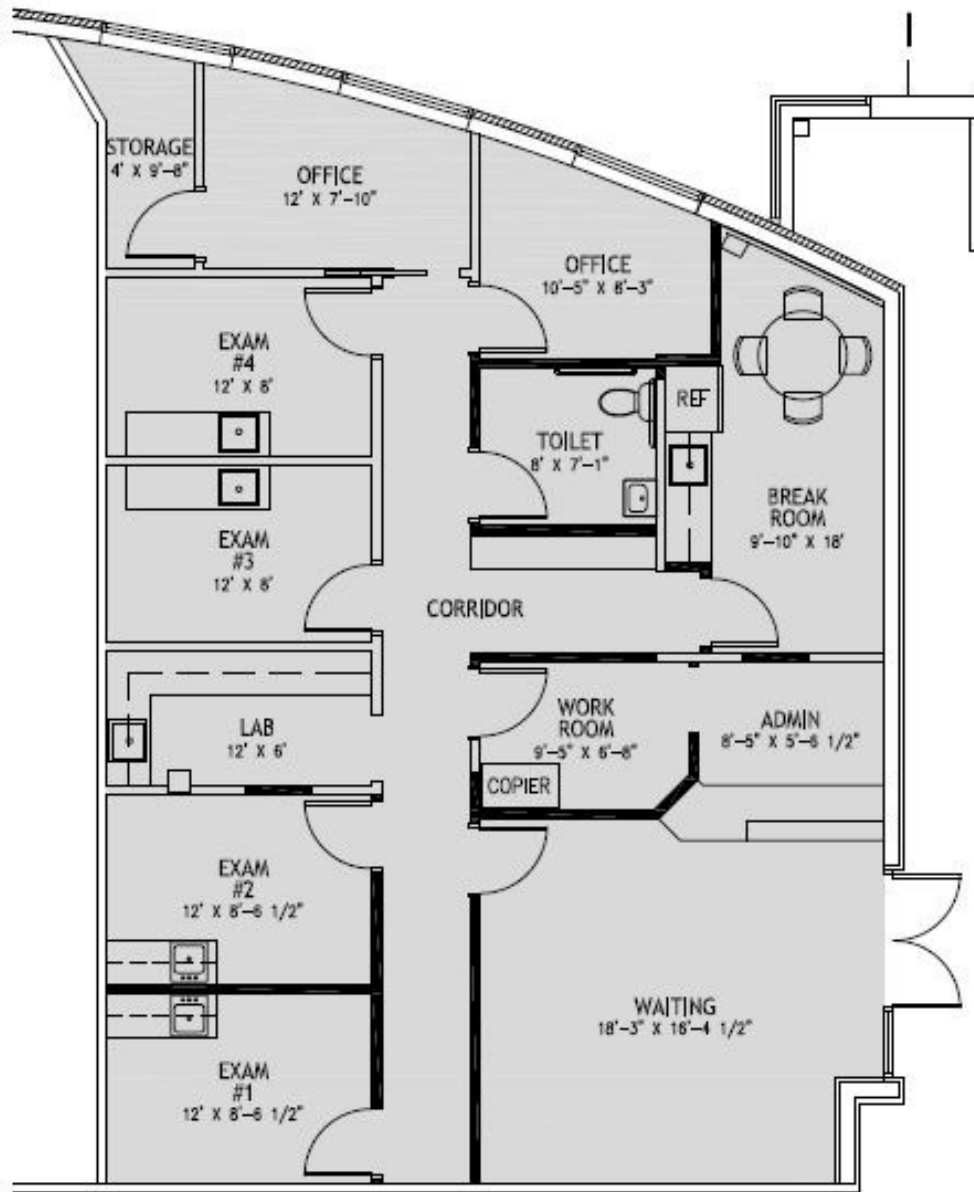
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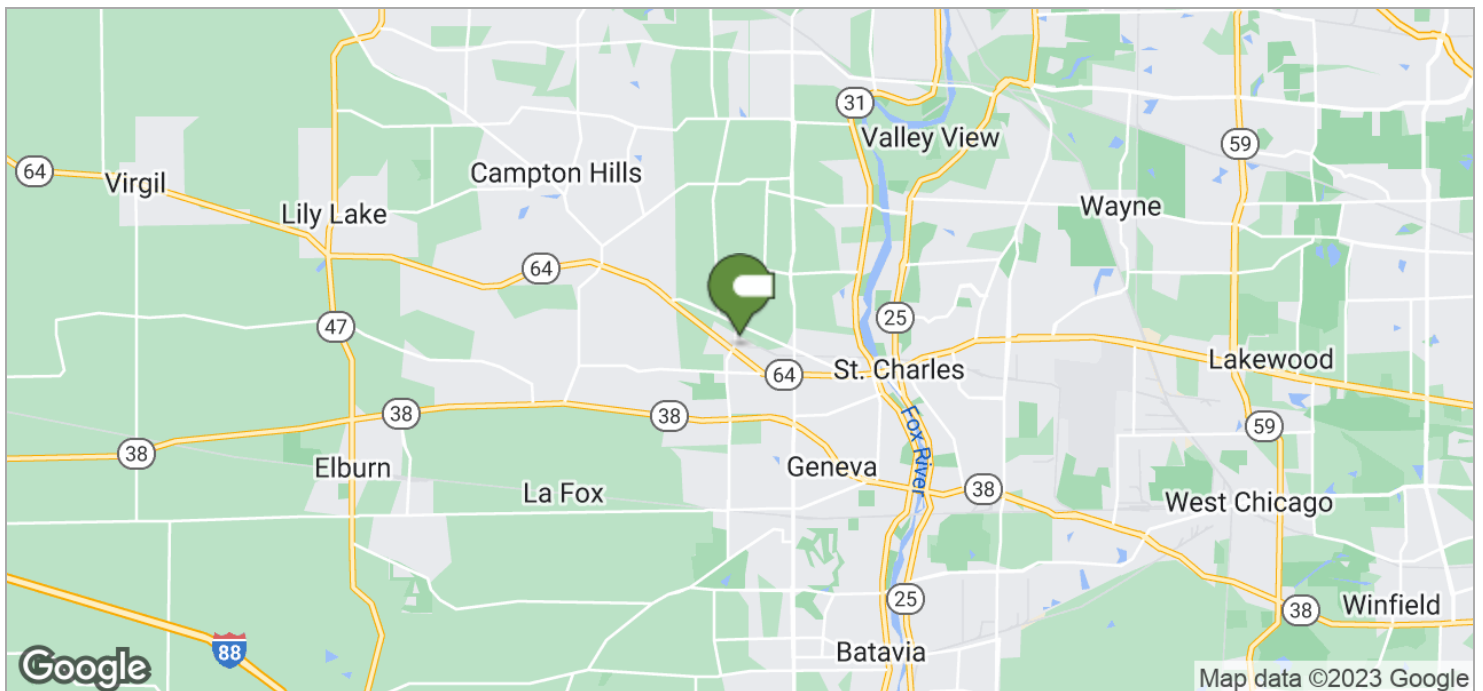
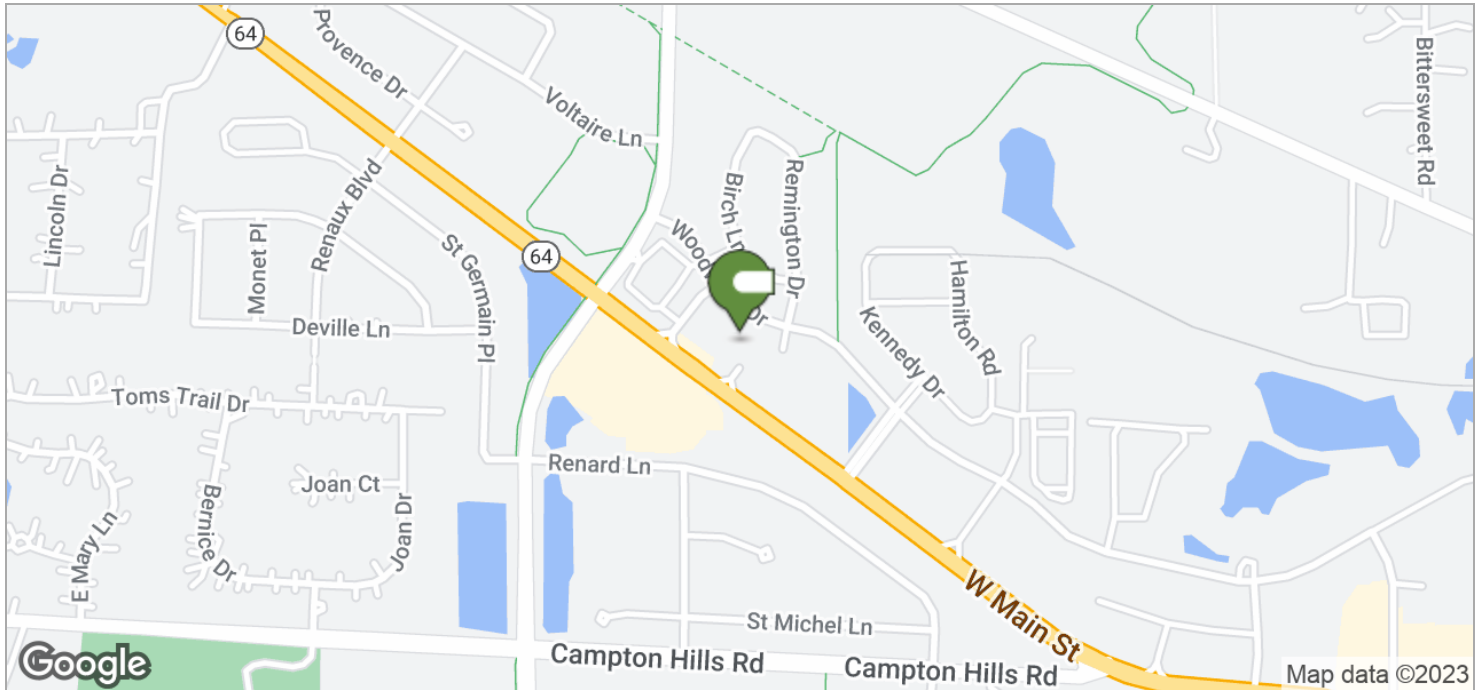
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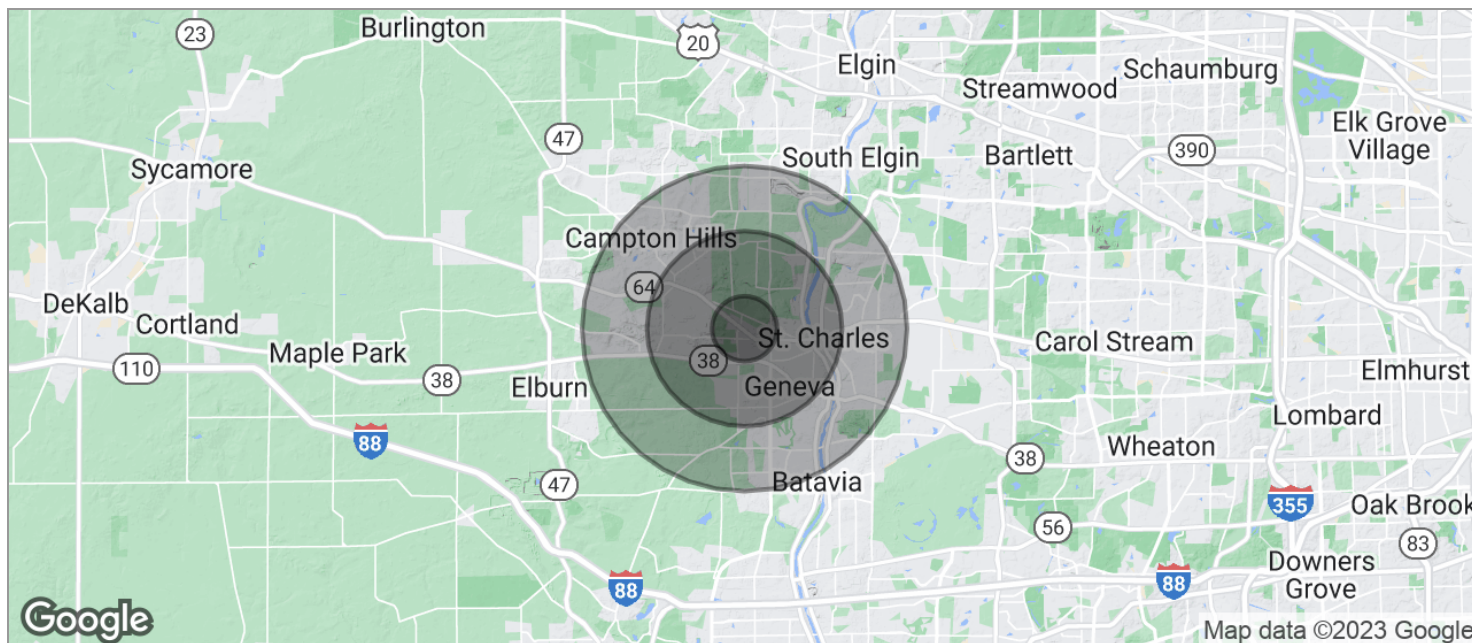
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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,977	39,782	97,815
MEDIAN AGE	34.1	37.9	39.4
MEDIAN AGE (MALE)	34.4	37.5	38.7
MEDIAN AGE (FEMALE)	33.8	38.3	40.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,658	13,727	34,284
# OF PERSONS PER HH	3.0	2.9	2.9
AVERAGE HH INCOME	\$94,769	\$112,831	\$120,497
AVERAGE HOUSE VALUE	\$361,755	\$381,700	\$396,677

\* Demographic data derived from 2020 ACS - US Census

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