

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: Negotiable

BUILDING SIZE: 4,000 SF

BUILDING CLASS: B

YEAR BUILT: 1920

ZONING: B2

MARKET: Chicago - Far West

SUB MARKET: Kane County

CROSS STREETS: Main Street

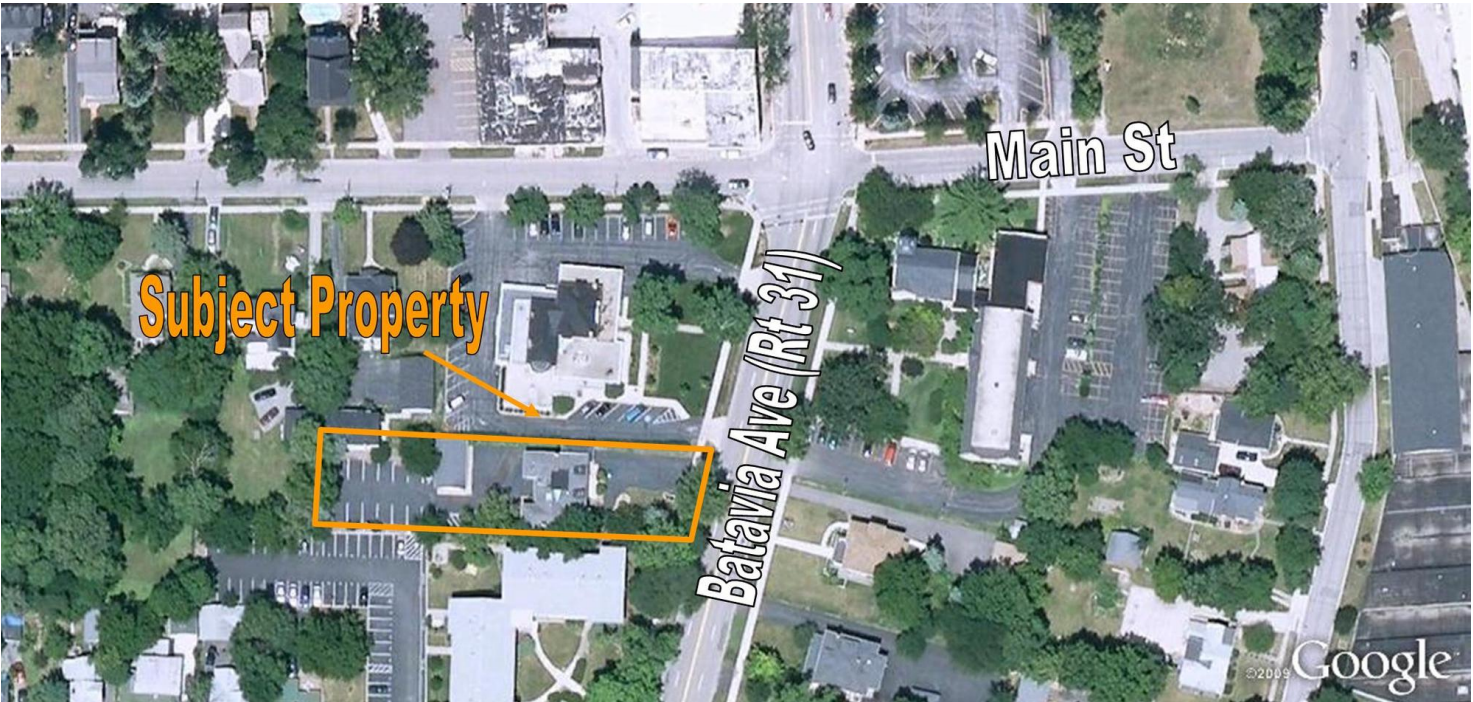
PROPERTY DESCRIPTION

Office suites (from 409 sf to 1,147 sf) on second floor of converted, historic house in downtown Batavia. Built in 1920. Combine as needed. Each suite has a private restroom. Access via a grand common foyer and staircase. Signage on Rt 31. Off-street private parking. Unit sizes reflect prorated common areas. Combine as needed. \$12.00/sf net rent, \$3.61/sf CAM + \$1.35/sf est. utilities.

LOCATION OVERVIEW

In downtown Batavia. Batavia Avenue (Rt 31), south of Main St, just south of Moss Family Funeral Home. West side of street.

Aerials

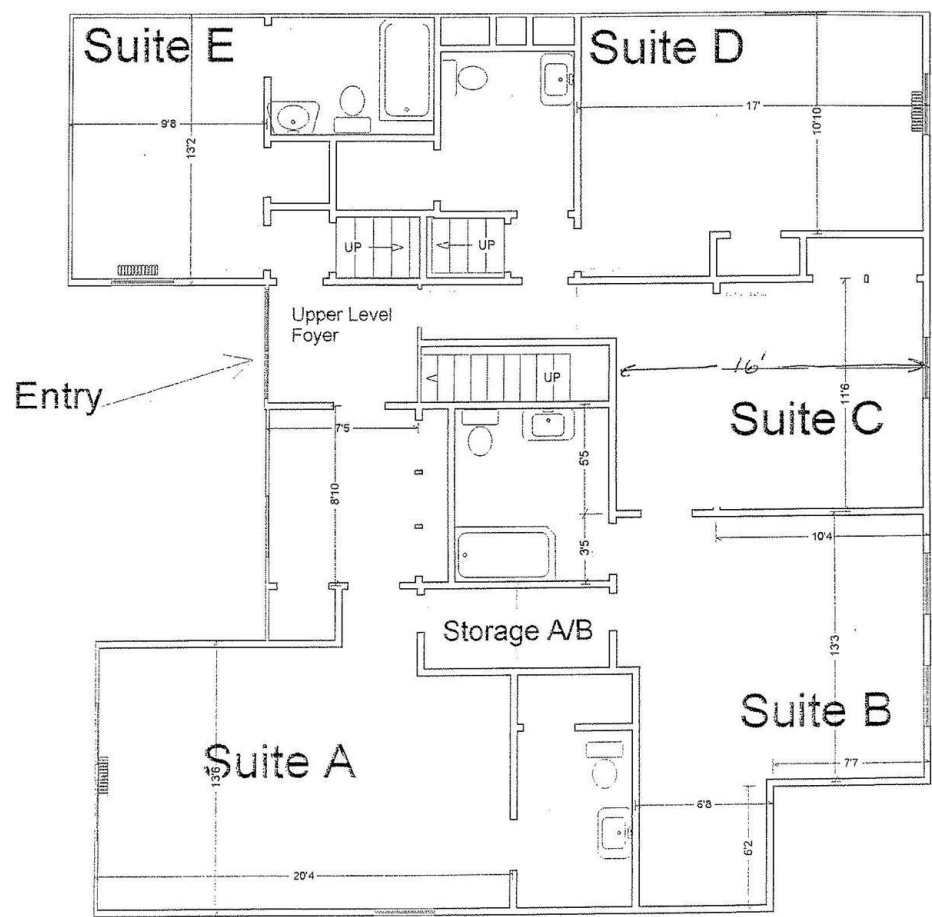


Available Spaces

Lease Rate:		NEGOTIABLE		Total Space		
Lease Type:				Lease Term:		
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
BC	Office Building	\$12.00 SF/YR	NNN	738 - 1,147 SF	Negotiable	\$1,043/mo rent includes \$3.61/sf in pass thru costs + an estimated \$1.35/sf for utilities. 614 usable sf.
D	Office Building	\$12.00 SF/YR	NNN	409 - 1,147 SF	Negotiable	\$579/mo rent includes \$3.61/sf in pass thru costs + an estimated \$1.35/sf for utilities. 348 usable sf.

Floor Plans

223 S Batavia Avenue
Batavia IL



Photos



Additional Photos



Location Maps

