



LEASE

1750 E Main St

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St Charles , IL 60174

PRESENTED BY:

NEIL JOHNSON

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 - 17.00 SF/yr (NNN)
BUILDING SIZE:	37,000 SF
AVAILABLE SF:	2,336 - 4,584 SF
LOT SIZE:	168,315,840 SF
YEAR BUILT:	1988
RENOVATED:	2023
ZONING:	BC-PUD
SUBMARKET:	Kane County

PROPERTY OVERVIEW

4,584 SF main floor suites (160/170). Fully updated and in turnkey condition. Mix of private offices, conference room, and flexible open work space. Includes full professional kitchen with stainless steel prep counter, front apron sink, stove/cooktop, full-size fridge and bar counter. Also includes a break room and data closet. Three access points from hallway allow for various configurations. \$9,294/mo includes \$7.33/sf in pass-thru costs. Utilities additional. 2022 Taxes \$8,734. Also available for sale \$725,000 (\$158/sf).

Attractive 37,000 sf, 3- story, multi-tenant office building on Main St (Rt 64 / North Ave). This well-maintained masonry building was built in 1988. Large parking lot. ADA access. Multiple employee entrances. Existing tenants include Simple Logistics, Frolicstein Financial, Fox Valley Chiropractic Physicians, Country Financial, DUI Counseling & 1st Chiropractic.

The generous parking lot has 93 surface spaces and features multiple employee entrances. Existing tenants include Simple Logistics, Frolicstein Financial, Fox Valley Chiropractic Physicians, Country Financial, DUI Counseling & 1st Chiropractic.

LOCATION OVERVIEW

East side of St. Charles IL, an upscale far-western suburb of Chicago. Located 1 mile west of the Charlestowne Mall redevelopment, and is near several retail centers. Nestled among other professional office buildings, the property is close to many restaurants, shopping options, and several hotels.

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AERIAL MAP



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HIGHLIGHTS



PROPERTY HIGHLIGHTS

- First Class Office Suites
- Generous On-site Parking
- ADA/Ramped Entrance
- Updated Lobby
- Elevator Access
- Updated Build-Out
- Management in Building



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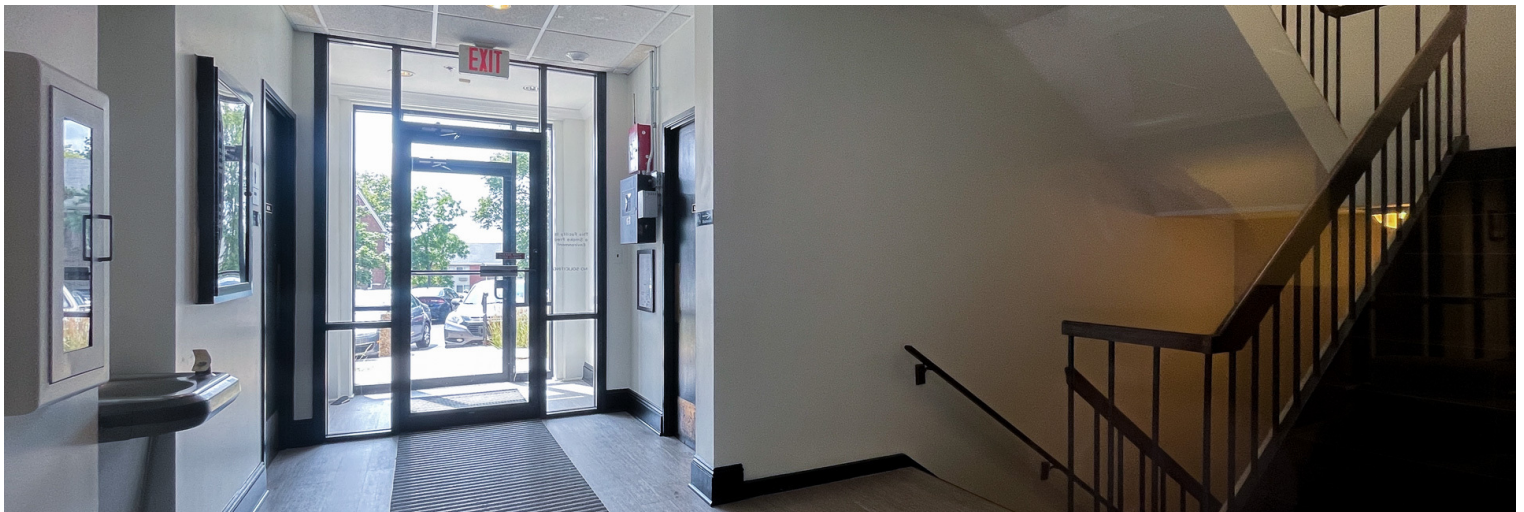
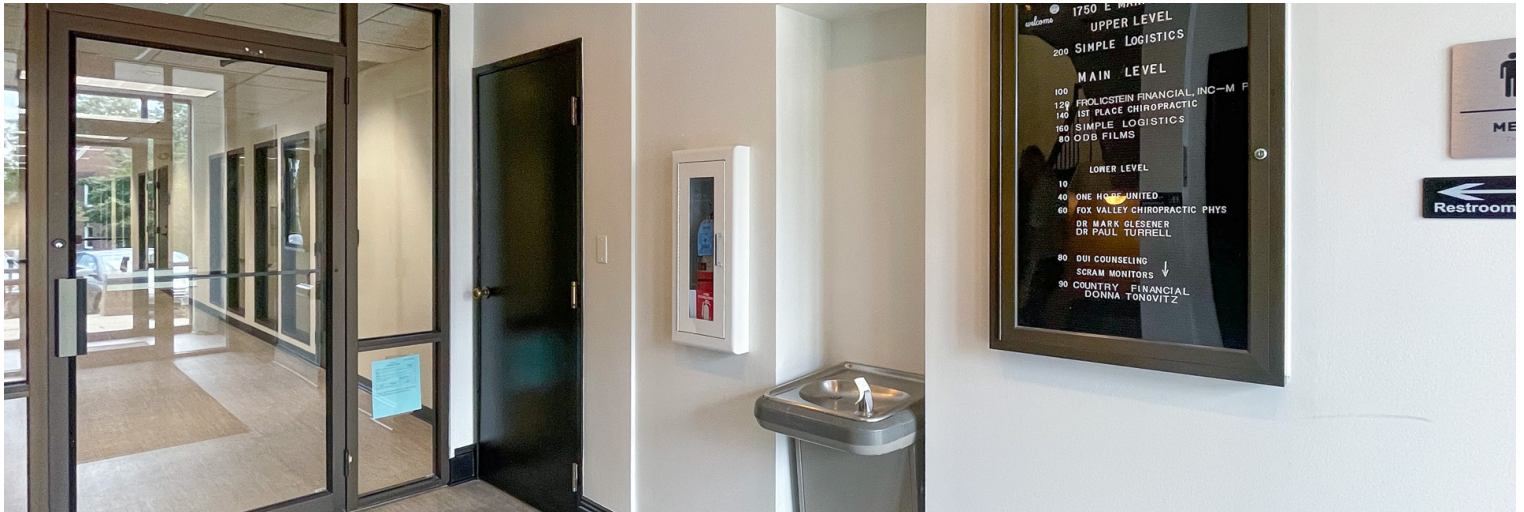
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COMMON AREAS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,336 - 4,584 SF	LEASE RATE:	\$16.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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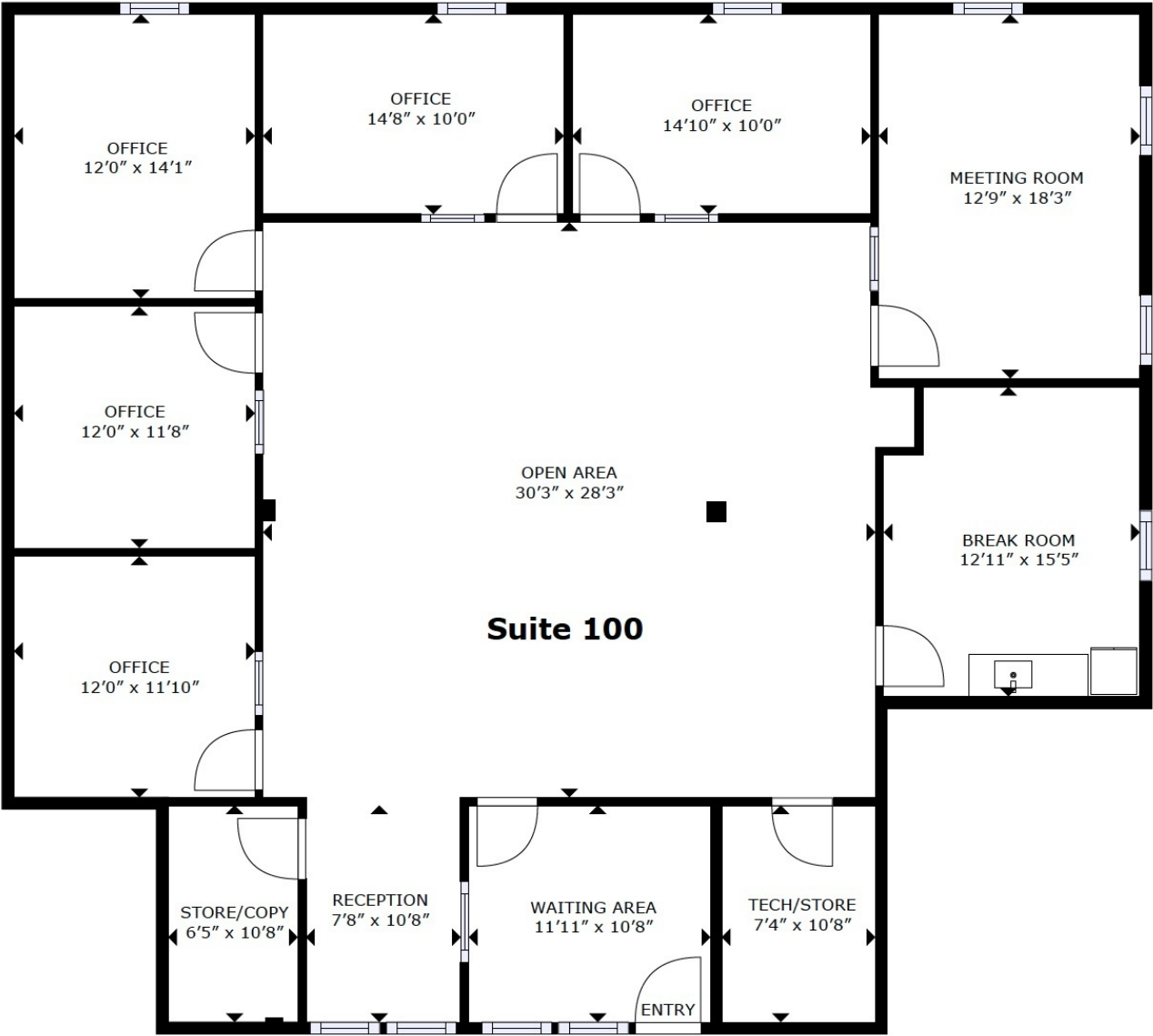
Suite 100	Available	3,148 SF	NNN	\$17.00 SF/yr	\$6,383/mo includes \$7.33/sf in pass-thru costs. Utilities additional. Main floor suite. Windowed reception/waiting area. Mix of private offices & open work area. Separate kitchenette/break room with seating area. Ample storage/technology room. Also available for sale \$485,000 (\$154/sf)
Suite 160/170	Available	4,584 SF	NNN	\$17.00 SF/yr	\$9,294/mo includes \$7.33/sf in pass-thru costs. Utilities additional. Main floor suite. Flexible, updated mix of private offices and large, open work spaces. Includes professional kitchen with stainless steel prep counter, front apron sink, stove/cooktop, full-size fridge and bar counter. Break room has separate access from hallway and can be an additional meeting room, reception, or private office. Also available for sale \$725,000 (\$158/sf).
Suite 10	Available	2,336 SF	NNN	\$16.00 SF/yr	\$4,5412/mo includes \$7.33/sf in pass-thru costs. Utilities additional. Garden level suite with windows. Functional layout with 6 private offices and a central open work-space/reception/waiting area. Includes kitchenette and storage closet. New floors, refreshed paint planned for new tenant (finishes will be similar to Suites 100 & 160/170). Also available for sale \$250,000 (\$107/sf)

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SUITE 100



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SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

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SUITE 100



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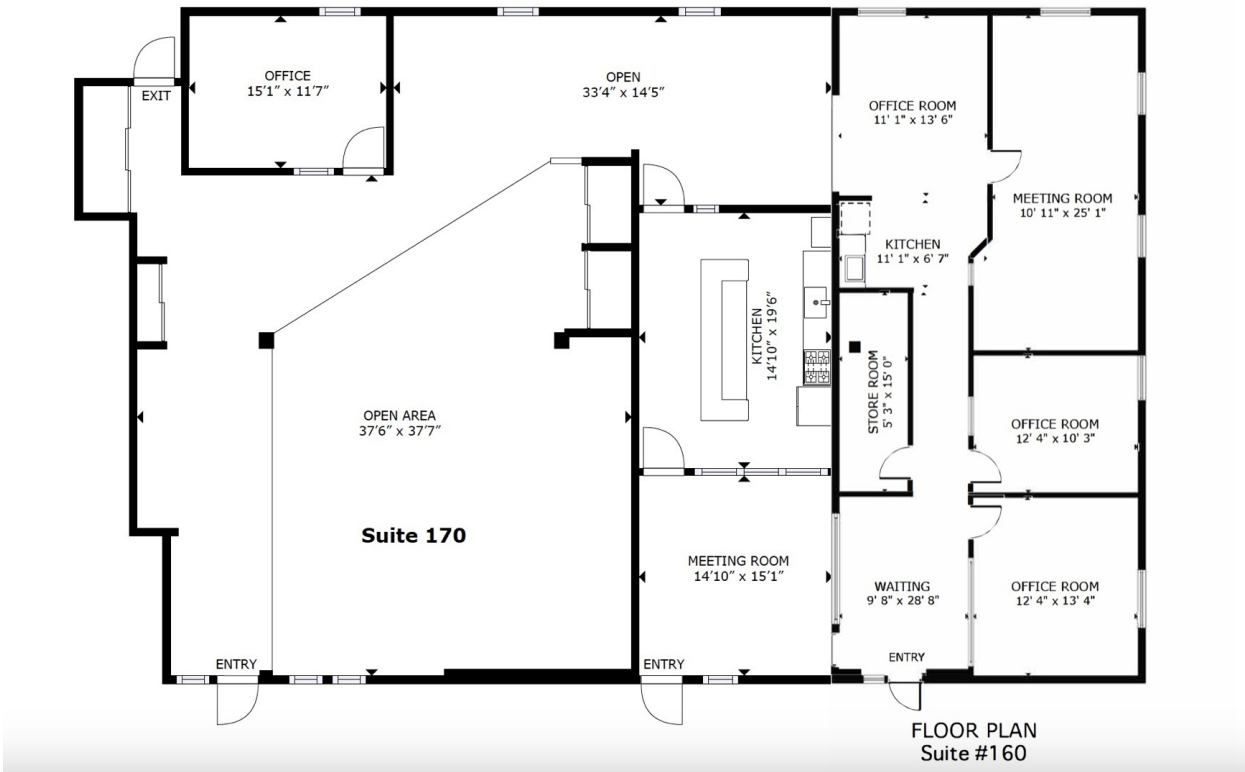
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SUITE 160/170



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 160/170	Available	4,584 SF	NNN	\$17.00 SF/yr	\$9,294/mo includes \$7.33/sf in pass-thru costs. Utilities additional. Main floor suite. Flexible, updated mix of private offices and large, open work spaces. Includes professional kitchen with stainless steel prep counter, front apron sink, stove/cooktop, full-size fridge and bar counter. Break room has separate access from hallway and can be an additional meeting room, reception, or private office. Also available for sale \$725,000 (\$158/sf).
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SUITE 160/170



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SUITE 160/170



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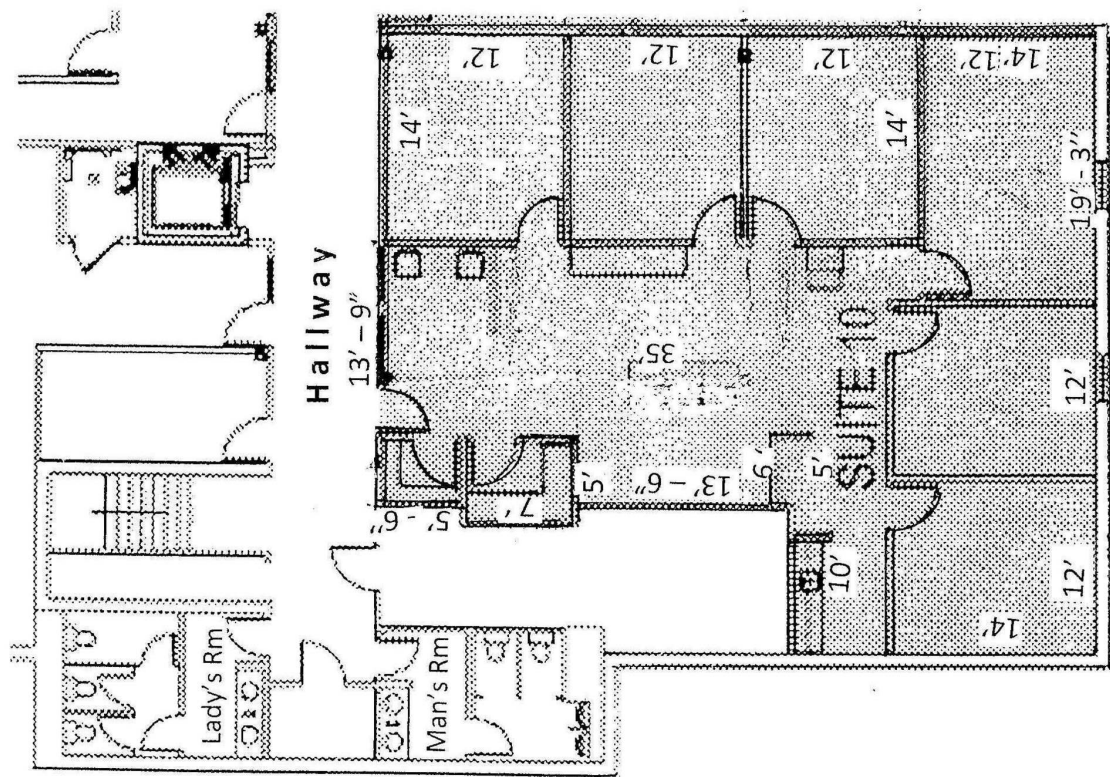
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SUITE 10



AVAILABLE SPACES

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Suite 10	Available	2,336 SF	NNN	\$16.00 SF/yr	\$4,5412/mo includes \$7.33/sf in pass-thru costs. Utilities additional. Garden level suite with windows. Functional layout with 6 private offices and a central open workspace/reception/waiting area. Includes kitchenette and storage closet. New floors, refreshed paint planned for new tenant (finishes will be similar to Suites 100 & 160/170). Also available for sale \$250,000 (\$107/sf)
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SUITE 10

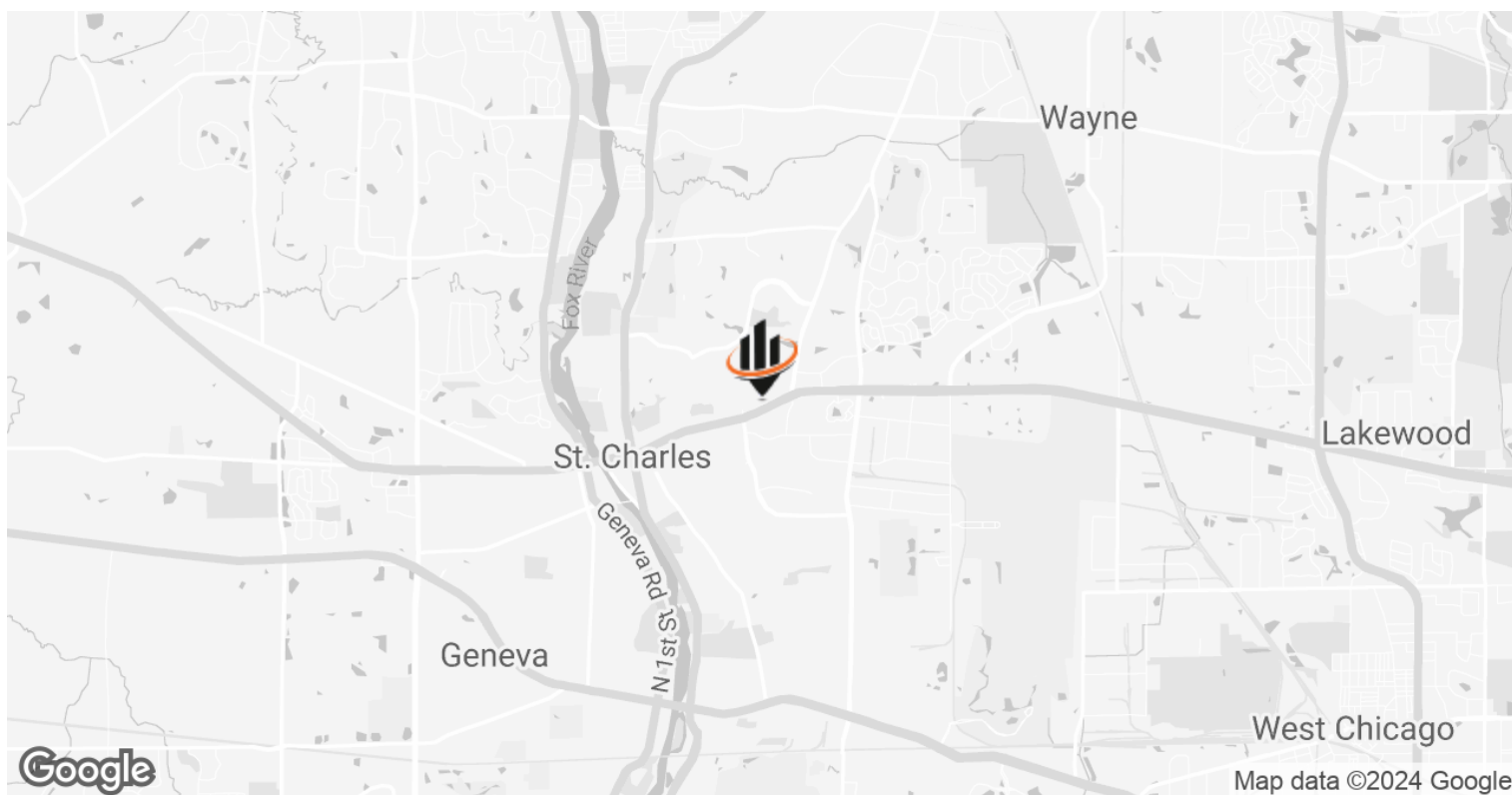
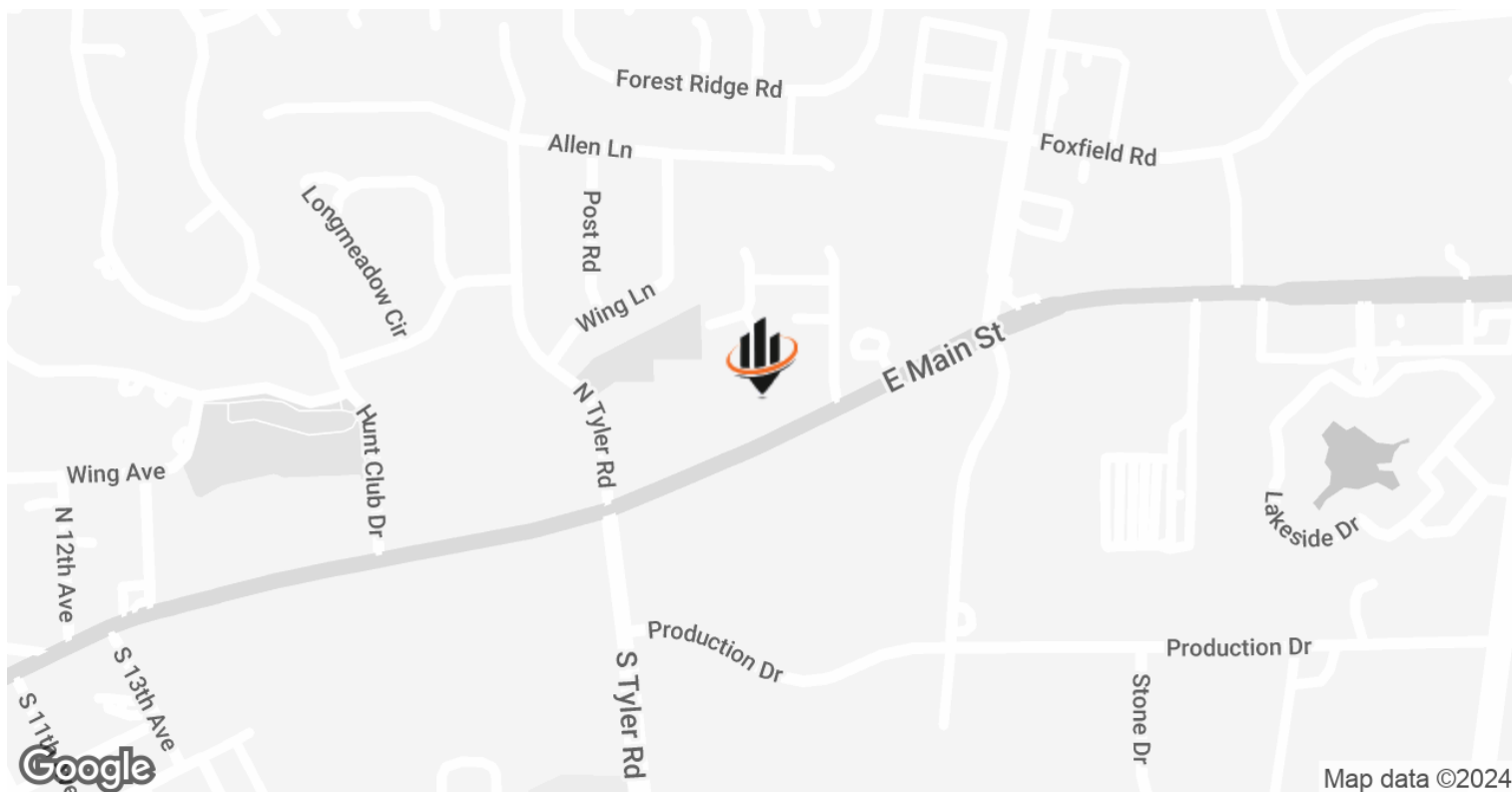


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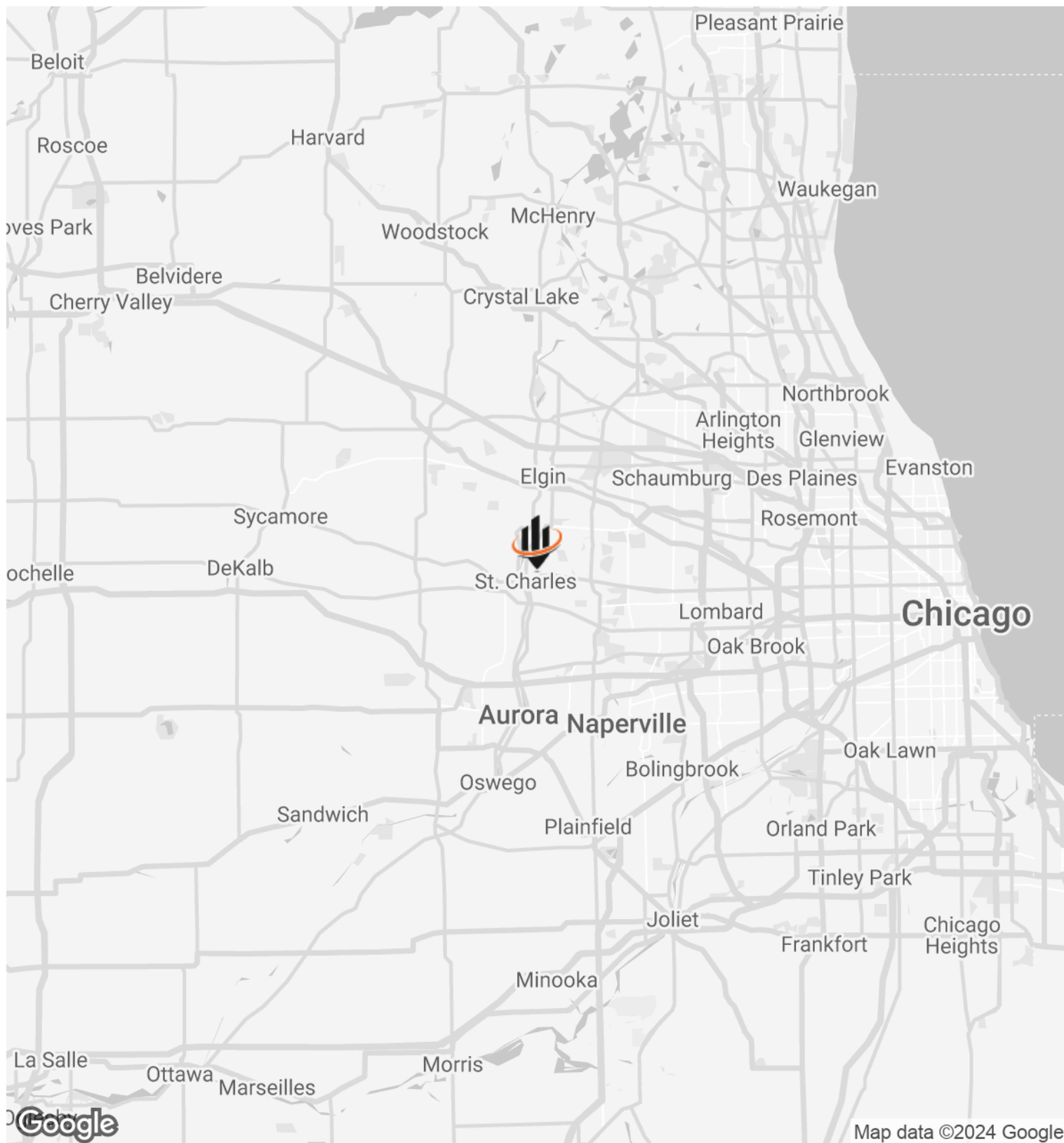
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REGIONAL MAP



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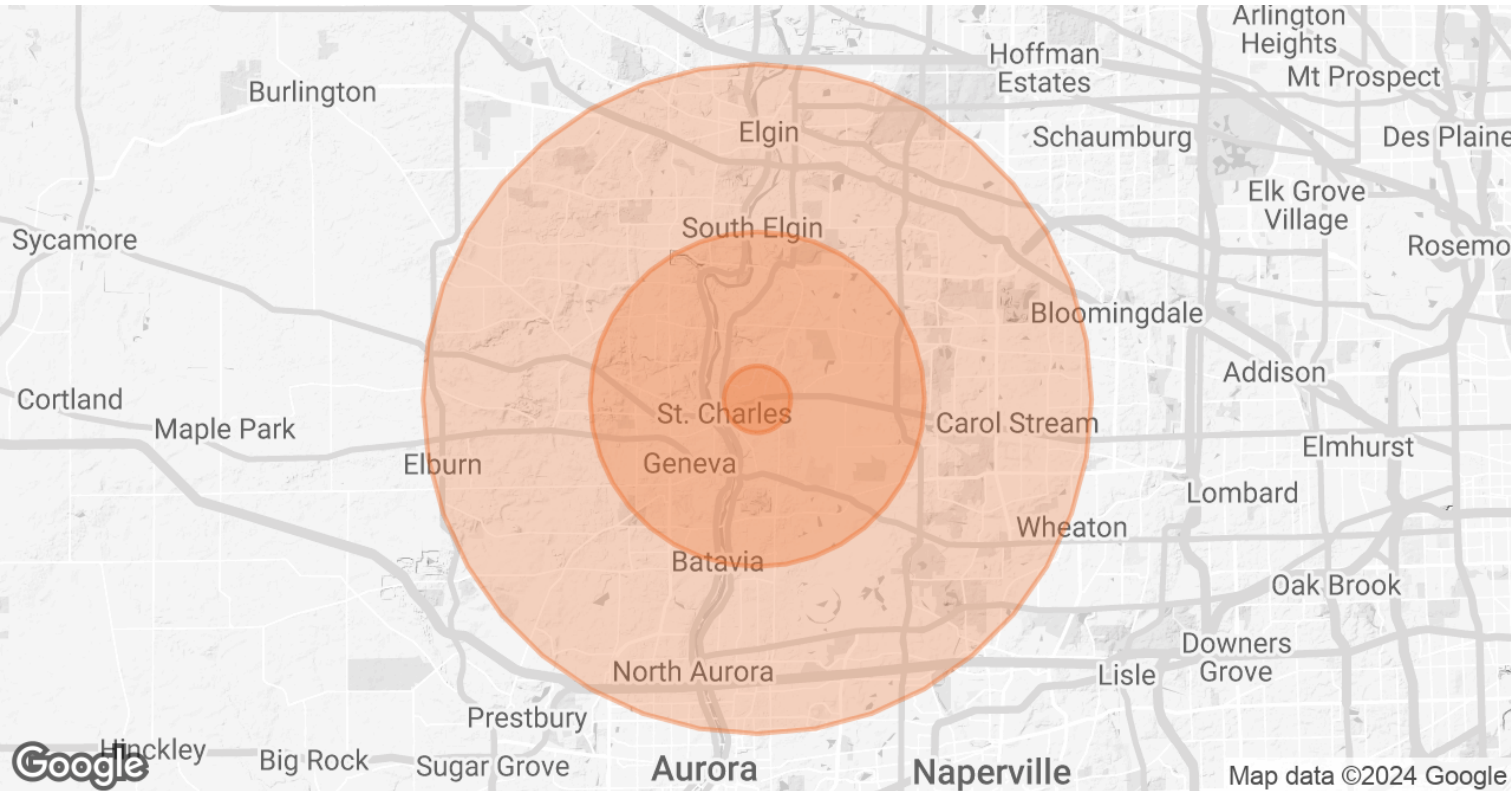
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,335	104,609	562,668
AVERAGE AGE	43.4	41.0	39.4
AVERAGE AGE (MALE)	42.3	40.0	38.4
AVERAGE AGE (FEMALE)	44.3	41.7	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,536	39,058	201,234
# OF PERSONS PER HH	2.5	2.7	2.8
AVERAGE HH INCOME	\$145,199	\$127,218	\$111,315
AVERAGE HOUSE VALUE	\$360,375	\$330,543	\$273,872

* Demographic data derived from 2020 ACS - US Census

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