

# Executive Summary



## LEASE OVERVIEW

### AVAILABLE SF:

**LEASE RATE:** \$13.27 SF/Yr (NNN)

**BUILDING SIZE:** 28,000 SF

**BUILDING CLASS:** B

**YEAR BUILT:** 1990

**ZONING:** CBD1

**MARKET:** Chicago - Far West Suburban

**SUB MARKET:** Kane County

## PROPERTY DESCRIPTION

Sublet: 2,496 office suite. Just off main entrance lobby of downtown, mixed use office/retail/restaurant building. The suite includes a variety of flexible rooms to serve as waiting area, reception, admin, private office, conference room, meeting space, production, storage, etc. Private restrooms in suite. Rentable area includes 20% common area factor. \$4,200/mo includes \$6.92/sf in pass thru costs. Lease term ends 01/31/19. Utilities additional

Other office tenants include law firms, financial advisors,, counselors, etc. Retail tenants include E & S Fish Co., Jalisco Tacos, Honey Baked Ham, State Farm, nail salon, and liquor store, Management in building. On-site private parking.

## LOCATION OVERVIEW

Rt. 31 [Second St] on the west side of the Fox River, in downtown St Charles. 1/4 mile north of Rt. 64 [Main St], and just north of State St.

# Complete Highlights

## PROPERTY HIGHLIGHTS

- First Floor Office Suite
- Sublease Thru Jan 2019
- Former Visitors Bureau Offices
- Office / Retail / Restaurant Property
- Management in Building
- On-site Private Parking





# Aerials





# Exterior Photos





# Additional Photos

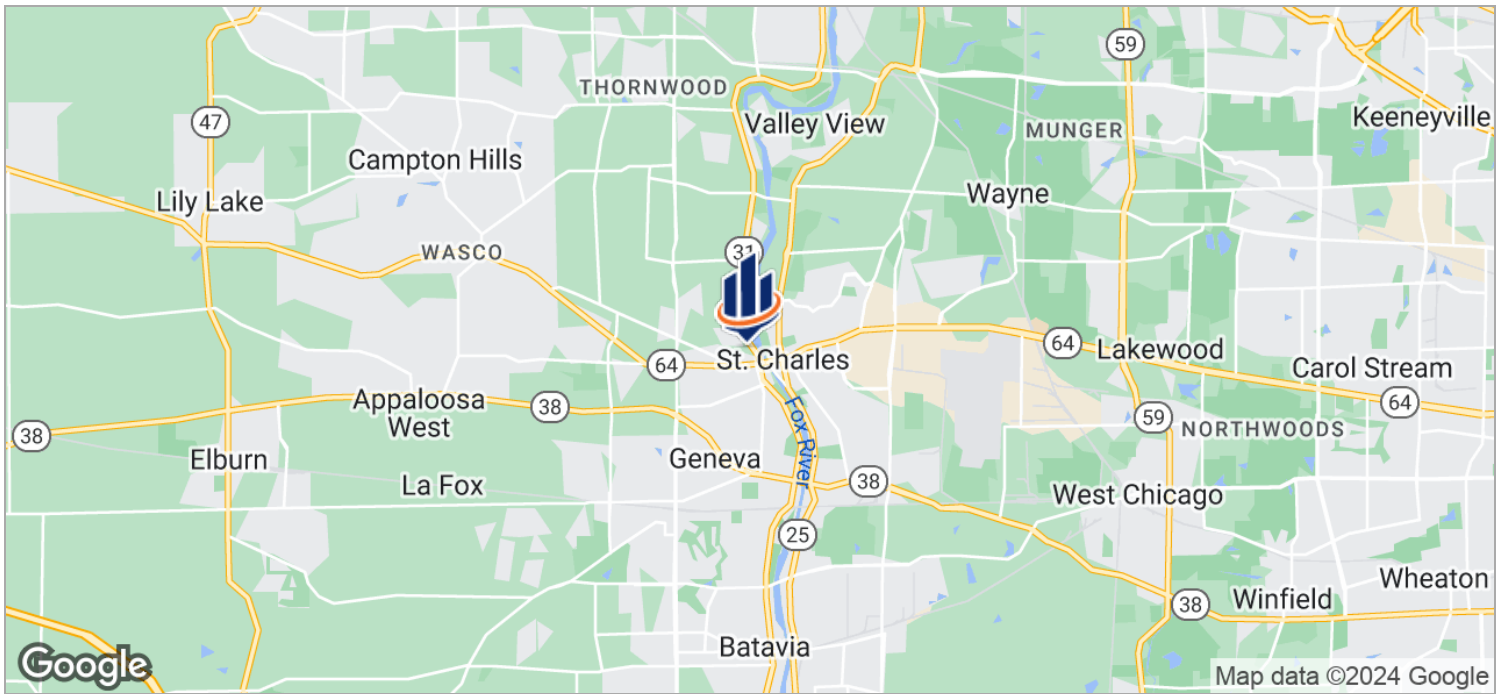




# Interior Photos

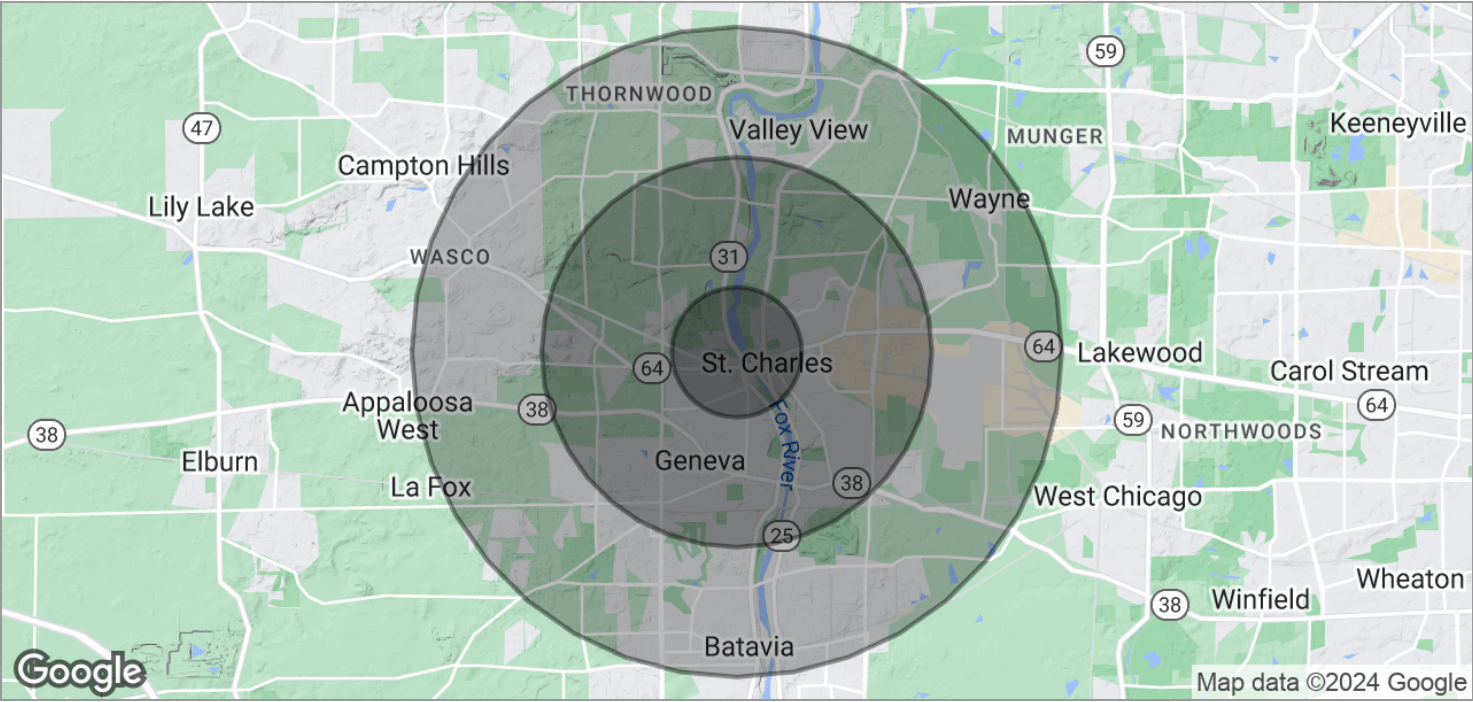


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,227	52,348	119,312
MEDIAN AGE	40.4	40.1	39.2
MEDIAN AGE (MALE)	38.2	38.6	38.3
MEDIAN AGE (FEMALE)	43.1	41.8	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,995	19,479	42,835
# OF PERSONS PER HH	2.4	2.7	2.8
AVERAGE HH INCOME	\$95,756	\$111,168	\$113,003
AVERAGE HOUSE VALUE	\$375,343	\$385,241	\$387,780





# City Information



## City Highlights

Festivals  
Dining  
Arts  
Recreation

Airports: O'Hare, Midway, DuPage

Interstates Serving Community:  
I-90, I-88, I-39, I-355

State Highways: IL 25, IL 31, IL 64, IL 38

County Thoroughfares: Randall Rd, Kirk Rd

Rail: Geneva Metra Station, Union Pacific West Line

Pace Bus Routes: 529, 801, 802

## St Charles, IL

Friendly neighborhoods, diverse retailers, international employers, innovative schools, beautiful parks, unique architecture, varied cultural amenities.

Located in Kane and DuPage counties, 35 miles west of downtown Chicago. It has a land area of 15 square miles. Over 2,100 businesses employ over 34,200 people. They consist of a balanced mix of retailers, restaurants, offices and manufacturing facilities. They are assisted by the Chamber of Commerce, a full service Convention and Visitors Bureau, and the Downtown St Charles Partnership.

St Charles is intersected by the Fox River which enhances the town's beauty and provides recreational activities. There are bike paths and walking paths. The St Charles Park District is a noticeable presence. It is their mission to enrich the quality of life of Park District residents through excellence in programs, parks, facilities and services - swimming pools, golf courses, natural areas, and a wide variety of instructional and recreational opportunities for all ages.

There are many arts and culture resources.



# 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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