



EXECUTIVE OFFICE SUITE

1750 E MAIN STREET, SUITES 260, 280
SAINT CHARLES, IL 60174

Neil Johnson



DISCLAIMER

EXECUTIVE OFFICE CONDOS | 6,226 SF | SAINT CHARLES, IL

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

Executive Summary



SALE OVERVIEW

SALE PRICE: \$68.00 / SF

BUILDING SIZE: 1,944-6,226 SF

BUILDING CLASS: B

ZONING: BC-PUD

MARKET: Chicago - Far West

SUB MARKET: Kane County

CROSS STREETS: Surrey Woods Dr

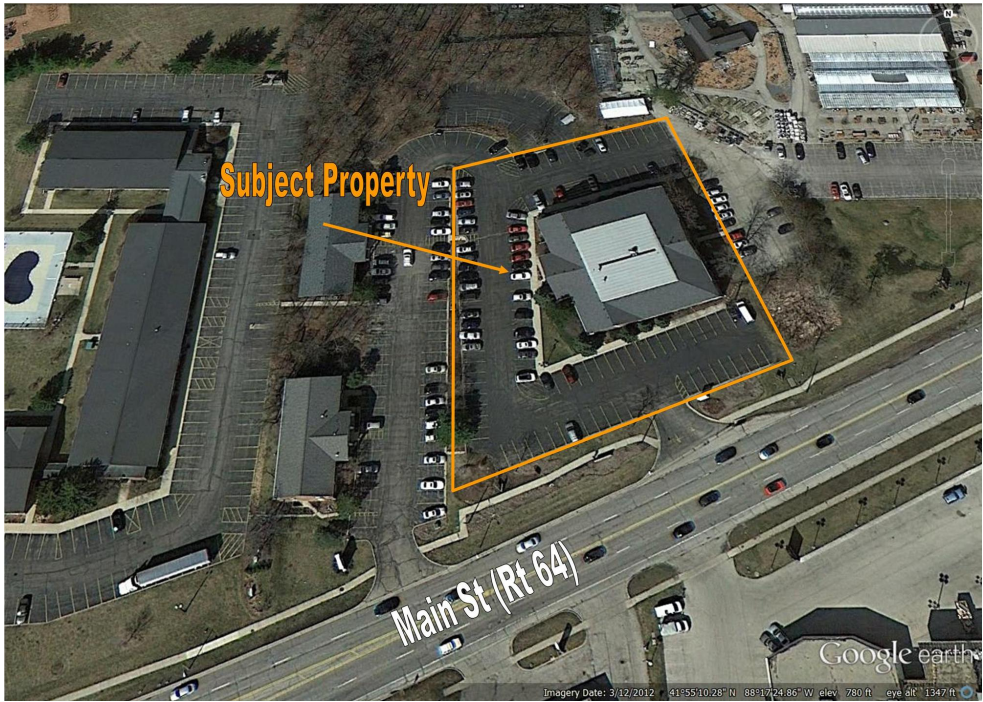
PROPERTY DESCRIPTION

Adjacent office condos in professional office campus setting. #280: 1,944 sf, \$132,192. #260: 4,282 sf, \$291,176. Combined: 6,226 sf, \$423,368. May be purchased together or individually. Seller willing to lease Suite 280 after sale. Extensive build out and upscale finishes. Many private offices and built-in workstations. Furnishings negotiable. Elevator building. Private parking lot. 2017 Taxes: Suite 280 - \$6,509, Suite 260 - \$13,525.

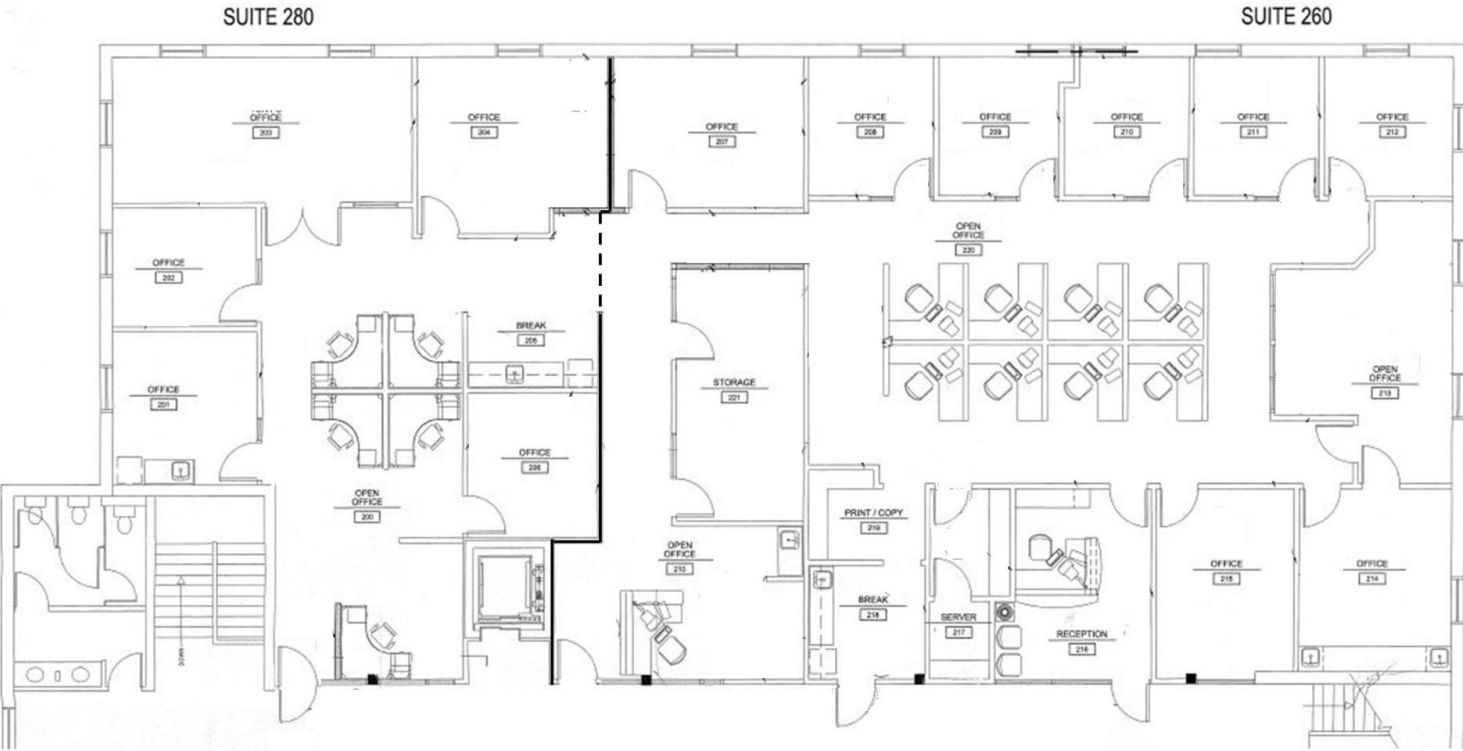
LOCATION OVERVIEW

On east Main St [IL Rt 64], just west of Dunham Road and east of downtown St Charles. In busy office campus setting with good signage and visibility. Ample parking. Close to shopping and restaurants.

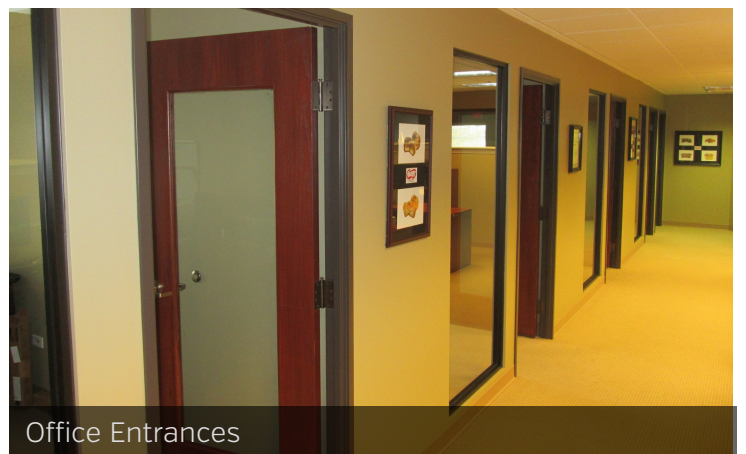
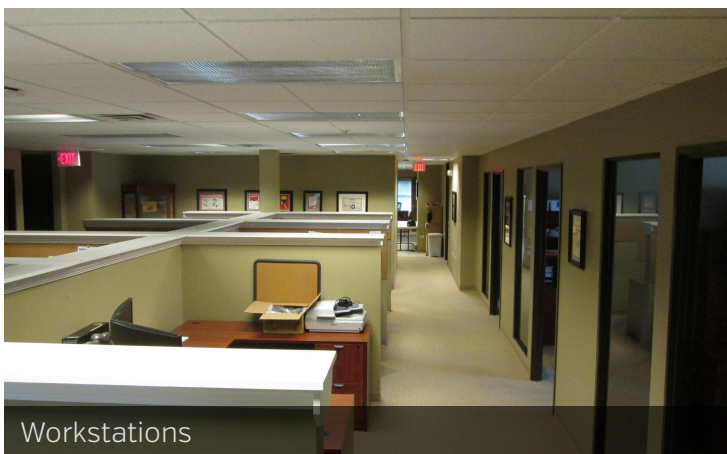
Aerials



Floor Plans



Unit 260 Photos



Unit 280 Photos



Hall Entrance



Reception Workstation



Workstations



Kitchen Area

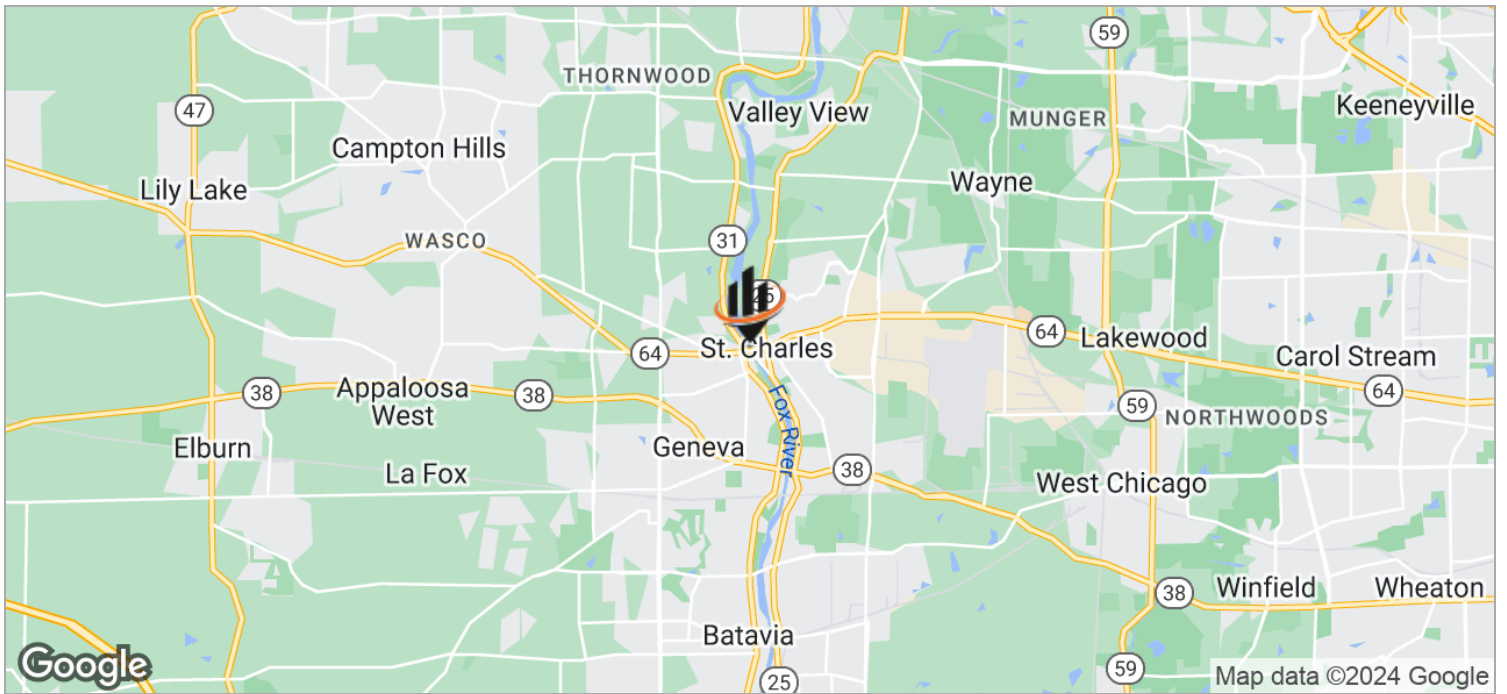
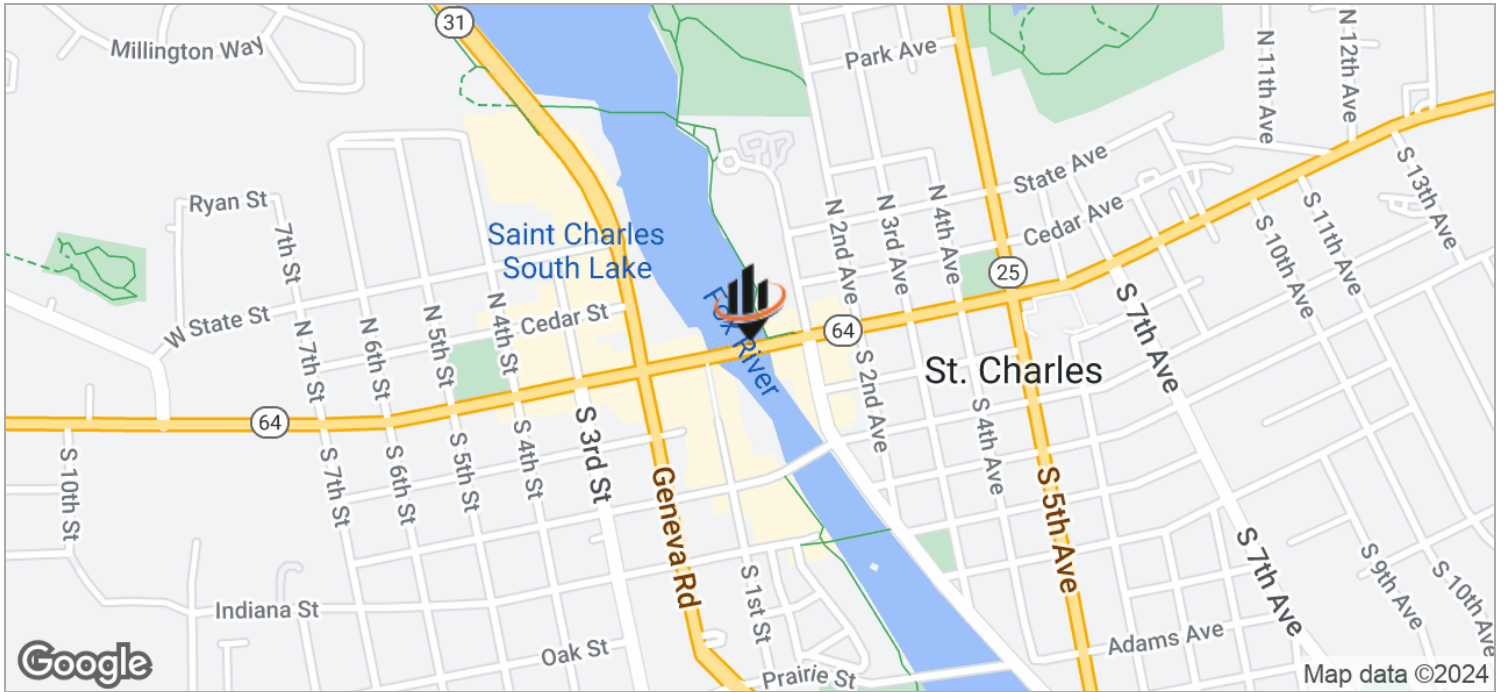


Private Office

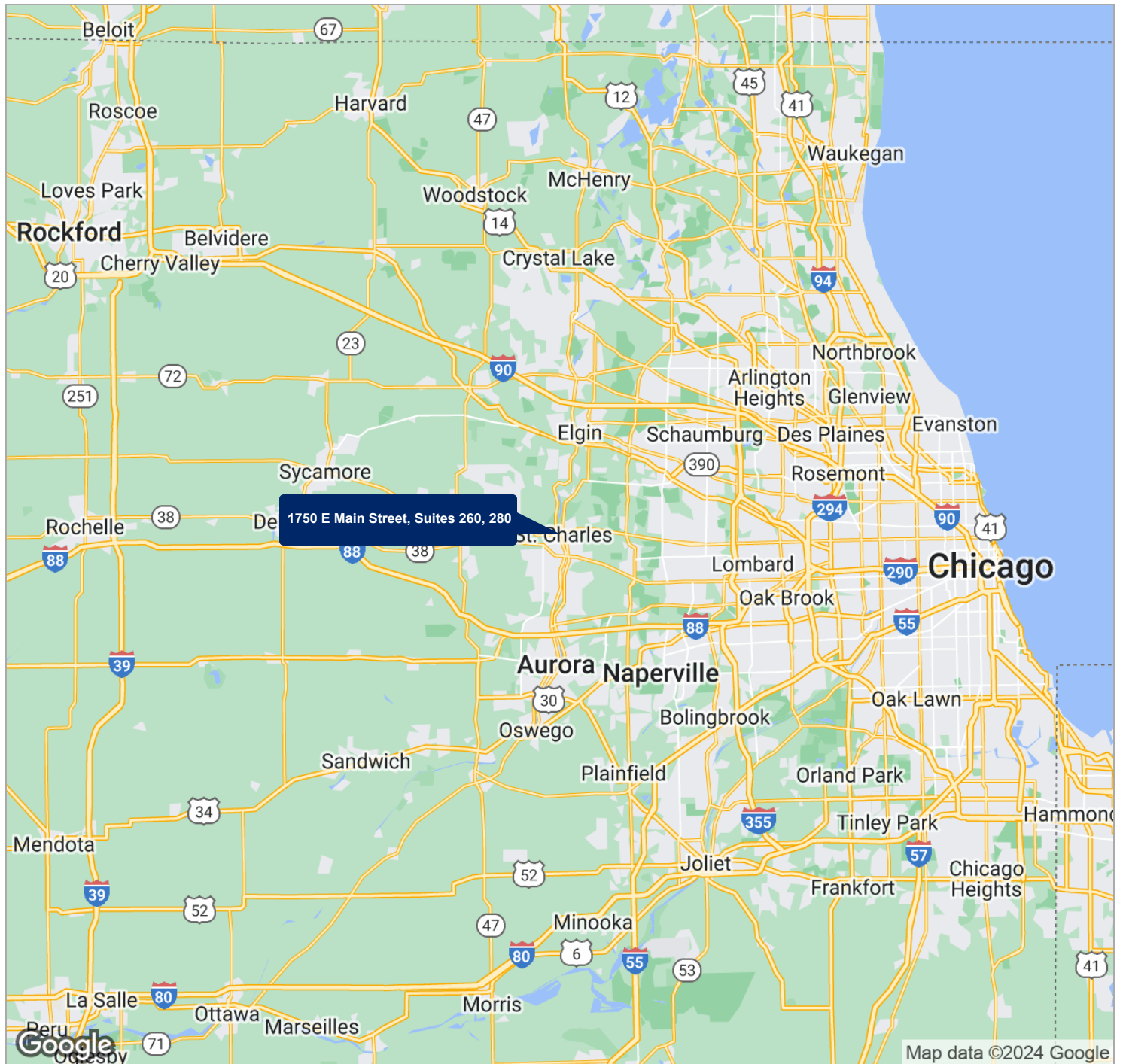


Executive Office or Conference Room

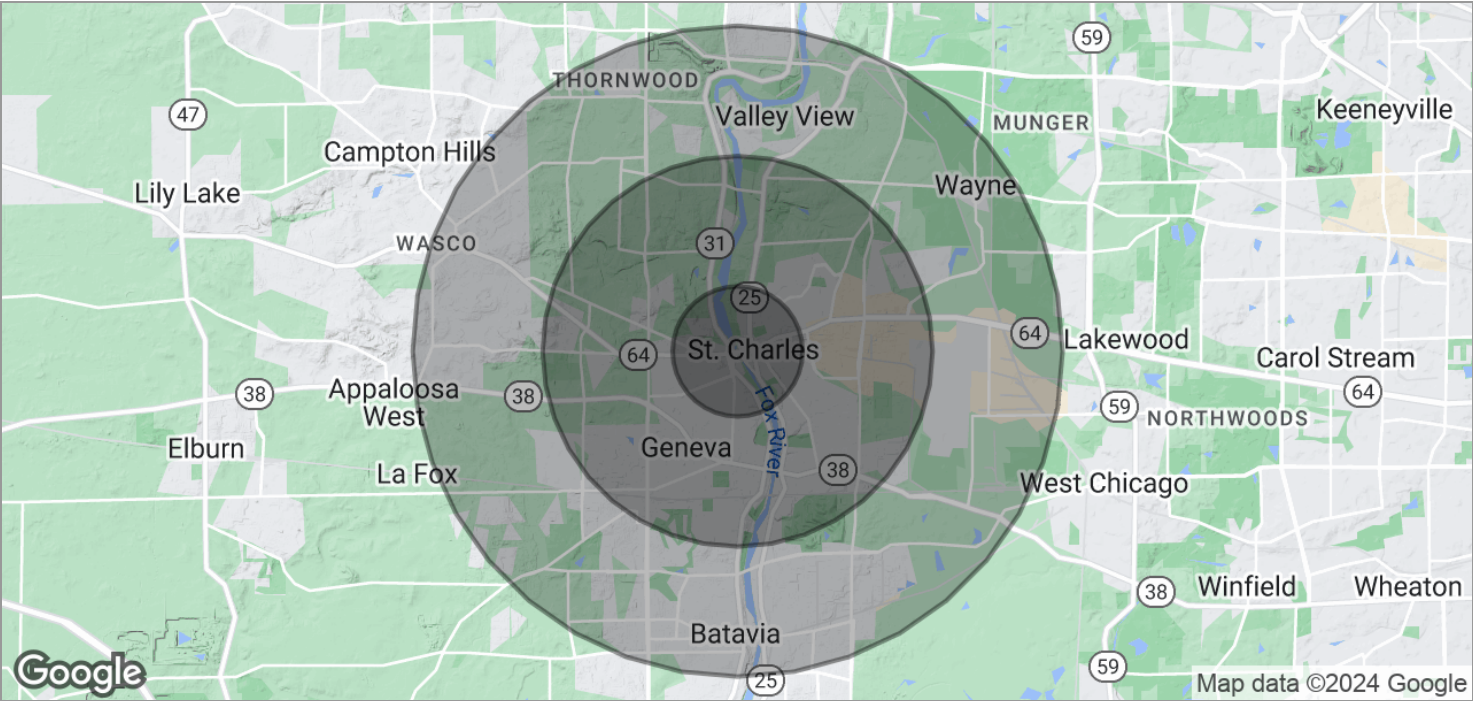
Location Maps



Regional Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,842	46,802	111,659
MEDIAN AGE	41.1	39.9	39.0
MEDIAN AGE (MALE)	37.7	37.9	38.0
MEDIAN AGE (FEMALE)	44.7	42.5	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,553	17,516	39,740
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$123,129	\$111,121	\$111,053
AVERAGE HOUSE VALUE	\$410,285	\$397,986	\$391,101



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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