

# Executive Summary



## LEASE OVERVIEW

AVAILABLE SF:	192 - 1,500 SF
LEASE RATE:	\$170.00 - 420.00 Per Month [Full Service]
BUILDING SIZE:	11,440 SF
BUILDING CLASS:	B
YEAR BUILT:	1920
MARKET:	Chicago - Far West
SUB MARKET:	Kane County

## PROPERTY DESCRIPTION

Very economical, small office space in heart of downtown Geneva. Nicely finished, lower level offices. Combine individual spaces as needed. "Full service" rent includes all operating expenses, including utilities. Stated sizes reflect actual unit sq ft [no common area factor].

## LOCATION OVERVIEW

Downtown Geneva on west side of Fox River. State Street [Rt 38] location between Third and Fourth Streets. Next to Aurelio's Pizza restaurant. Walk to Metra train, court house, restaurants and shopping. Adjacent public parking lot with some 9-hour parking.



# Aerial





# Photos



# Available Spaces

Lease Rate:

\$170.00 - 420.00 PER MONTH (FULL SERVICE)

Lease Type:

Full Service

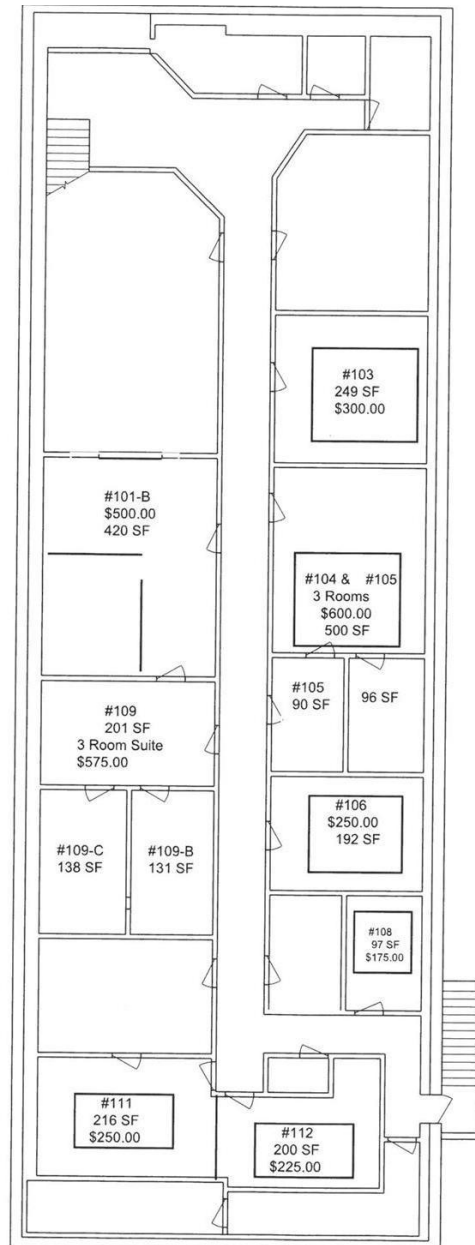
Total Space

97 - 313 SF

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
101-A	Office Building	\$525 PER MONTH	Full Service	420 SF	Negotiable	\$525/mo rent. One private office, plus admin area & closet.
103	Office Building	\$300 PER MONTH	Full Service	249 SF	Negotiable	\$300/moi rent. 1 room.
104	Office Building	\$420 PER MONTH	Full Service	313 SF	Negotiable	One large room. \$420/mo rent.
106	Office Building	\$250 PER MONTH	Full Service	192 SF	Negotiable	\$250/mo rent. 1 room.
109	Office Building	\$575 PER MONTH	Full Service	470 SF	Negotiable	\$575.00/mo rent. 3-room suite. Two private offices, plus outer admin/reception room.
111	Office Building	\$170 PER MONTH	Full Service	97 SF	Negotiable	\$170/mo rent.

# Floor Plans





# Location Maps

